

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 122

March 20, 2024

The Board of Directors (“Board”) of Fort Bend County Municipal Utility District No. 122 (“District”) met in special session, open to the public, on the 20th day of March 2024, at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Diane Perkins	President
Barbara Nelson	Vice President
Melissa Colihan	Secretary
Julia Mercer	Assistant Secretary
Shariq Ghani	Assistant Vice President

and all the above were present, except Director Ghani, thus constituting a quorum.

Also present at the meeting in person were Larry Perkins, Jeffrey Joseph, Joseph Caballero, and Dustin Nelson, Directors of Fort Bend County Municipal Utility District No. 123 (“MUD 123”); Michael Willett of Touchstone District Services (“Touchstone”); Mark Swanson and Cole Caraway of LJA Engineering, Inc. (“LJA”); Matt Klein and Elizabeth Franks of TBG Partners (“TBG”); Calvin Browne of Municipal District Services, LLC (“MDS”); and Katie Sherborne and Kia Fields of Allen Boone Humphries Robinson LLP (“ABHR”).

PARK PROJECT AND RECREATIONAL FACILITY MATTERS

Mr. Swanson updated the Board regarding construction of the Drainage Facilities and Pond 8N Expansion to serve Creekside Park at Lakemont, noting construction has been completed.

Mr. Klein presented and reviewed a Creekside Park at Lakemont report from TBG, a copy of which is attached. He reviewed and recommended approval of Pay Estimate No. 7 in the amount of \$777,695.45, payable to B&D Construction and Change Order No. 5 to increase the contract in the amount of \$44,813.49. The Board determined that Change Order No. 5 is beneficial to the District.

Following review and discussion, and based on the landscape architect’s recommendation, Director Perkins moved to: (1) approve Pay Estimate No. 7 in the amount of \$777,695.45, payable to B&D Construction for the Creekside Park at Lakemont and Change Order No. 5 in the amount of \$44,813.49 as an increase to the contract, based

upon the Board's finding that the Change Order is beneficial to the District. Director Colihan seconded the motion, which passed by unanimous vote.

DISCUSSION OF PARK OPERATIONS

Mr. Klein updated the Board regarding reservation systems for the park facilities, noting Touchstone District Services found Facilitron to be the most suitable system for the District, and stated Touchstone plans to coordinate the District's needs with Facilitron. Discussion ensued, Ms. Sherborne clarified matters, and Mr. Klein addressed questions regarding the park facilities. In response to an inquiry from Director Perkins regarding plumbing at the park, Mr. Klein stated he would verify the information and report back to the Board.

WEBSITE COMMUNICATION MATTERS

There was no further discussion on this item.

MATTERS RELATED TO SHARED POND

There was no discussion on this item.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.


Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

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TBG report.....1



TBG

Park MUD Board - Meeting Agenda

PROJECT: Creekside Park at Lakemont (MUD 122 &123)
 MEETING DATE: March 20, 2024
 MEETING TIME: 10:30 am
 TBG PROJECT NUMBER: H21251

Contract Summary:

Contractor:	B&D Construction	Notice to Proceed:	July 17, 2023
		Contract Duration:	365 Calendar Days
Original Contract Amount:	\$ 7,410,406.72	Substantial Completion Date:	June 16, 2024
		Final Completion Date:	July 17, 2024
Change Order(s):	\$526,709.20		
Current Contract Value:	\$7,937,115.92		

Schedule Progress:

Site:

- Sport fields are getting topsoil added
- Lateral lines throughout building, playground, and multi-use fields on-going into next week
- Splash pad has been poured; one section to be redone as it is not sloping correctly

Building:

- Timber truss installation for clubhouse – on-going this week
- Exterior sheathing – began last week is scheduled to be finished this week
- Truss fabrication for pavilion – on-going into the week

Look Ahead:

Site:

- Playground sub slabs – on-going into next week
- Fine grading along sidewalks – on-going into next week
- Playground boulder placement – scheduled to begin next week
- Playground – Alligator spine -- scheduled to begin next week

Building:

- AC install – scheduled to begin this week
- Plumbing rough in – scheduled to begin mid-week
- Roof decking – scheduled to begin next week

Miscellaneous:

- No updates from CenterPoint about building power as of 3/15



TBG

Pay Applications:

- Pay Application #1: \$95,047.07
- Pay Application #2: \$219,346.69
- Pay Application #3: \$489,997.76
- Pay Application #4: \$176,099.14
- Pay Application #5: \$335,633.38
- Pay Application #6: \$403,692.91
- Pay Application #7: \$777,695.45
 - Sitework: \$564,228.35
 - Building: \$200,618.92
 - WS&D: \$12,848.18

Change Orders:

- Change Order #1 = \$86,757.50
- Change Order #2 = \$142,475.23
- Change Order #3 = \$510.42
- Change Order #4 = \$252,152.56
- Change Order #5 = \$44,813.49
- Pending Change Order(s):
 - N/A
- Field Conditions:
 - The following items are being applied toward the \$40,000 field conditions allowance within the contract:
 - Island electrical = \$3,238.69
 - Stone ledge / slab edge = \$4,368.45
 - Splash pad drainage = \$5,599.06
 - Trusses over Kitchen/Storage Wall = \$8,336.44
 - Remaining allowance = \$18,457.36

RFIs, Shop Drawings, Submittals:

Submittals received: 134

Submittals responded: 125

Other Items:

- Reservation System – Touchstone presented updates and quotes; further discussion w/ operations and attorney for next steps
- Interior Furnishing Presentation – Munoz + Albin presented furniture selections
 - Interior Furnishing Schedule:
 - February 19 – Initial coded plan w/ imagery, durability level, and costs shared with committee



TBG

- March 4 –
 - Interior Furnishing Presentation @ 9:30 am Munoz + Albin
~~waiting on information from vendors.~~ Rescheduled presentation to 3/18 meeting.
 - AV Presentation @ 10:30 am
- March 18 – Interior Furnishing Presentation
- April 1 – Final Interior Furnishing Presentation
- April 8 – Park committee final sign-off for furnishing pieces