



essence of this Agreement, as amended, that County shall have available the total maximum sum of One Hundred Seventy-Six Thousand and 00/100 Dollars (\$176,000.00) specifically allocated to fully discharge any and all liabilities County may incur under the Agreement, as amended.

Consultant does further understand and agree, said understanding and agreement also being of the absolute essence of the Agreement, as amended, that the total Maximum Compensation that Consultant may become entitled to and the total maximum sum that County may become liable to pay to Consultant under the Agreement, as amended, shall not under any conditions, circumstances, or interpretations thereof exceed One Hundred Seventy-Six Thousand and 00/100 Dollars (\$176,000.00).

3. **Recitals.** The recitals set forth above are incorporated herein by reference and made a part of the Agreement, as amended.
4. **Human Trafficking.** BY ACCEPTANCE OF THIS FIRST AMENDMENT, CONSULTANT ACKNOWLEDGES THAT FORT BEND COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.
5. **Time for Performance.** Time for Performance for the Services under the Agreement shall end no later than 11:59 p.m. on December 31, 2028. Consultant shall complete the Services within this time or within such additional time as may be extended in writing by County.
6. **Modifications and Conflict.** Except as modified herein, the Agreement shall remain in full force and effect and has not been otherwise modified or amended. If there is a conflict among documents that make up the Agreement, this First Amendment shall prevail with regard to the conflict.
7. **Certification.** By his or her signature below, each signatory individual certifies that he or she is the properly authorized person or officer of the applicable Party hereto and has the requisite authority necessary to execute this First Amendment on behalf of such Party, and each Party hereby certifies to the other that it has obtained the appropriate approvals or authorizations from its governing body as required by law.


**{Execution Page Follows}**

IN WITNESS WHEREOF, the parties hereto have signed or have caused their respective names to be signed to multiple

**FORT BEND COUNTY, TEXAS**

**VCS ARCHITECTS, LLC.**

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

  
\_\_\_\_\_  
Authorized Agent – Signature

\_\_\_\_\_  
Date

Derrick Vaughn  
\_\_\_\_\_  
Authorized Agent- Printed Name

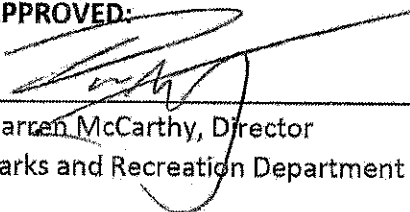
ATTEST:

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Title

2/23/26  
\_\_\_\_\_  
Date

**APPROVED:**  
  
\_\_\_\_\_  
Darren McCarthy, 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 the Fort Bend County under this Agreement.

\_\_\_\_\_  
Robert E. Sturdivant, County Auditor

I:\agreements\2026 agreements\parks\vcs architects llc (25-parks-100226-a1)\first amendment to agreement - vcs architects llc. pecan grove (kcj - 2.9.2026).

# **EXHIBIT A-1**

(Follows Behind)



## PROPOSAL for FORT BEND COUNTY - SPORTS ZONE

5 February 2026

Project: Fort Bend County – Sports Zone Renovation  
Location: 727 Plantation Drive, Richmond, Texas 77406  
Prepared For: Fort Bend County (“County”)  
Prepared By: Derrick Vaughn

To: Whom It May Concern,

VCS Architects, LLC., will provide Architectural and Interior Design services and coordination in conjunction with County appointed consultants for the property located at 727 Plantation Drive, Richmond, Texas.

### A. SCOPE OF WORK

The scope of work for this project is as follows:

› **Additional Design Service and Construction Service based on Owners Request:**

### E. PROFESSIONAL FEES

VCS Professional Fees will be based on a stipulated sum. Please see the attached Fee Schedule and Reimbursable Items on the attached Fee Schedule.

Owner will be responsible for providing site survey information for VCS use. If the owner requests VCS to provide this scope, it will be a Reimbursable Item.

We look forward to collaborating with you on this important project and transforming the space to exceed your desired successful outcome!

Respectfully,

**Derrick Vaughn, VCS Architects, LLC**

A handwritten signature in blue ink, appearing to read "Derrick Vaughn".

E-mail: [dvaughn@vcsarch.com](mailto:dvaughn@vcsarch.com)

Office: 281-271-7116 ext. 101

Cell: 832-527-1634



## FEE SCHEDULE *for* FORT BEND COUNTY - SPORTS ZONE

5 February 2026

Project: Fort Bend County – Sports Zone Renovation  
 Location: 727 Plantation Drive, Richmond, Texas 77406  
 Prepared For: Fort Bend County (“County”)  
 Prepared By: Derrick Vaughn

The following services below shall be based on a Stipulated Sum: **\$175,000.00**

### A. PROFESSIONAL FEES

DESIGN PHASE	FEE
100% Schematic Design (30% Complete)	\$ 42,000.00
100% Construction Documents (30% Complete)	\$ 42,000.00
Construction Phase (25% Complete)	\$ 35,000.00
Construction Administration (10% Complete)	\$ 14,000.00
Punch List and Project Close Out (5% Complete)	\$ 7,000.00
Additional Design and Construction Document Services	\$ 35,000.00
Reimbursable Not to Exceed \$1,000.00	
<b>TOTAL PROFESSIONAL FEES:</b>	<b>\$ 175,000.00</b>

VCS will provide Monthly Invoices based on the percentage of work completed during the specified phase.  
 Man Hr. Rates for Additional Services

- Principal In Charge \$150.00 per/hr.
- Project Manager \$135.00 per/ hr.
- Project Architect/Engineer \$120.00 per/hr.
- Intern III/EIT \$90.00 per/hr.
- CAD Tech \$70.00 per/hr.
- Clerical \$60.00 per/hr.



## A. REIMBURSABLE ITEMS

Reimbursable items shall include:

- All Permit Review Fees, Application Fees, Wastewater Fees
- All Other Permit Fees
- All TDLR (Handicap Code) Fees
- Review And Inspection Fees
- Third Party Review Fees
- Soil Report
- Printing Cost