

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

**FIRST AMENDMENT TO PROJECT MANAGEMENT AGREEMENT FOR THE  
2023 FORT BEND COUNTY PARKS BOND PROGRAM**

**THIS FIRST AMENDMENT** (hereinafter “Amendment”) is made and entered into by and between Fort Bend County, a public body corporate and politic of the State of Texas, acting by and through the Fort Bend County Commissioners Court (hereinafter “County”), and Kaluza, Inc. (hereinafter “Project Manager”). May be referred to individually as the “party” and collectively as the “parties”.

**WHEREAS**, the parties executed and accepted that certain “Project Management Agreement for the 2023 Fort Bend County Parks Bond Program” on March 12, 2024 (hereinafter “Agreement”) which is incorporated by reference as if set forth herein verbatim; and

**WHEREAS**, the parties desire to amend the Agreement to increase the total Maximum Compensation under the Agreement and add additional services to be provided thereunder.

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions set forth below, the parties agree:

1. The recitals set forth above are incorporated herein by reference and made a part of this Agreement.
2. County shall pay Project Manager an additional Two Hundred Twenty-Five Thousand and no/100 dollars (\$225,000.00) to continue providing Services as described in Project Manager’s Letter dated October 13, 2025, attached hereto as “Exhibit A-1” and incorporated by reference for all purposes, under the terms and conditions of the Agreement.
3. The Maximum Compensation payable to Contractor for Services rendered is hereby increased to an amount not to exceed One Million Seven Hundred Ninety-Five Thousand and no/100 dollars (\$1,795,000.00), authorized as follows:

\$1,570,000.00	under the Agreement
\$225,000.00	under this First Amendment
<b>TOTAL</b>	<b>\$1,795,000.00</b>

4. In no case shall the amount paid by County for all Services under the Agreement and this Amendment exceed the Maximum Compensation without written agreement executed by both parties.

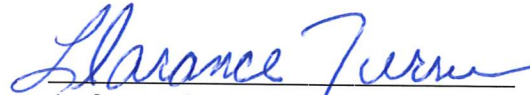
5. The parties agree the terms and conditions of the Agreement have remained in effect to date.

Except as provided herein, all terms and conditions of the Agreement shall remain unchanged.

**FORT BEND COUNTY**

**KALUZA, INC.**

\_\_\_\_\_  
KP George, County Judge



Authorized Agent - Signature

\_\_\_\_\_  
Date

Llarance L. Turner

Authorized Agent- Printed Name

ATTEST:

\_\_\_\_\_  
President

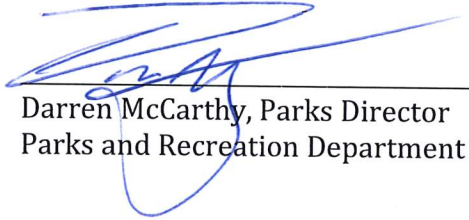
Title

\_\_\_\_\_  
Laura Richard, County Clerk

November 5, 2025

\_\_\_\_\_  
Date

APPROVED:

  
\_\_\_\_\_  
Darren McCarthy, Parks Director  
Parks and Recreation Department

**AUDITOR'S CERTIFICATE**

I hereby certify that funds are available in the amount of \$ \_\_\_\_\_ to accomplish and pay the obligation of Fort Bend County under this contract.

\_\_\_\_\_  
Robert Ed Sturdivant, County Auditor

Exhibit A-1: Project Manager's Letter dated October 13, 2025

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# **EXHIBIT A-1**

(Follows Behind)

**KALUZA**  
INC  
**Consulting Engineers & Surveyors**  
Engineering Firm No. F-1339  
Surveying Firm No. 10010000  
3014 Avenue I, Rosenberg, Texas 77471  
(281) 341-0808 ■ FAX (281) 341-6333

October 13, 2025

Mr. Darren McCarthy, CPRP  
Fort Bend County  
Parks and Recreation Director  
207 Morton Street  
Richmond, Texas 77469

RE: 2023 Parks Bond Management Agreement – Additional Services Request, Fort Bend County, Texas

Dear Mr. McCarthy:

We respectfully request an amendment to the above-mentioned agreement to increase our fee by the amount of \$225,000.00. This first amendment would increase the amended maximum compensation amount of \$1,570,000.00 to \$1,795,000.00. In accordance with the original agreement, time will be billed hourly at approved rates. We would enclose our 2023 billing rate sheet, and request that this rate sheet be approved for billing purposes.

The need for the added funds comes from ongoing efforts to complete project management of design and construction oversight of 2023 parks bonds projects for Precinct 2. In addition to management of these projects to date significant funds were expended on special efforts to achieve the vision of the Precinct 2 office.

We have enclosed a simple level of effort estimated to show how we anticipate our time to be distributed among the active projects. The goal of Kaluza Inc is to continue to make every effort to efficient with our time as we move projects through the process to completion.

Thank you for this opportunity to be of assistance to you. We look forward to collaborating with you on this project.

Cordially,

**KALUZA INC.**

*Llarance L. Turner*

Llarance L. Turner, R.P.L.S.  
President

Attachment

**SCHEDULE OF HOURLY CHARGES BY PERSONNEL CLASSIFICATION**  
Effective January 2024

**KALUZA, INC.**  
**CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS**

The charges for professional Engineering, Surveying, and Drafting services are based on the following daily or hourly rates:

**ENGINEERING, SURVEYING, AND DRAFTING**

Principal.....	\$ 235.00/Hour
Sr. Project Manager.....	\$ 205.00/Hour
Project Manager.....	\$ 185.00/Hour
Survey Manager.....	\$ 175.00/Hour
Project Engineer.....	\$ 150.00/Hour
Project Surveyor.....	\$ 130.00/Hour
Sr. Designer.....	\$ 120.00/Hour
Designer.....	\$ 110.00/Hour
CAD Technician.....	\$ 95.00/Hour
Contract Coordinator.....	\$ 80.00/Hour
Administrative Assistant.....	\$ 70.00/Hour
Field Party (2 Men).....	\$ 165.00/Hour
Field Party (3 Men).....	\$ 180.00/Hour
Field Party (4 Men).....	\$ 190.00/Hour
Construction Observation.....	\$ 950.00/Day

**ADDITIONAL EXPENSES**

1. Reproduction Work - At prevailing commercial rate.
2. Field Note Descriptions - \$95.00/Set.
3. ATV Rental - \$145.00/Day.
4. Other Consultants at actual cost.
5. All Other Expenses at actual cost.
6. Global Positioning System (GPS) Surveying an additional charge of \$45.00 per hour will be charged for equipment.



*Consulting Engineers & Surveyors*

Engineering Firm No. F-1339 Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

Phone: (281) 341-0808

Fax: (281) 341-6333

*Rates Subject to Change*

**FORT BEND COUNTY 2023 PARKS BOND  
PROJECT MANAGEMENT AMENDMENT 1 BASIS OF REQUEST  
10/14/2025**

Description	Budget	Principal \$235	Sr. Project Manager \$205	Project Engineer \$150	Construction Observation \$120	Contract Coordinator \$80
1 Kitty Hollow Park	\$57,800	65	55	55	165	40
2 Mustang Park Community Center	\$58,900	65	55	65	165	35
3 Fort Bend Event Center	\$61,645	75	60	56	165	44
4 Blueridge Park Improvements	\$46,655	43	50	50	130	40
<b>Total</b>	<b>\$225,000</b>	<b>248</b>	<b>220</b>	<b>226</b>	<b>625</b>	<b>159</b>

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.  
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY  
 CERTIFICATION OF FILING**

**1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Kaluza, Inc.  
 Rosenberg, TX United States

Certificate Number:  
 2025-1385602

Date Filed:  
 11/05/2025

**2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

Fort Bend County

Date Acknowledged:

**3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.**

100433-A1  
 2023 Parks Bonds Project Management Amendment

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Turner, Llarance	Rosenberg, TX United States	X	

**5 Check only if there is NO Interested Party.**

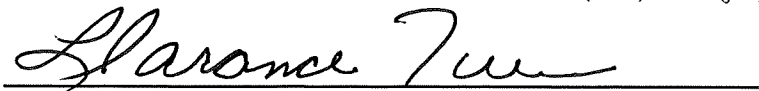
**6 UNSWORN DECLARATION**

My name is Llarance Turner, and my date of birth is 8/14/1961.

My address is 3014 Avenue I, Rosenberg, TX, 77471, USA.  
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Fort Bend County, State of Texas, on the 5th day of November 2025.  
(month) (year)



Signature of authorized agent of contracting business entity  
 (Declarant)