

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

**THIRD AMENDMENT TO AGREEMENT FOR PROFESSIONAL  
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES  
(FORT BEND EVENTS CENTER)**

**THIS THIRD AMENDMENT** (“Third Amendment”) is made and entered into by and between Fort Bend County, (hereinafter “County”), a body corporate and politic under the laws of the State of Texas, and STOA Architects International, Inc., d/b/a STOA Architects, (hereinafter “STOA”), a company authorized to conduct business in the State of Texas. County and Contractor are hereinafter collectively referred to as the “parties” and each individually a “party.”

WHEREAS, the parties previously entered into the Agreement for Professional Architectural and Engineering Design Services, on or about April 9, 2024, amended on or about February 25, 2025, and was last amended on or about June 8, 2025 (collectively hereinafter the “Agreement”), which are incorporated fully by reference as if set forth herein verbatim for all purposes, to provide professional architectural and engineering design services for the Fort Bend Events Center in Precinct 2 of Fort Bend County, Texas (hereinafter the “Services”); and

WHEREAS, by execution of this Third Amendment, the parties desire to amend the Agreement to provide additional services by STOA, to increase the Total Maximum Compensation for completion of such services, and to otherwise ratify and confirm all the terms and conditions as set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the parties do mutually agree that the Agreement between the parties is hereby amended as follows:

1. **Recitals.** The recitals set forth above are incorporated herein by reference and made a part of the Agreement.
  
2. **Scope of Services.** County shall pay STOA an additional Thirty-Two Thousand Ninety-Nine and 25/100 dollars (\$32,099.25) for the performance and completion of additional services and reimbursables as described in STOA’s Additional Scope of Work Fee Proposal last revised on March 17, 2026

(hereinafter the "Services"), attached hereto as Exhibit A-3, and incorporated by reference for all intents and purposes.

- 3. Limit of Appropriation.** STOA understands and agrees that the Maximum Compensation payable to STOA for Services rendered under this Agreement is hereby increased to an amount not to exceed Six Hundred Thirteen Thousand Nine Hundred Forty-Four and 25/100 dollars (\$613,944.25), authorized as follows:

\$395,500.00	under the Agreement
\$87,945.00	under the First Amendment
\$98,400.00	under the Second Amendment
\$32,099.25	under this Third Amendment
<b>TOTAL</b>	<b>\$613,944.25</b>

In no event shall the amount paid by County under this Agreement exceed the Maximum Compensation without a County approved change order. STOA clearly understands and agrees, such understanding and agreement being the absolute essence of this Agreement, that County shall have available the total maximum sum of Six Hundred Thirteen Thousand Nine Hundred Forty-Four and 25/100 dollars (\$613,944.25) specifically allocated to fully discharge any and all liabilities County may incur under the Agreement.

STOA does further understand and agree, said understanding and agreement also being of the absolute essence of the Agreement, that the total Maximum Compensation that STOA may become entitled to and the total maximum sum that County may become liable to pay to STOA under the Agreement shall not under any conditions, circumstances, or interpretations thereof exceed Six Hundred Thirteen Thousand Nine Hundred Forty-Four and 25/100 dollars (\$613,944.25).

- 4. 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, the most recently executed document shall prevail with regard to the conflict.
- 5. Understanding, Fair Construction.** By execution of this Third Amendment, the parties acknowledge that they have read and understood each provision, terms, and obligation contained in this Third Amendment. This Third

Amendment, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting party than the nondrafting party.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**[EXECUTION PAGE TO FOLLOW]**

IN WITNESS WHEREOF, this Third Amendment is signed, accepted, and agreed to by all parties by and through the parties or their agents or authorized representatives. All parties hereby acknowledge that they have read and understood this Third Amendment and the attachments and exhibits hereto. All parties acknowledge that they have executed this legal document voluntarily and of their own free will.

**FORT BEND COUNTY**

**STOA ARCHITECTS**

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

  
\_\_\_\_\_  
Authorized Agent- Signature

\_\_\_\_\_  
Date

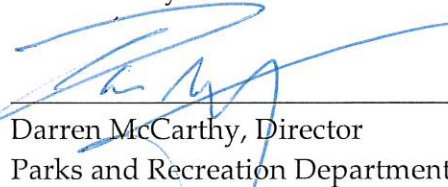
Chao-Chiung Lee, AIA  
\_\_\_\_\_  
Authorized Agent- Printed Name

ATTEST:

Chairman / CEO  
\_\_\_\_\_  
Title

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

March 25, 2026  
\_\_\_\_\_  
Date

Reviewed By:  
  
\_\_\_\_\_  
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 Fort Bend County under this contract.

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

i:\agreements\2026 agreements\parks\stoa architects (24-parks-100447-a3)\3rd amendment to agmt for prof arch and eng design svcs (kcj -3.18.2026)

# **EXHIBIT A-3**

(follows behind)

# Additional Scope of Work Fee Proposal



January 16, 2026  
March 17, 2026 (R1)

Gwendolyn F. Climmons, J.D.  
Assistant Parks Director

Fort Bend County Parks & Recreation Department  
Sienna Annex - Suite 149  
5855 Sienna Springs Way  
Missouri City, TX 77459

Re: **Fort Bend County – Precinct 2 Fort Bend County Event Center**  
**Additional Scope of Work – Fees to cover permit & design approval related fees & charges**

6001 Savoy Dr., Suite 100  
Houston, Texas 77036  
tel: 713.995.8784  
fax: 713.995.8765

**Dear Ms. Climmons:**

Thank you for the opportunity to submit our fee proposal for the additional scope items related to the new Fort Bend County Event Center for Precinct 2 in regards to permit and jurisdictional design review fees.

## **1. Missouri City Fire Marshall Review Fee**

- a) \$1,004.25
- b) This fee was paid by STOA on November 20, 2025, to help expedite the permitting process, with the understanding that it would be reimbursed by the County.

## **2. TDLR AB Filing Fee**

- a) \$175.00
- b) This fee was paid by STOA on November 20, 2025, to help expedite the permitting process, with the understanding that it would be reimbursed by the County (see attached).

## **3. TDLR AB Plan Review & Inspection Fees**

- a) \$1,550.00
- b) This fee was paid by STOA on December 1, 2025, to help expedite the permitting process, with the understanding that it would be reimbursed by the County (see attached).

## **4. Sienna HOA Review Fee**

- a) \$3,000.00
- b) This fee was paid by STOA on November 11, 2025, to help expedite the permitting process, with the understanding that it would be reimbursed by the County (see attached).

## **5. Missouri City - Replat Requirement**

- a) \$16,950.00
- b) STOA has received a fee proposal from Kaluza, Inc. to perform this replat service (see attached).



# Additional Scope of Work Fee Proposal



6001 Savoy Dr., Suite 100  
Houston, Texas 77036  
tel: 713.995.8784  
fax: 713.995.8765

## 6. Missouri City – Traffic Analysis Memo

- a) \$6,500.00
- b) STOA has received a fee proposal from Transcend to perform this traffic analysis service (see attached).

## 7. STOA Architects – Additional Coordination and Oversight (items 5 & 6)

- c) \$2,920.00
- d) STOA respectfully requests compensation for the additional coordination and oversight to support the effective administration, supervision, and integration of the services outlined in line Items 5 & 6. This remuneration ensures consistent project management and quality control throughout the duration of the engagement of the Re-Plat and Traffic Analysis.

## 8. Compensation

Below are a listing of the previous mentioned fees and the sum total of this additional service fee request.

1. Missouri City – Fire Marshal Fee:	\$1,004.25 (add)
2. TDLR AB Filing Fee:	\$175.00 (add)
3. TDLR AB Review & Inspection:	\$1,550.00 (add)
4. Sienna HOA Review Fee:	\$3,000.00 (add)
5. Missouri City – Replat Fee:	\$16,950.00 (add)
6. Missouri City – Traffic Analysis Fee:	\$6,500.00 (add)
7. <u>STOA Add. Coord. &amp; Oversight:</u>	<u>\$2,920.00 (add)</u>
<b>SUM TOTAL:</b>	<b>\$32,099.25</b>

We appreciate your consideration of our team for this additional scope of services and look forward to continuing our collaboration. Please let us know if you have any questions or need additional information.

**Proposed by:**

Date: March 17, 2026 (R1)

**Chao-Chiung Lee**, AIA, LEED AP  
Chairman / CEO, STOA Architects

**Accepted by:**

Date: \_\_\_\_\_

**Gwendolyn F. Climmons, J.D.**  
Assistant Parks Director - Fort Bend County



**INVOICE (INV-00078727)  
FOR CITY OF MISSOURI CITY**

**BILLING CONTACT**

Llarance Turner  
Kelly R. Kaluza & Associates, Inc  
3014 Avenue I AVE  
Rosenberg, TX 77471

Darren McCarthy  
Fort Bend County



**ITEM 01 OF THE  
FEE PROPOSAL**

Maegen Graham  
Kaluza, Inc.  
3014 I AVE  
Rosenberg, TX 77471

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00078727	11/18/2025	12/18/2025	Due	Fort Bend County Event Center- Fire Expedite Review

REFERENCE NUMBER	FEE NAME	TOTAL
COM-004256-2025	Fire Expedite Plan Review Fee	\$975.00
5875 Sienna Springs Way Way Missouri City, TX 77459		<b>SUBTOTAL</b> \$975.00

REMITTANCE INFORMATION
City of Missouri City 1522 Texas Pkwy Missouri City Texas, TX 77489

**TOTAL** **\$975.00**

IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender noreply@mygovpay.com

Missouri City, TX

Payment Confirmation

Payment Date	Thursday, November 20, 2025			
Order Number	37509			
<b>Line Items</b>				
Invoice #	Item Description	Quantity	Unit Price	Total Price
INV-00078727	Fort Bend County Event Center- Fire Expedite Review	1	\$975.00	\$975.00
	Item Total			\$975.00
	Convenience Fee			\$29.25
	Order Total			\$1,004.25

Thank you for your payment,

Missouri City, TX

**⚠ NOTICE:**

All registered projects will now require the County Appraisal District (CAD) number and the CAD document to be uploaded to TABS. Along with the CAD number and document, the Limited Liability Ownership (LLO) form will be required to be completed in full and uploaded to TABS when the building owner is a Limited Liability Corporation (LLC), Limited Liability Partnership (LLP) or Limited Partnership (LP). With an LLC, LLP or LP, a copy of the Articles of Formation (AOF) or copy of the Texas Secretary of State (SOS) document must also be uploaded.

The above documents must be available for upload at the time of registration OR at the time of updating an existing project, please be prepared with the (correct) required documents to upload to avoid delays.

**WARNING:**

False or misleading information provided when submitting registration forms or project information to the Department is a violation of Texas Administrative Code 68.12(e).

**Architectural Barriers Project Registration Online Receipt**

Your project has been successfully registered! However, this is only the registration of the construction project. The building/facility owner is ultimately responsible for ensuring that the registration number, project details and construction documents (in the instance that a design professional is not associated with the project) are mailed, scanned, or hand delivered to the Registered Accessibility Specialist (RAS) for the required review and inspection of the project.

Your project registration number is **TABS2026006076**.

**Project Name**

**Fort Bend Event Center**

**Project Number**

TABS2026006076

**Receipt Number**

452AB2062197191

**Reference Number**

2062197191

**Receipt Date**

11/17/2025

**Fee Description**

**Project Registration Fee**

**Amount**

**\$175.00**

**Billing Name**

Chao Chiu Lee

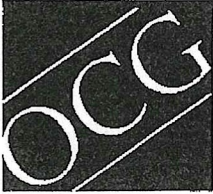
**Address**

6001 Savoy Drive Suite 100

**ITEM 03 OF THE  
FEE PROPOSAL**

Number: 2025B-15302

November 21, 2025



**Otten Consulting Group, Inc.**  
7171 Highway 6 N Suite 285  
Houston, Texas 77095  
[www.StateReview.com](http://www.StateReview.com)

**TO:**

**STOA Architects**  
6001 Savoy Dr, Suite 100  
Houston, TX 77036

**ATTN: Cynthia Ramirez**  
(713) 995-8784

**Project Name:** Fort bend Event Center  
**Facility:** Fort Bend Event Center  
5875 Sienna Springs Way  
Missouri City, Texas 77459

Project	Reason	Amount
TABS2026006075	Plan Review for compliance with Texas Accessibility Standards as required by the Texas Architectural Barriers Act, Article 9102 Texas Civil Statutes.	\$700.00
	Inspection for compliance with Texas Accessibility Standards as required by the Texas Architectural Barriers Act, Article 9102 Texas Civil Statutes.	\$850.00
	TDLR Filing Fee:	Paid
<b>Total Fee Due:</b>		<b>\$1,550.00</b>

Please make checks payable to Otten Consulting Group, Inc.  
7171 Highway 6 N Suite 285 Houston, Texas 77095  
Tel: (713) 975-1029 Fax: (713) 785-7769  
Fed Tax ID# 76-0591194  
Thank you for your business!

Angela Yen

**From:** Cynthia Ramirez  
**Sent:** Tuesday, November 11, 2025 5:16 PM  
**To:** Angela Yen; Ramon Patino  
**Subject:** Fw: Your order from Sienna Residential Associations

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**From:** Sienna Residential Associations <messenger@messaging.squareup.com>  
**Sent:** Tuesday, November 11, 2025 5:14:40 PM  
**To:** Cynthia Ramirez <cramirez@stoaintl.com>  
**Subject:** Your order from Sienna Residential Associations



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender messenger@messaging.squareup.com

Square automatically sends receipts to the email address you used at any Square seller. [Learn more](#)



Sienna Residential Associations

Order confirmed

Thank you for your purchase! Call us or reply to this email if you have any questions.

Notes

FB County Event Center- Plan Submittal Fee

[Order status](#)

\$3,000.00

Commercial Phased Submittal - Review - Minimum Fee \$3,000.00

DEPOSIT. REVIEW FEE IS PROJECT SPECIFIC. The review fee will be quoted and invoiced at the time of plan submission and the deposit...

Property Address: 5855 Sienna Springs Way, Missouri City, TX 77459

**Total \$3,000.00**

[Shop Online](#)

Visa 2243 (Keyed) Nov 11  
VISA 2025 at  
5:14 PM  
#pmNk  
Auth code:  
023521

Order #:  
1041353674

Cynthia Ramirez (713) 995-8784  
CRamirez@Stoaintl.com

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[Not your receipt?](#)

[Turn off automatic receipts](#)



**Consulting Engineers & Surveyors**  
TBPE Firm No. F-1339 | TBPLS Firm No. 10010000  
3014 Avenue I, Rosenberg, Texas 77471  
(281) 341-0808 ■ FAX (281) 341-6333

January 10, 2026

Mr. Ramón M. Patiño, M. Arch.  
STOA Architects  
6001 Savoy Drive, Suite 100  
Houston, Texas 77036 - 3322

**RE: Civil Engineering and Surveying Proposal for the Replat of Reserve "A" - 11.75 Acres of land being in the H.C.C.C Campus Sienna Plantation Section 1 being in the Moses Shipman League, Abstract No. 86, City of Missouri City, Fort Bend County, Texas**

Dear Mr. Patiño:

We propose providing professional civil engineering and surveying services in connection with the above referenced project (hereinafter referred to as the "Project"). It is our understanding that you will provide us with full information as to your requirements for land use, including any special services needed, and to make available pertinent existing data:

Kaluza Inc. proposes to provide the necessary engineering and surveying services to complete the following work on the Project:

**I. Subdivision Plat Work**

Meetings with City of Missouri City and Owners regarding technical and platting issues for proposed site; Preparation of subdivision plat and application forms; Submittal of plats to the City of Missouri City, utility companies, Fort Bend County Drainage District, Sienna Parks & LID and Sienna MUD 10; Calculation of final plat; Dedications of easement right-of-way; Setting proposed property corners, dedications of easement right-of-way; Attendance of Planning & Zoning Commission Meeting, and City Council Meeting regarding platting work.

**Subdivision Plat Work Fee = \$ 16,950.00  
(Does Not Include Sales Tax)**

It is understood that this proposal and fees do not include the following:

- (1) Submittal Fees to governmental agencies.
- (2) Traffic Impact Analysis.
- (3) Geotechnical Report.

This proposal does not include costs for platting fees to the City of Missouri City, Fort Bend County filing fees to County Clerk's office. The reproduction costs, cost of title opinion letter and/or tax certificates are included in the proposal. Also, this proposal does not include a Traffic Impact Study that may be required. The Traffic Impact Study would be contracted directly between the Owner and the traffic engineer consultant. It is also noted that these costs do not include sales tax. These costs to be borne by Owners.

Work can commence within ten (10) days after receipt of a signed proposal and can be completed within sixty (60) days. Total engineering and surveying fees based on completion of all work described in the foregoing pages for the specified amount, provided the Owner does not make major changes after design work is initiated. Additional work will be based and billed on actual hours of work that have been completed at the hourly rates as shown in the attached Exhibit "A". Billings for services rendered will be made monthly, and payment is requested within fifteen (15) days from receipt of invoice.

KALUZA, INC. makes no warranty, either express or implied, as to its services, including preparation of plans and specifications, cost estimates, surveys, or professional advice, except that they are prepared, issued, and performed in accordance with accepted professional engineering and surveying practices.

Owner agrees that the liability of KALUZA, INC., for any negligence, error, or omission in connection with the services provided shall not exceed twice the total compensation for said services rendered. Additionally, it is the desire of our firm to comply with other applicable Federal, State, and local laws during the execution of this contract.

This proposal and Exhibit "A" attached represent the entire understanding between you and this firm in respect to the Project and may only be modified in writing signed by both of us. If this proposal satisfactorily sets forth your understanding of the arrangement between us, we would appreciate you signing this proposal in the space provided below and returning the signed copy to us.

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 Turner*

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

Attachment

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Accepted - Title

---

Date

January 12, 2026

**ITEM 06 OF THE  
FEE PROPOSAL**

Mr. Ramon M. Patino, M. Arch  
STOA Architects  
6001 Savoy Drive, Suite 100  
Houston, TX 77036-3322

Subject: **Fort Bend County Precinct 2 Event Center**

Dear Mr. Patino,

Based on our review of the site plan provided by you, it is our understanding that the site at H.C.C.C Campus Sienna Plantation Section 1 in the City of Missouri City 9329, Texas, will be developed as an event center for Fort Bend County Precinct 2 with a building square footage of 16,000 square feet.. We are assuming the proposed development will occur by Spring/Summer 2026.

Transcend Engineers & Planners, LLC will prepare a Worksheet for Traffic Impact to estimate trips generated by the proposed project specific to one (1) site plan configuration and pursuant to Missouri City guidelines and requirements. Along with the Trip Generation Worksheet, Transcend will also develop a memorandum detailing the estimation sources and methodology **within two (2) weeks** from Notice-to-Proceed.

Transcend Engineers & Planners, LLC. will provide the proposed traffic engineering services for a lump sum fee of **\$6,500**. If additional intersection analysis or a full TIA is required as per the City's comments, the fee will increase accordingly. The proposed **payment should be paid in full with the notice to proceed**.

As acceptance of this proposal, please send us a signed copy and payment of \$6,500. Please let me know if you have any questions.

Regards,

Transcend Engineers & Planners, LLC.



Sirisha Pillalamarri, P.E., PTP  
Principal  
Date: 01/12/2026

Ramon M. Patino  
Title:  
Date: