

**MINUTES OF
PARKS AND RECREATION MEETING
OF THE
BOARD OF DIRECTORS**

May 2, 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 Tuesday May 2, 2017 at 7:00 p.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 except Director Bruegger, thus constituting a quorum.

The members of the public who were in attendance are those who provided their name on the attached Exhibit "A".

Also in attendance were: Kenny, of Greater Houston Pool Management, the District's Pool Manager ("GHPMI"); Jerrod Lee, Steven Wright, and Jenifer Cox of The Risher Companies, the District's Recreation Manager ("Risher"); Richard Haddock of Sweitzer and Associates, the District's Landscape Architect ("Sweitzer"); Chris Roznovsky and Diego Burgos of Jones & Carter, the District's Engineer ("J&C" or "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 7:00 p.m. in accordance with the posted meeting notice, which is attached hereto as Exhibit "B".

HEAR FROM THE PUBLIC

No comments were presented.

APPROVE MINUTES OF MEETINGS

The Board considered approving the minutes of the meeting held March 22, 2017, which were previously distributed for review.

Upon a motion by Director Sullivan, seconded by Director Simmons, the Board voted unanimously to approve the minutes of the meeting held March 22, 2017, as presented.

HEAR RECREATION CENTER MANAGER REPORT

The Board recognized Mr. Lee and Mr. Wright, who reviewed the recreation activity throughout the month. A formal report was not presented.

Review and consider approving Amended Pool Rules and Regulations

The Board reviewed and discussed amending the pool rules.

After review and discussion, upon a motion by Director Hebert, seconded by Director Simmons, the Board voted unanimously to approve the pool rules as revised by the comments presented, adopt the Amended Resolution Establishing Pool Rules and Regulations, and authorize the purchase of pool rules signs to be installed at the pool.

Receive proposals for purchase and installation of audio/visual equipment in the clubhouse and fitness center

Mr. Lee presented quotes for the purchase and installation of audio and visual equipment in the clubhouse and fitness center, copies of which are attached hereto as Exhibit "C".

After review and discussion, upon a motion by Director Hebert, seconded by Director Simmons, the Board voted unanimously to: (i) authorize the purchase and installation of audio and visual equipment in the fitness center at a cost not to exceed \$5,000; (ii) authorize the purchase and installation of audio and visual equipment in the clubhouse at a cost not to exceed \$8,000; and (iii) authorize Director Warren to coordinate the purchases and installations with Risher.

Consider Authorizing Summer Classes

Mr. Lee then requested the Board consider options for providing summer classes at the clubhouse for children within the District. Mr. Lee presented a proposal for fencing classes, and requested the Board consider whether to front the costs of the class should the minimum number of registrants not be met. The Board tabled a decision on this item.

Mr. Lee then requested the Board consider contributing \$450 to hold a MadScience summer class for children within the District. After discussion, upon a motion by Director Simmons, seconded by Director Sullivan, the Board voted unanimously to contribute \$450 for MadScience to hold an educational course within the District.

Consider Purchase of Pool Equipment

The Board recognized Kenny, from GHMPI, who presented a proposal for the purchase of necessary pool equipment and pool furniture. The Board reviewed the options and proposals.

After discussion, upon a motion by Director Hebert, seconded by Director Simmons, the Board voted unanimously to authorize (i) the purchase of pool equipment as recommended by GHPMI, and (ii) Risher to coordinate the purchase of 30 chaise pool chairs at a cost not to exceed \$6,000 with final approval by Director Warren of the chairs chosen for purchase.

Amend Clubhouse Rental Fees

Next the Board considered amending the Clubhouse Rental Fees.

After discussion, upon a motion by Director Hebert, seconded by Director Simmons, the Board voted unanimously to adopt the Amended Resolutions Establishing Rules, Regulation, and Procedures for Auburn Lakes Clubhouse, which amended the rental fee for non-residents.

HEAR FROM LANDSCAPE ARCHITECT

The Board then recognized Mr. Haddock, who presented and reviewed the Landscape Architect's Report, a copy of which is attached hereto as Exhibit "D". After review, upon a motion by Director Sullivan, seconded by Director Simmons, the Board voted unanimously to approve the Landscape Architect's Report as presented.

HEAR ENGINEER'S REPORT

The Board recognized Mr. Roznovsky, who presented the Engineer's Construction Progress Report, a copy of which is attached hereto as Exhibit "E".

After review and discussion, upon a motion by Director Hebert, seconded by Director Simmons, the Board voted unanimously to (i) approve the Construction Progress Report and (ii) authorize the Engineer and Landscape Architect to coordinate with Texana to begin recoating the splash pad water features.

HEAR DIRECTOR'S REPORTS

The Directors provided their reports. No action was taken.

HEAR ATTORNEY'S REPORT

The Board then recognized Ms. Craig, who presented the Attorney's Report.

Approving Towing Agreement and purchase of signs

Ms. Craig then presented a private property towing agreement with Milstead Wrecker Services. Ms. Craig reviewed the terms of the agreement, including that the District will not be charged for the towing services, unless a vehicle is improperly identified for towing. Ms. Craig requested the Board approve the agreement and authorize execution thereof, including authorizing the purchase of the statutorily required towing signs.

Upon a motion by Director Sullivan, seconded by Director Simmons, the Board unanimously approved the agreement and authorized execution thereof, including authorizing the purchase of the statutorily required towing signs.

Call Canvassing Meeting

Ms. Craig then noted the District is required to canvass the results of the Directors' Election during a statutorily defined period. Ms. Craig recommended calling a canvassing meeting to be held prior to the next regularly scheduled meeting, which would comply with the canvassing requirements. The Board then called a special meeting to be held May 11, 2017 at 6:30 pm to canvass the results of the election.

HEAR FROM THE PUBLIC

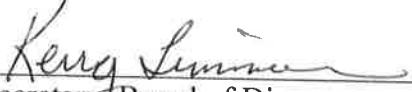
No public comments were received and the public comment period was then closed.

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

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PASSED, APPROVED and ADOPTED this May 24, 2017.

(DISTRICT SEAL)


Secretary Board of Directors

OAKMONT PUBLIC UTILITY DISTRICT NOTICE OF MEETING

1267111
04/27/2017 PERSONAL
\$9.00 NPR - NOTICE MTG

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 7:00 p.m., on Tuesday, May 2, 2017, at the Auburn Lakes Recreation Center, a meeting location inside the District, at which meeting the following items will be considered:

1. Hear from the public.
2. Consider approving minutes of the recreation meeting held March 22, 2017.
3. Hear report from Recreation Center Manager, and consider acting thereon, including:
 - a. Review and consider proposal for purchase of pool furniture and pool equipment;
 - b. Review and consider approving Amended and Restated Resolution Establishing Pool Rules and Regulations;
 - c. Receive proposals and considering approving purchase and installation of audio/visual equipment in the Clubhouse;
 - d. Review and consider approving proposals for summer classes and camps; and
 - e. Consider authorizing Recreation Center Manager to proceed with projects and repairs as directed by the Board.
4. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan, including "outside-the-fence-facilities" draft plan; and
 - b. Approve pay estimates and change orders for construction of "inside-the-fence-facilities".
5. Hear report from Engineer and consider acting thereon, including:
 - a. Receive update on progress of the recreation center construction; and
 - b. Ratify action taken to initiate splash pad rehabilitation project and consider amending authorized budget for same.
6. Hear Directors Reports, and consider acting thereon, including:
 - a. Hear from Director Sullivan regarding recreation center and recreation center land history; and
 - b. Hear from Director Warren regarding: community events; discuss and consider taking action regarding the purchase of name badges; authorizing removal of fire lane signage; and discuss clubhouse carpeting repair or replacement.
7. Hear from Attorney and consider taking action, including:
 - a. Approve agreement for towing services and purchase of towing signs; and
 - b. Consider calling a special meeting to canvass election results.
8. Hear from the public.

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 27th day of April, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: *Mallory J. Craig*

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

Stan Stewart
COUNTY CLERK
HARRIS COUNTY TEXAS

2017 APR 27 AM 10:19

FILED

**AMENDED
OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

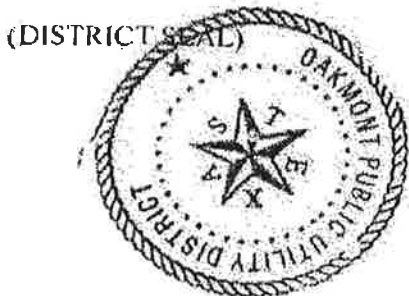
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 - c. Receive proposals and considering approving purchase and installation of audio/visual equipment in the Clubhouse;
 - d. Review and consider approving proposals for summer classes and camps;
 - e. Discuss and consider amending Resolution Regarding Clubhouse Rental Policies; and
 - f. Consider authorizing Recreation Center Manager to proceed with projects and repairs as directed by the Board.
4. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan, including "outside-the-fence-facilities" draft plan; and
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EXECUTED this 27th day of April, 2017.



OAKMONT PUBLIC UTILITY DISTRICT

By: *Mallory J. Craig*

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

2017 APR 27 AM 11:24
FILED
COUNTY CLERK
TARRANT
TEXAS

DO NOT DETACH

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §
COUNTY OF HARRIS §
OAKMONT PUBLIC UTILITY DISTRICT §

I, Steven Wright, the undersigned, hereby state that I posted a copy of the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at 25005 Northcrest Drive, Spring, Texas, the location inside the boundaries of the District designated for the posting of agendas, on the 27 day of April, 2017, at 10:39am., which time was not less than 72 hours prior to the scheduled time of the special meeting.

Steven Wright
(Name)

4811-0138-0114, v. 1

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

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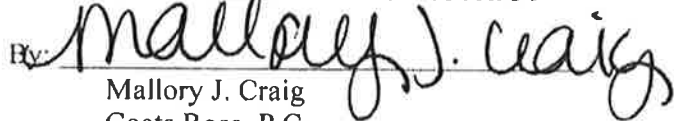
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EXECUTED this 27th day of April, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: 

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

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §
COUNTY OF HARRIS §
OAKMONT PUBLIC UTILITY DISTRICT §

I, Janice Woodburn, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at the administrative office of the District, 9 Greenway Plaza, Suite 1100, Houston, Texas, on April 27, 2017, at 11:30 a.m., which time was not less than 72 hours prior to the scheduled time of the meeting.


(Name)

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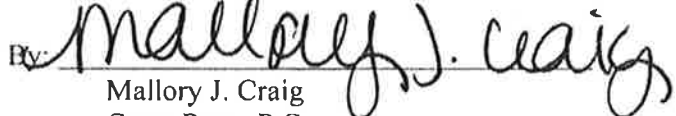
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EXECUTED this 27th day of April, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: 

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

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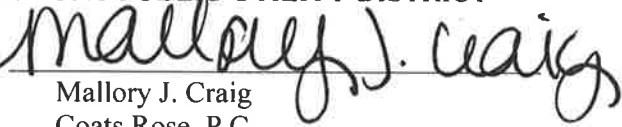
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OAKMONT PUBLIC UTILITY DISTRICT

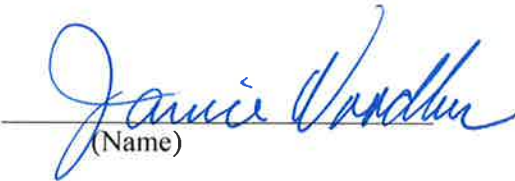
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Mallory J. Craig
Coats Rose, P.C.
Attorneys for the District

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COUNTY OF HARRIS §
OAKMONT PUBLIC UTILITY DISTRICT §

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(Name)

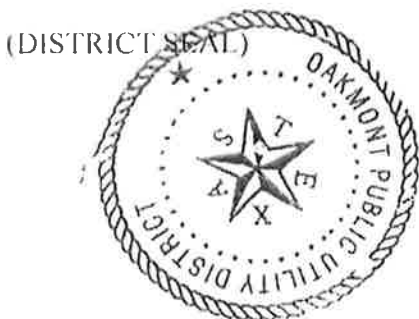
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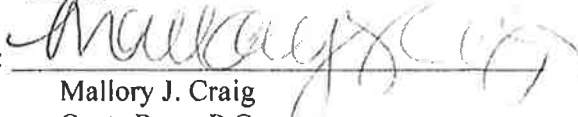
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EXECUTED this 27th day of April, 2017.



OAKMONT PUBLIC UTILITY DISTRICT

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

DO NOT DETACH

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THE STATE OF TEXAS §

COUNTY OF HARRIS §

OAKMONT PUBLIC UTILITY DISTRICT §

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Steven Wright

(Name)

4811-0138-0114, v. 1

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OAKMONT PUBLIC UTILITY DISTRICT
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(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: _____

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

**AMENDED
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 **7:00 p.m.**, on **Tuesday, May 2, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

1. Hear from the public.
2. Consider approving minutes of the recreation meeting held March 22, 2017.
3. Hear report from Recreation Center Manager, and consider acting thereon, including:
 - a. Review and consider proposal for purchase of pool furniture and pool equipment;
 - b. Review and consider approving Amended and Restated Resolution Establishing Pool Rules and Regulations;
 - c. Receive proposals and considering approving purchase and installation of audio/visual equipment in the Clubhouse;
 - d. Review and consider approving proposals for summer classes and camps;
 - e. Discuss and consider amending Resolution Regarding Clubhouse Rental Policies; and
 - f. Consider authorizing Recreation Center Manager to proceed with projects and repairs as directed by the Board.
4. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan, including "outside-the-fence-facilities" draft plan; and
 - b. Approve pay estimates and change orders for construction of "inside-the-fence-facilities".
5. Hear report from Engineer and consider acting thereon, including:
 - a. Receive update on progress of the recreation center construction; and
 - b. Ratify action taken to initiate splash pad rehabilitation project and consider amending authorized budget for same.
6. Hear Directors Reports, and consider acting thereon, including:
 - a. Hear from Director Sullivan regarding recreation center and recreation center land history; and
 - b. Hear from Director Warren regarding: community events; discuss and consider taking action regarding the purchase of name badges; authorizing removal of fire lane signage; and discuss clubhouse carpeting repair or replacement.
7. Hear from Attorney and consider taking action, including:
 - a. Approve agreement for towing services and purchase of towing signs; and
 - b. Consider calling a special meeting to canvass election results.
8. Hear from the public.

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 27th day of April, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: _____

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

**AMENDED
OAKMONT PUBLIC UTILITY DISTRICT
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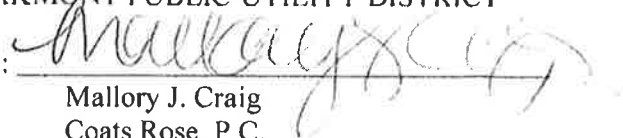
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EXECUTED this 27th day of April, 2017.



OAKMONT PUBLIC UTILITY DISTRICT

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



Auburn Lakes (Basic)

a proposal for

Lee, Jerrod

281-796-8809

jerrrod@risherco.com

25005 northcrest Dr

spring





Texas, 77375

Prepared on 4/25/2017 by




Nick Lekousis



Fireplace TV

<i>Parts</i>		<i>quantity</i>
	Sony XBR75X850D Sony XBR-75X850D	1
	ZUUM CPRO37-65-BK 37-65" Heavy Duty TV Ceiling Mount	1
	ZUUM CMPT Ceiling Mount Plate Tilt Position	1
	Sonos PLAYBAR SOUNDBAR FOR SONOS SYSTEM	1

Side TV

<i>Parts</i>		<i>quantity</i>
	Sony XBR65X850D XBR65X850D 65IN 4K TV SMART	1
	ZUUM TL37-80 Fits Up To 80" TV (VESA 400x600) 10 Degree Tilt/Flat Bracket	1
	Denon DHTS514 Powered Soundbar With Wireless ...	1

Network

<i>Parts</i>	<i>quantity</i>
①	1
Ubiquiti UAP-AC-PRO Ubiquiti UniFi UAP-AC-PRO IEEE 802.11ac 1.27 Gbit/s Wireless Access Point - 2.40 GHz, 5 GHz - 3 x Antenna(s) - 3 x Internal Antenna(s) - MIMO Technology - 2 x Network (RJ-45) - Wall Mountable, Ceiling Mountable - 1 Pack	

Installation

Labor

Labor / Programming

Project Total

Subtotal	\$7,469.67
Tax (8.2499%)	\$0.00
Grand Total	\$7,469.67

Payment Schedule

50% Upon approval
Balance due upon completion

Project Terms

Tax exempt sale, certificate on file with GSAVS.

Auburn Lakes Clubhouse (Best way)

a proposal for

Lee, Jerrod

281-796-8809

jerrod@risherco.com

25005 northcrest Dr

spring





Texas, 77375

Prepared on 4/27/2017 by




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<i>Parts</i>	<i>quantity</i>
 Sony XBR75X850D Sony XBR-75X850D	1
 ZUUM CPRO37-65-BK 37-65" Heavy Duty TV Ceiling Mount	1
 ZUUM CMPT Ceiling Mount Plate Tilt Position	1
 Binary B-540-EXT-230-RS 540 Series 4K Ultra HD HDBaseT Extender with IR, RS-232	1




Side TV

<i>Parts</i>		<i>quantity</i>
	Sony XBR65X850D XBR65X850D 65IN 4K TV SMART	1
	ZUUM TL37-80 Fits Up To 80" TV (VESA 400x600) 10 Degree Tilt/Flat Bracket	1
	Binary B-540-EXT-230-RS 540 Series 4K Ultra HD HDBaseT Extender with IR, RS-232	1




Sound System

<i>Parts</i>	<i>quantity</i>
 Episode KIT-SUB-150-IW-SNGL8 Episode® In-Wall Subwoofer with Single 8" Woofer and 150W Amplifier - Kit	1
 Episode ES-550T-IW-6 Episode® 550 Series In-Wall Speakers (Pair) - 6"	2
 Denon AVRX1300W 7.2 Channel In-Command Receiver w/ Bluetooth, HDCP 2.2/HDMI 2.0a Dolby Atmos 5.1.2, Smart TV Control, Dual Antenna & Dual Band Wi-Fi Built in, Hi Res audio support	1



Equipment Rack

<i>Parts</i>	<i>quantity</i>
 Binary B-120-HDMATRIX-4x4 120 Series HDMI Matrix Switcher with HDMI Outputs - 4x4	1
 WattBox WB-11-LIGHT Rack Mount Lighted Power Surge Protector - 11 Outlets	1
 OmniMount RE18 18 SPACE ENCLOSED RACK ASSY	1

Control System

<i>Parts</i>	<i>quantity</i>
 Control4 C4-EA3 Entertainment and Automation Controller	1
 Control4 C4-WALL7-WH Control4 T3 Series 7" In-Wall Touch Screen	1
 Nest Labs THERMOSTAT 3rd Gen Learning Thermostat	1

Network

<i>Parts</i>	<i>quantity</i>
	1
Ubiquiti UAP-AC-PRO Ubiquiti UniFi UAP-AC-PRO IEEE 802.11ac 1.27 Gbit/s Wireless Access Point - 2.40 GHz, 5 GHz - 3 x Antenna(s) - 3 x Internal Antenna(s) - MIMO Technology - 2 x Network (RJ-45) - Wall Mountable, Ceiling Mountable - 1 Pack	
	1
Araknis Networks AN-100-SW-F-16 Araknis Networks 100-series 16-port Unmanaged Gigabit Switch with Front Ports	

Installation

Labor

Labor / Programming

Project Total

Subtotal	\$14,337.38
Discount	\$1,234.14
Total	\$13,103.24
Tax (% on Parts)	\$0.00
Grand Total	\$13,103.24

Payment Schedule

50% Upon approval
Balance due upon completion

Project Terms

Tax exempt sale, certificate on file with GSAVS.

Auburn Lakes Gym (Basic)

a proposal for

Lee, Jerrod

281-796-8809

jerrod@risherco.com

25005 northcrest Dr

spring





Texas, 77375

Prepared on 4/27/2017 by




Nick Lekousis





Sound

<i>Parts</i>	<i>quantity</i>
 Denon AVRX1300W 7.2 Channel In-Command Receiver w/ Bluetooth, HDCP 2.2/HDMI 2.0a Dolby Atmos 5.1.2, Smart TV Control, Dual Antenna & Dual Band Wi-Fi Built in, Hi Res audio support	1
 Episode ES-550T-IW-6 Episode® 550 Series In-Wall Speakers (Pair) - 6"	1
 Episode ES-550T-IC-6 Episode® 550 Series In-Ceiling Speakers (Pair) - 6"	1
 Proficient SS4P 4 PAIR 125W SPK SELECTOR EA	1

Network

<i>Parts</i>		<i>quantity</i>
	Araknis Networks AN-300-RT-4L2W Araknis Networks® 300 Series Dual-WAN Gigabit VPN Router	1
	Ubiquiti UAP-AC-PRO Ubiquiti UniFi UAP-AC-PRO IEEE 802.11ac 1.27 Gbit/s Wireless Access Point - 2.40 GHz, 5 GHz - 3 x Antenna(s) - 3 x Internal Antenna(s) - MIMO Technology - 2 x Network (RJ-45) - Wall Mountable, Ceiling Mountable - 1 Pack	1
	Araknis Networks AN-110-SW-F-8 Araknis Networks® 110 Series Unmanaged+ Gigabit Switch 8 Front Ports	1

Equipment Storage

<i>Parts</i>	<i>quantity</i>
	1
WattBox WB-11-LIGHT Rack Mount Lighted Power Surge Protector - 11 Outlets	
	1
Direct Connect RM9W VERICOM 9U SINGLE FIXED WALL MOUNT RACK UNIT UNASSEMBLED FOR EQUIPMENT 21.25"W X 23.65"D X 18"H INCLUDES REMOVABLE SIDE PANELS ASSEMBLES IN LESS THAN 30 MINUTES	

Labor & Programming

Labor

Install and Programming

Project Total

Subtotal	\$3,633.80
Tax (8.25% on Parts)	\$217.70
Grand Total	\$3,851.50

Payment Schedule

50% due upon approval, 50% due at completion.

All payment types accepted. A 3% processing fee will be added to credit card payments.

Project Terms

Alarm Monitoring will be:
\$47.77 a month for 3 years or
\$40.77 a month for 5 years

Auburn Lakes Gym (Best Way)

a proposal for

Lee, Jerrod

281-796-8809

jerrod@risherco.com

25005 northcrest Dr

spring






Texas, 77375

Prepared on 4/27/2017 by



Nick Lekousis






Sound

<i>Parts</i>		<i>quantity</i>
	Denon AVRX1300W 7.2 Channel In-Command Receiver w/ Bluetooth, HDCP 2.2/HDMI 2.0a Dolby Atmos 5.1.2, Smart TV Control, Dual Antenna & Dual Band Wi-Fi Built in, Hi Res audio support	1
	Episode ES-550T-IW-6 Episode® 550 Series In-Wall Speakers (Pair) - 6"	1
	Episode ES-550T-IC-6 Episode® 550 Series In-Ceiling Speakers (Pair) - 6"	1
	ZUUM CVA11R Component Video and Digital Audio or IR Pass Through Over 1 CAT5/6 Cable	1
	Proficient SS4P 4 PAIR 125W SPK SELECTOR EA	1



Control

<i>Parts</i>	<i>quantity</i>
 Control4 C4-WALL7-WH Control4 T3 Series 7" In-Wall Touch Screen	1
 Nest Labs THERMOSTAT 3rd Gen Learning Thermostat	1

Network

<i>Parts</i>		<i>quantity</i>
	Araknis Networks AN-300-RT-4L2W Araknis Networks® 300 Series Dual-WAN Gigabit VPN Router	1
	Ubiquiti UAP-AC-PRO Ubiquiti UniFi UAP-AC-PRO IEEE 802.11ac 1.27 Gbit/s Wireless Access Point - 2.40 GHz, 5 GHz - 3 x Antenna(s) - 3 x Internal Antenna(s) - MIMO Technology - 2 x Network (RJ-45) - Wall Mountable, Ceiling Mountable - 1 Pack	2
	Araknis Networks AN-110-SW-F-8 Araknis Networks® 110 Series Unmanaged+ Gigabit Switch 8 Front Ports	1

Equipment Storage

<i>Parts</i>		<i>quantity</i>
	WattBox WB-11-LIGHT Rack Mount Lighted Power Surge Protector - 11 Outlets	1
	Direct Connect RM9W VERICOM 9U SINGLE FIXED WALL MOUNT RACK UNIT UNASSEMBLED FOR EQUIPMENT 21.25"W X 23.65"D X 18"H INCLUDES REMOVABLE SIDE PANELS ASSEMBLES IN LESS THAN 30 MINUTES	1

Labor & Programming

Labor

Install and Programming

Project Total

Subtotal	\$5,423.77
Discount	\$392.88
Total	\$5,030.89
Tax (8.25% on Parts)	\$291.71
Grand Total	\$5,322.60

Payment Schedule

50% due upon approval, 50% due at completion.

All payment types accepted. A 3% processing fee will be added to credit card payments.

Project Terms

Alarm Monitoring will be:
\$47.77 a month for 3 years or
\$40.77 a month for 5 years

sweitzer + associates
13300 katy freeway • houston, texas 77079
281-496-3111 * fax 281-496-3113



**landscape architects
planning consultants**

Oakmont Public Utility District Landscape Status Report

May 2, 2017

Item A. Master Park Plan

-Sweitzer + Associates is presenting an amenities improvements Master Park Plan draft & estimates of probable costs for review. From this May 2nd meeting S+A will prepare conceptual design plans and finalize estimates of probable costs at the Districts "Town Hall" residence meeting to be held Wednesday May 24th.

Item B. Arburn Lakes Recreation Center Improvements

- Contractor: Texana Builders Inc.
- Contract Date: March 9, 2017,
- Construction Status: Construction is in progress, Sweitzer + Associates is reviewing contractor's submittals and addressing RFI's as needed as well as visiting job site when requested.
- No pay estimates to approve for at the May 2, 2017 meeting
- Pay Estimate No. 1 has been submitted by Texana Builders and was reviewed by Bill Sweitzer May 1st. Estimate will be recommended for approval at the Boards regular District meeting May 11th.

Discussion Items:

- Change Order Proposals: Texana has brought it to our attention that the pool deck by the old entrance should have two deck drains installed as to minimize the amount to sheet flow of water across the proposed and existing pool decking. The change order request is for two deck drains installed at \$500.00 total addition to the contract. Sweitzer + Associates will recommend approval at the May 11th regular meeting.
- S+A received Harris County comments for Fire Code compliance; turn around drive is not to code for Fire Access H.C. recommendation is to install fire hydrant maximum of 150' from fitness pavilion. S+A is working with Jones & Carter for adding a fire hydrant along W. Rayford.

Action Items:

- No action items to report with the Recreation Center Project.

End of Report







**CONSTRUCTION PROGRESS REPORT NO. 002
OAKMONT PUBLIC UTILITY DISTRICT
AUBURN LAKES RECREATION CENTER IMPROVEMENTS
APRIL 26, 2017**

Original Contract Amount:	\$629,682.20	Contract Start Date:	March 28, 2017
Contract Modifications:	<u>\$ 0.00</u>	Contract Period of Performance:	100 calendar days
Revised Contract Amount:	\$629,682.20	Time Extensions:	0 calendar days
		Contract Completion Date:	July 5, 2017

Contract Milestone Schedule:

- I. Pool Completion: May 13, 2017
- II. Fitness Center Expansion Completion: May 13, 2017
- III. Pavilion Substantial Completion: June 6, 2017
- IV. Final Completion: June 19, 2017

Work Completed Since April 14th:

- I. Pool
 - a. Half of the required concrete panels were poured.
 - i. The remaining panels were not poured due to work site mobility and potential drain installation locations.
 - b. The permanent entry fencing is being roughed in.
 - c. Detail grinding has commenced on the plaster and "Kool Deck".

- II. Fitness Center Remodel
 - a. The concrete slab was poured.
 - b. Began rough finishing the floor.
 - c. Contractor has been waiting for the concrete to cure. Work in the fitness area is set to recommence April 27th.

- III. Pavilion
 - a. Poured the concrete piers.
 - i. Steel reinforcement spacing and sizes were confirmed to match what was required in the construction plans.
 - ii. Concrete test results are expected back from the testing lab next week.
 - b. Began installation of the under-slab plumbing.
 - c. Began re-routing the electrical feeds for the existing lights from under the proposed slab to outside of the slab in new conduits.

Scheduled Tasks for Next Two Weeks:

- I. General
 - a. There are no foreseen items that will affect the construction schedule.



II. Pool

- a. The remaining concrete panels will be poured by mid next week.
- b. The installation of the additional surface drains will be completed, if required.
- c. Large areas of the "Kool Deck" will begin to be removed at the beginning of next week.
 - i. Protection to prepared areas is needed to minimize any potential rework.
- d. Preparation of large voids for plaster work will commence April 27th.
- e. Replacement of tiles and coping damaged during construction will be completed last to ensure additional damage does not occur.
- f. Installation of the paving stones between the two pools will be completed immediate before the pool opens.

III. Fitness Center Remodel

- a. Demolition of the existing ceiling.
- b. Frame up the exterior walls in-between the columns.
- c. Install the rough electrical items inside the framed in walls.
- d. Extend the HVAC duct work to the proposed fitness room expansion.
 - i. The duct work will not be put into use until the room is completely enclosed.
- e. Enclose the building envelope.
- f. Install new ceiling.
- g. Install flooring.
- h. Finish electrical and plumbing.
- i. Paint and finish interior of building.
- j. Coordinate the installation of the fitness equipment.

IV. Pavilion

- a. Install the concrete pad finishing formwork.
- b. Install under pad utilities. (Electrical)
- c. Install and compact sand base for concrete pad.
- d. Install reinforcing steel for the concrete pad and grade beams.
- e. Pour concrete pad and grade beams. (3-5 day cure time)
 - i. Concrete pour is scheduled to be completed by mid-next week.
- f. Construct the wood framing for the building.
- g. Rough in the wall plumbing and electrical.
- h. Install the roofing system.
- i. Enclose the building.

Items to be Discussed & Potential Issues:

I. Pool Cracking

- a. The minor cracking will be grinded off and covered by the proposed plastering system included in the contract.
- b. No cost or schedule impact.

- II. Pool Deck Drains
 - a. The landscape architect is evaluating adding additional drains in the decking to improve surface drainage.
 - b. Cost impact to be determined.

- III. Pool Water Feature Recoating
 - a. We are working with the landscape architect to obtain quotes for the recoating of the water features in the splash pad area.
 - b. Cost and schedule impact to be determined.

- IV. Fitness Center
 - a. Risher has requested two additional ceiling fans be purchased to replace the existing fans in the fitness center so all match. The landscape architect is reviewing the request.
 - b. Risher has recommend a new paint color for the fitness center to improve the look. The final paint colors have not been selected and can be considered at a later date.

- V. Rain Delay
 - a. Pool
 - i. Estimated 2-day delay.
 - ii. The contractor has taken steps to make up for lost time.
 - iii. The plasters began work a few days ahead of schedule with the detail grinding.
 - iv. This time should be able to be made up with dry and overcast weather.

 - b. Fitness Center Remodel
 - i. Estimated 10-day delay.
 - ii. The concrete pad pour was postponed to coincide with the pavilion piers.
 - iii. A majority of this time should be able to be made up once the building is enclosed. Extra attention will be required to ensure quality is not compromised to make up for the delay.

 - c. Pavilion
 - i. Estimated 2-week delay.
 - ii. Delay caused by weather and additional work required to prepare site for community events.
 - iii. Once the building is enclosed the contractor can attempt to make up for the lost time.

- VI. Fire Code Compliance
 - a. It is our understanding the landscape architect is working with Harris County on obtaining fire code approval. The addition of a fire hydrant may be required.
 - i. Cost and schedule impact to be determined.

Pay Estimates:

- I. We did not receive a pay estimate this period.

Change Orders:

- I. We did not receive a change order this period.

Progress Photos:

Pool Repairs



Date: April 25, 2017
Time: 9:34 am
Description: Poured the concrete for various pool deck panels.

Fitness Center Remodel



Date: April 25, 2017
Time: 9:35 pm
Description: Poured the concrete slab and began to rough finish the surface.

Pavilion



Date: April 26, 2017

Time: 10:28 am

Description: Poured the concrete piers, rough graded the subgrade, installed the under-slab plumbing, in the process of relocating the electrical feed to the existing lights.