

September 14, 2026

Via Email

The Honorable County Judge Daniel Wong
Fort Bend County
301 Jackson Street
Richmond, Texas 77469

RE: Fort Bend County Health & Human Services/ Animal Services Division

Dear Judge Wong,

Sustainability Partners (SP), a public benefit company, is pleased to provide this initial estimate for the project implementation and ongoing asset management services contemplated for the Fort Bend County Animal Services Shelter Facility (the "Project"). Based on the proposed Service Addendum #2331-001 and its Schedule A, the preliminary project budget is approximately \$37.74 million. This is a planning estimate and not a guaranteed maximum price as the design work has not yet commenced. The estimate assumes sales-tax exemption and remains subject to final design, final not to exceed cost, and County approval. The proposed procurement reference is via Purchasing Cooperative of America (PCA) contract PCA OD-381-22, which can be found at <https://www.pcamerica.org/vendor/sustainabilitypartners>. The County is a current member of PCA and contract PCA OD-381-22 is a nationwide pre-vetted, competitively solicited contract for PCA members. PCA contract fees are already part of the preliminary project budget set forth above..

Financing is separate from SP's Infrastructure As A Service engagement and Capital One Public Funding ("COPF") has provided the following indicative terms for reference, not as an SP financing recommendation:

Lender-proposed component	Approx. amount	Terms / quoted rates
Tax Exempt Lease - Animal Shelter Facility	\$33,000,000	20 years / 4.99% 25 years / 5.13%
Tax Exempt Lease - Equipment and Mechanical Infrastructure (MEP, HVAC)	\$5,000,000	10 years / 4.66% 15 years / 4.86%

As you evaluate whether the lease back structure combined with tax-exempt lease financing may be appropriate for the County's infrastructure project, I would like to introduce you to Mark Brown at Capital One. His email address is mark.brown3@capitalone.com and his phone number is (501) 366-2387. Capital One can explain the available structures, requirements,

terms, and financing process and respond directly to the County's questions.

SP is making this introduction solely as a resource for the County. We are not acting as a municipal advisor or providing financial, legal, or tax advice to the County regarding this or any other structure. We strongly encourage the County to consult with its municipal, financial, legal, and tax advisors before making any decision.

The estimate covers the external and internal components identified in Schedule A: site and civil work; foundations, structure and building envelope; interior construction and fixed animal housing; mechanical, plumbing, electrical and life-safety systems; and facility monitoring systems. The final design package will establish the approved configuration and scope. Shelter Planners of America and Sustainability Partners Services are identified as approved vendors.

SP, through the project entity contemplated in the Service Addendum, would coordinate project development, procurement and deployment, vendor contracting, contractor coordination, owner's representation, commissioning and acceptance support, and other activities. The County would approve the final design before the related work is authorized. In addition, a monthly Minor Maintenance / Care (MMC) reserve will be established with the county and will be developed after design and maintenance schedules are finalized to support the ongoing maintenance needs of the facilities post construction to maintain building systems.

Next Steps

SP proposes to work with County staff to finalize design, reconcile Schedule A, establish reserves, and confirm the schedule and funding plan. The completion target remains to be determined. This letter does not authorize expenditures or work; the required agreements, approvals, funding arrangements and applicable Notice to Proceed must first be completed.

Sincerely,

Eric Street

Eric Street; Sustainability Partners
estreet@s.partners