

**MINUTES OF MEETING OF THE
BOARD OF COMMISSIONERS**

JANUARY 9, 2023

THE STATE OF TEXAS §
COUNTY OF FORT BEND §
FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 4 §

The Board of Commissioners (the "Board" or the "Commissioners") of Fort Bend County Emergency Services District No. 4 (the "District") met in special session, open to the public, at 33301 F.M. 1093, Fulshear, Texas 77441, the regular meeting place of the District, on Tuesday, January 9, 2023, at 9:00 a.m.; whereupon, the roll was called of the members of the Board, to-wit:

| | |
|------------------|-------------------------------|
| Daniel McJunkin | President |
| Ed Krenek | Vice President |
| Tommy Kuykendall | Secretary |
| Kim Stacy | Treasurer |
| Robert Pechukas | Assistant Secretary/Treasurer |

All members of the Board were present, thus constituting a quorum. The following District employees were in attendance: Fire Chief Herc Meier; Assistant Chief Wade Goates; Ms. Brandi Crone, Chief Operations Officer; and Ms. Karol Bone, Administrative Assistant. Also in attendance were: Ms. Regina D. Adams, attorney, and Ms. Raechel Rodriguez (via teleconference), legal assistant, of Radcliffe Bobbitt Adams Polley PLLC (the "Attorney" or "RBAP"), attorney for the District; Mr. Ricardo Martinez of Martinez Architects ("Martinez"); Messrs. Andrew Vincent, Chad Westbrooks, Zach Morgan, Curt Bauman, Keith Wallace, and John Johns and Ms. Megan Gordan of Millennium Project Solutions, Inc. ("MPS"); and Messrs. Bob W. Bass and Jay Durrett of Bass Construction ("Bass").

WHEREUPON, the meeting was called to order at 9:00 a.m. and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

PUBLIC COMMENT

There was no public comment.

REVIEW SUBMITTED COMPETITIVE SEALED PROPOSALS AND EVALUATION OF SAME

Mr. Martinez reviewed the competitive sealed proposal tabulation with the Board and noted that two (2) proposals were received. Mr. Martinez then evaluated the qualifications of the proposers with the Board.

INTERVIEWS FOR SELECTION OF CONTRACTOR FOR CROSS CREEK RANCH ("CCR") PERMANENT STATION BASED ON COMPETITIVE SEALED PROPOSALS

MPS

Mr. Morgan introduced himself and reviewed the history of MPS. Mr. Morgan went on to review projects that MPS has been involved in, noting that four (4) were substantially complete. Other staff members of MPS then introduced themselves to the Board.

Mr. Morgan reviewed with the Board the proposed timeline of construction of the CCR permanent Station. In response to a question, Mr. Morgan stated that delivery time for generators was unknown, but a temporary generator would be installed until a permanent generator was delivered.

Mr. Morgan explained to the Board how site tours were conducted noting that safety program orientation was not required, and that all construction would cease during site tours.

Mr. Morgan and MPS staff then answered various questions from the Commissioners. Commissioner McJunkin inquired with Mr. Martinez regarding specification inspections, to which Mr. Martinez noted a third-party inspector would handle such inspections.

The Board thanked Mr. Morgan and MPS staff for the presentation.

BASS

Mr. Bass introduced himself and Mr. Durrett to the Board. Mr. Bass reviewed the history of Bass and noted that Bass is located in Rosenberg, Texas and most of Bass' construction projects were local.

Mr. Bass went on to explain Bass' process for construction projects similar to the CCR permanent Station. Mr. Bass went on to address various questions from the Commissioners. A discussion ensued regarding the anticipated timeline for delivery of construction materials, such as steel. Mr. Bass also reviewed Bass' safety measures for construction projects located near schools.

In response to a question, Mr. Bass noted that Bass would provide monthly construction reports. The Board then thanked Mr. Bass for his presentation.

DISCUSS AND SELECT CONTRACTOR FOR CONSTRUCTION CONTRACT NEGOTIATION BASED ON THE PROPOSAL THAT OFFERS THE BEST VALUE TO THE DISTRICT

Commissioner Kuykendall briefly reviewed various points of both MPS' and Bass' presentations. The Commissioners then discussed their opinions on the MPS and Bass presentations. Upon motion by Commissioner Pechukas, seconded by Commissioner Kuykendall, after full discussion and the question being put to the Board, the Board voted unanimously to enter into contract negotiations with Bass.

The Board then discussed the alternate items in Bass' proposal, including the dormitory alternate. A discussion also ensued regarding location of a ladder truck and how it relates to coverage and staffing. Upon motion by Commissioner Pechukas, seconded by Commissioner Kuykendall, after full discussion and the question being put to the Board, the Board voted unanimously to enter contract negotiations with Bass without the alternate items in the proposal.

There being no further business to come before the Board, the meeting adjourned at 11:25 a.m.

PASSED, APPROVED, AND ADOPTED this 21st day of February, 2023.

(DISTRICT SEAL)

Daniel M. Jenkins
Asst. Secretary, Board of Commissioners

