

**MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS**

March 3, 2017

THE STATE OF TEXAS
COUNTY OF HARRIS
OAKMONT PUBLIC UTILITY DISTRICT

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The Board of Directors (the "Board") of Oakmont Public Utility District (the "District") met in special session, open to the public, at Auburn Lakes Recreation Center, the District's designated meeting place inside the boundaries of the District, on Friday, March 3, 2017 at 8:00 a.m.; whereupon, the roll was called of the members of the Board, to-wit:

Ty Warren	-	President
Joshua Bruegger	-	Vice President
Sylvia Sullivan	-	Secretary
Kerry Simmons	-	Assistant Secretary
Shaun Hebert	-	Assistant Secretary

All members of the Board were present, thus constituting a quorum.

Also in attendance were: Ian McNally and Jenifer Cox The Risher Companies ("Risher"); Bill Sweitzer of Sweitzer and Associates, the District's Landscape Architect ("Sweitzer"); Chris Roznovsky with Jones & Carter, Inc. ("J&C"), the District's Engineer; and Mallory Craig, Attorney, of Coats|Rose, P.C., the District's legal counsel ("Coats|Rose").

WHEREUPON, the meeting was called to order at 8:00 a.m. in accordance with the posted meeting notice, which is attached hereto as Exhibit "A".

HEAR FROM ENGINEER REGARDING LAKE AMENITIES

The Board recognized Mr. Roznovsky, who provided an update on the work being performed by Lake Pro on the detention pond fountains. No action was taken

HEAR FROM LANDSCAPE ARCHITECT REGARDING BIDS

The Board then recognized Mr. Sweitzer, who presented a bid tabulation of the bids received for the construction of the "inside the fence" facilities, a copy of which is attached hereto as Exhibit "B". The Board discussed the bids and the recommendation for award.

After discussion, upon a motion by Director Bruegger, seconded by Director Hebert, the Board voted unanimously to award the contract to Texanna Builders, with the removal of the landscape bid items.

There being no other business to come before the Board, the meeting was adjourned.

PASSED, APPROVED and ADOPTED this March 22, 2017.

(DISTRICT SEAL)




Secretary, Board of Directors

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

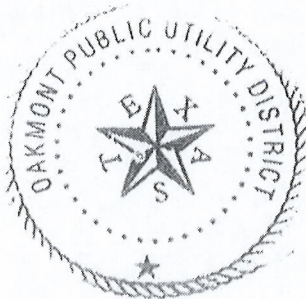
Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in **special** session, open to the public, at **8:00 a.m.**, on **Friday, March 3, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

1. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Receive bids for "inside the fence" recreation facilities;
 - b. Consider awarding contract for construction of the "inside the fence" recreation facilities; and
 - c. Discuss next steps and priorities for Master Park Plan phases.
2. Consider authorizing District Engineer to proceed in evaluating detention pond amenities, including assessing necessary repairs and replacements to fountains and requesting proposals from contractors.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice, such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted by V.T.C.A. Government Code, Chapter 551, including but not limited to pending or contemplated litigation, security matters and devices, personnel matters, real estate transactions or a private consultation with the attorney for the District on any or all subjects or matters authorized by law.

EXECUTED this 24th day of February, 2017.

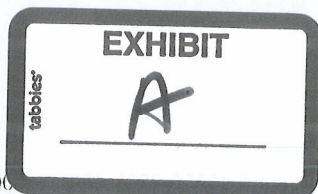
(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: Mallory J. Craig

Mallory J. Craig
Coats Rose, P.C.
Attorneys for the District



Oakmont PUD Recreation Center Improvements

BID TABULATION

Prepared By: Sweitzer + Associates

Date: March 2, 2017

Section I - GENERAL ITEMS (NON-TAXABLE)

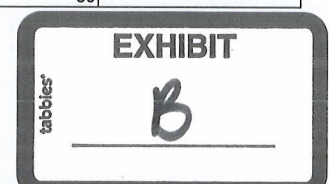
ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders	UNIT PRICE	Millis
General Conditions	1	ls	\$ 68,871.54	\$ 68,871.54	\$ 78,350.00	\$ 78,350.00
Performance Bond	1	ls	\$ 10,660.10	\$ 10,660.10	\$ 10,500.00	\$ 10,500.00
Payment Bond	1	ls	\$ -	\$ -	included	\$ -
1 Year Maintenance Bond	1	ls	\$ -	\$ -	included	\$ -
Harris County Permitting	1	ls	\$ 3,141.93	\$ 3,141.93	\$ 1,850.00	\$ 1,850.00
SECTION I - GENERAL BASE BID				\$ 82,673.57		\$ 90,700.00
SECTION I - BID WORKING DAYS			5		155	

Section II - PROPOSED HARDSCAPE (NON-TAXABLE)

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders	UNIT PRICE	Millis
(i) Site Preparation / Rough Grading	1	ls	\$ 2,805.29	\$ 2,805.29	\$ 5,504.00	\$ 5,504.00
(ii) 5' Concrete Sidewalk	460	sf	\$ 5.05	\$ 2,323.00	\$ 6.95	\$ 3,197.00
(iii) Demolition and Disposal	853	sf	\$ 3.37	\$ 2,874.61	\$ 3.65	\$ 3,113.45
(iv) Concrete Pool Deck Replacement	853	sf	\$ 5.33	\$ 4,546.49	\$ 7.39	\$ 6,303.67
(v) Cool Deck Resurfacing	9085	sf	\$ 4.38	\$ 39,792.30	\$ 3.62	\$ 32,887.70
(vi) Cool Deck Resurfacing at Pool Beach Entry	1	ls	\$ 6,586.27	\$ 6,586.27	\$ 3,708.00	\$ 3,708.00
(vii) Pool Replastering	6650	sf	\$ 8.42	\$ 55,993.00	\$ 9.56	\$ 63,574.00
(viii) Pool Coping Repointing	1	ls	\$ 10,099.04	\$ 10,099.04	\$ 6,141.50	\$ 6,141.50
(ix) Gate and Steel Fence Relocation Ref. 8/LS2.1	1	ls	\$ 1,728.06	\$ 1,728.06	\$ 1,448.50	\$ 1,448.50
(x) Proposed Pool Repairs	1	ls	\$ 23,564.44	\$ 23,564.44	\$ 21,611.18	\$ 21,611.18
SECTION II - HARDSCAPE BID				\$ 150,312.50		\$ 147,489.00
SECTION II - BID WORKING DAYS			30		85	

Section III - PROPOSED FITNESS PAVILION REMODEL

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders	UNIT PRICE	Millis
(i) Demolition and Disposal	1	ls	\$ 2,805.29	\$ 2,805.29	\$ 6,918.00	\$ 6,918.00
(ii) Fitness Pavilion Intr Ceiling & Wall Gypsum Wallboard	1	ls	\$ 10,289.80	\$ 10,289.80	\$ 8,285.00	\$ 8,285.00
(iii) Fitness Pavilion Insulation @ Attic	1	ls	\$ 1,548.52	\$ 1,548.52	\$ 1,565.50	\$ 1,565.50
(iv) Framing	1	ls	\$ 5,471.44	\$ 5,471.44	\$ 13,697.00	\$ 13,697.00
(v) Window Façade Installation	1	ls	\$ 16,158.47	\$ 16,158.47	\$ 20,076.00	\$ 20,076.00
(vi) Stone Veneer	35	f.f.	\$ 6,729.33	\$ 6,729.33	\$ 28.14	\$ 984.90
(vii) Stucco Veneer	1	ls	\$ 6,059.43	\$ 6,059.43	\$ 3,245.00	\$ 3,245.00
(viii) Interior & Exterior Painting	1	ls	\$ 4,812.76	\$ 4,812.76	\$ 9,890.00	\$ 9,890.00
(ix) Electrical	1	ls	\$ 14,871.40	\$ 14,871.40	\$ 10,834.00	\$ 10,834.00
(x) Light Fixtures	1	ls	\$ 6,443.02	\$ 6,443.02	\$ 6,547.00	\$ 6,547.00
(xi) HVAC Systems & Control (complete)	1	ls	\$ 3,141.93	\$ 3,141.93	\$ 11,762.00	\$ 11,762.00
(xii) Office Remodel	1	ls	\$ 6,171.64	\$ 6,171.64	\$ 5,214.49	\$ 5,214.49
(xiii) Rubber Flooring	1711	sf	\$ 8.40	\$ 14,372.40	\$ 9.85	\$ 16,853.35
(xiv) New Concrete Slab	821	sf	\$ 8.42	\$ 6,912.82	\$ 7.56	\$ 6,206.76
SECTION III - PROPOSED FITNESS PAVILION REMODEL BID				\$ 105,788.25		\$ 122,079.00
SECTION III - BID WORKING DAYS			30		80	



Section IV - PROPOSED POOL PAVILION / STORAGE FACILITY

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders	UNIT PRICE	Millis
(i) Pad Construction / Conf. Foundation	1	ls	\$ 39,654.46	\$ 39,654.46	\$ 51,130.00	\$ 51,130.00
(ii) Framing	1	ls	\$ 33,068.13	\$ 33,068.13	\$ 29,769.00	\$ 29,769.00
(iii) Cornice / Trim	1	ea	\$ 17,114.51	\$ 17,114.51	\$ 16,104.00	\$ 16,104.00
(iv) Plumbing	1	ls	\$ 27,267.42	\$ 27,267.42	\$ 28,964.00	\$ 28,964.00
(v) Exterior Painting	1	ls	\$ 14,358.60	\$ 14,358.60	\$ 9,986.00	\$ 9,986.00
(vi) Electrical	1	ls	\$ 15,909.08	\$ 15,909.08	\$ 20,279.00	\$ 20,279.00
(vii) Plumbing Fixtures	1	ls	Included	\$ -	\$ 5,562.00	\$ 5,562.00
(viii) Light Fixtures	1	ls	\$ 17,649.74	\$ 17,649.74	\$ 7,457.00	\$ 7,457.00
ix) Exterior Ceiling Panel	1	ls	\$ 6,637.32	\$ 6,637.32	\$ 2,897.00	\$ 2,897.00
(x) Fiber Cement Siding / Trim	1	ls	\$ 8,625.86	\$ 8,625.86	\$ 9,618.00	\$ 9,618.00
(xi) Roof Sheathing	1	ls	\$ 1,476.10	\$ 1,476.10	\$ 2,607.00	\$ 2,607.00
(xii) Flashing Weatherproofing	1	ls	\$ 3,141.93	\$ 3,141.93	\$ 2,902.00	\$ 2,902.00
(xiii) Composition Shingle Roof	1	sf	\$ 7,600.49	\$ 7,600.49	\$ 5,910.00	\$ 5,910.00
(xiv) Gutters	1	ls	\$ 1,333.07	\$ 1,333.07	\$ 2,144.00	\$ 2,144.00
(xv) Doors / Weatherstripping	1	ls	\$ 4,793.29	\$ 4,793.29	\$ 7,069.00	\$ 7,069.00
(xvi) Hardware	1	ls	\$ 4,488.46	\$ 4,488.46	\$ 2,086.00	\$ 2,086.00
(xvii) Windows	1	ls	\$ 2,427.34	\$ 2,427.34	\$ 4,820.50	\$ 4,820.50
(xviii) Vents	1	ls	\$ 4,797.05	\$ 4,797.05	\$ 10,277.00	\$ 10,277.00
(xix) Stone Veneer	1	ls	\$ 17,740.66	\$ 17,740.66	\$ 16,153.00	\$ 16,153.00
(xx) Stucco Veneer	1	ls	\$ 20,703.04	\$ 20,703.04	\$ 18,573.00	\$ 18,573.00
(xxi) Castone Wainscot & Sills	1	ls	\$ 3,063.38	\$ 3,063.38	\$ 5,744.00	\$ 5,744.00
(xxii) Castone Column Cap	5	ea	\$ 280.53	\$ 1,402.65	\$ 2,630.00	\$ 2,630.00
(xxiii) Shaded Pavilion Area Cool Deck Surfacing	1	ls	\$ 4,135.56	\$ 4,135.56	\$ 2,891.00	\$ 2,891.00
(xxiv) Office Countertop Exterior & Interior	1	ls	\$ 3,595.26	\$ 3,595.26	\$ 1,877.00	\$ 1,877.00
(xxv) Bathroom Countertop Solid Surface ADA Conceled Base Vanity	1	ls	\$ 3,955.46	\$ 3,955.46	\$ 2,549.00	\$ 2,549.00
(xxvi) Restroom Accessories & Partitions	1	ls	\$ 7,334.15	\$ 7,334.15	\$ 8,807.00	\$ 8,807.00
(xxvii) Storage Overhead Door	2	ea	\$ 4,165.29	\$ 8,330.58	\$ 2,994.00	\$ 5,988.00
(xxviii) Steel Gate w/Magnetic Gate Access	1	ls	\$ 4,039.62	\$ 4,039.62	\$ 6,675.00	\$ 6,675.00
(xxix) Water Fountain	1	ls	\$ 1,660.73	\$ 1,660.73	\$ 1,622.00	\$ 1,622.00
(xxx) Fire Extinguishers	1	ea	\$ 504.95	\$ 504.95	\$ 289.00	\$ 289.00
SECTION IV - PROPOSED POOL PAVILION / STORAGE FACILITY				\$ 287,818.79		\$ 293,379.50
SECTION IV - BID WORKING DAYS			30	\$ 286,808.89	155	

Section V - PROPOSED SOFTSCAPE

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders	UNIT PRICE	Millis
(i) Live Oak, 45 Gallon	1	ea	\$ 428.65	\$ 428.65	\$ 347.65	\$ 347.65
(ii) American Holly, 30 Gallon	2	ea	\$ 428.65	\$ 857.30	\$ 347.65	\$ 695.30
(iii) Indian Hawthorn 'Snow White', 5 Gallon	18	ea	\$ 38.15	\$ 686.70	\$ 34.75	\$ 625.50
(iv) Drift Rose 'Peach', 3 Gallon	18	ea	\$ 38.15	\$ 686.70	\$ 34.75	\$ 625.50
(v) Mound Juniper, 3 Gallon	21	ea	\$ 38.15	\$ 801.15	\$ 34.75	\$ 729.75
(vi) Bermunda Solid Sod & Fine Grading	19	sy	\$ 8.01	\$ 152.19	\$ 17.40	\$ 330.60
(vii) Hydromulch & Fine Grading	6726	sf	\$ 0.43	\$ 2,892.18	\$ 0.13	\$ 874.38
(viii) Bed Prep & Mulch	261	sf	\$ 12.41	\$ 3,239.01	\$ 2.22	\$ 579.42
(ix) Steel Edging	28	lf	\$ 19.51	\$ 546.28	\$ 16.55	\$ 463.40
(x) Irrigation (complete)	1	ls	\$ 4,207.95	\$ 4,207.95	\$ 8,981.00	\$ 8,981.00
SECTION V - PROPOSED SOFTSCAPE				\$ 14,498.11		\$ 14,252.50
SECTION V - BID WORKING DAYS			5		30	

Section VI - ALTERNATE 1

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders	UNIT PRICE	Millis
(i) Funbrella Sleeve	4	e	\$ 1,024.75	\$ 4,099.00	\$ 570.00	\$ 2,280.00
SECTION VI - PROPOSED ALTERNATE 1				\$ 4,099.00		\$ 2,280.00
SECTION VI - BID WORKING DAYS						

TOTAL BASE BID PROPOSAL				\$641,091.20		\$667,900.00
TOTAL ALTERNATE BIDS PROPOSAL				\$4,099.00		\$2,280.00
TOTAL				\$645,190.20		\$670,180.00
TOTAL BASE BID WORKING DAYS				100		155
TOTAL BASE BID				\$640,081.32		\$667,900.00
TOTAL BASE BID W/ ALT				\$644,180.32		\$670,180.00