

1. Establish quorum and call to order: President D. McJunkin established a quorum and called the meeting to order at 3:01pm. Other Commissioners present were: K. Stacy, T. Kuykendall and R. Pechukas. District employees in attendance were: Brandi Crone, Business Manager; Chief Herc Meier; and Assistant Chief Wade Goates. Consultants in attendance were Mark Smith of Radcliffe Bobbitt Adams Polley (“RBAP”), District General Counsel and Brent Warren, Construction Consultant and District resident. Architecture firms represented were: PGAL Architects (“PGAL”) and Martinez Architects (“Martinez”). Commissioner E. Krenek joined the meeting at 3:09pm.
2. Public Comment: None.
3. Interviews with Martinez and PGAL for the design of a future station to be located in Cross Creek Ranch: PGAL began its presentation at 3:05pm. PGAL representatives provided a general overview of the firm and how the design process works should the Board select PGAL. The Commissioners then asked PGAL various questions about its architecture services. Martinez began its presentation at 3:57pm. Martinez representatives provided information on the firm, how the design process works with Martinez and then reviewed speculative design options for the proposed fire station and the selected site. The Board then asked Martinez various questions about its architecture services.
4. Select Architect for the design of a future station to be located in Cross Creek Ranch and authorize negotiation of architectural services agreement with same: Commissioner Pechukas began by reviewing his perspective on the interviews. The Commissioners discussed the pros and cons of the provision of in-house versus subcontracted engineering services. Commissioner McJunkin expressed his opinion on the interviewees. Chief Meier questioned if the District engaging a civil engineering consultant would be beneficial, and Commissioner Kuykendall recommended each project utilize its own specifically engaged engineer. Commissioner Krenek noted the size of each firm and an appreciation for Martinez’s smaller firm size and creativity. Commissioners Pechukas and McJunkin believed that PGAL would have more resources being a larger firm.

The Commissioners discussed the potential for costs/fee overruns and noted that contacting references might provide more insight. Mr. Warren asked which personalities would be a good fit to work with the District’s representatives on the project and he liked both firms’ presentations. Commissioner Kuykendall stated he was more confident in PGAL’s presentation and Commissioner Krenek disagreed. Commissioner Stacy stated she felt Martinez could meet the challenges of working with Fort Bend County and the City of Fulshear. Commissioner Stacy reported that she contacted references provided by Martinez and B. Crone had contacted references for PGAL. Both firms have positive reviews and based on the feedback, she preferred Martinez. Commissioner Stacy stated that Martinez is currently working with Cy-Fair Fire Department on four projects. Commissioner Stacy added that she believed Martinez performed more research on the specific project site and that PGAL was not as

sure of the site development needs. Mr. Warren asked about architecture fees and Chief Meier stated that generally based on a percentage of the construction costs, in the 10% range. Commissioner Krenek motioned to select Martinez Architect for the design of a future station to be located in Cross Creek Ranch and authorize Chief Meier, Ms. Crone and RBAP to begin contract negotiations; seconded by Commissioner Pechukas; all voted AYE, motion passed.

5. Adjourn to Executive Session to discuss matters concerning pending or contemplated litigation, consultation with attorney, real property, or personnel, as authorized pursuant to Texas Government Code, Section 551.071, et seq: None.
6. Adjourn: Commissioner Pechukas motioned to adjourn the meeting, Commissioner Kuykendall seconded the motion; all voted AYE, motion passed. The meeting was adjourned at 5:17pm.

Passed and approved this 21 day of July, 2020



T. Kuykendall
Secretary, Board of Commissioners

