

\$440,281.51	under this Second Amendment
TOTAL	\$925,281.51

In no event shall the amount paid by County under this Agreement exceed the Maximum Compensation without a County approved change order. Contractor 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 Nine Hundred Twenty-Five Thousand Two Hundred Eighty-One and 51/100 dollars (\$925,281.51) specifically allocated to fully discharge any and all liabilities County may incur under the Agreement.

Contractor does further understand and agree, said understanding and agreement also being of the absolute essence of the Agreement, that the total Maximum Compensation that Contractor may become entitled to and the total maximum sum that County may become liable to pay to Contractor under the Agreement shall not under any conditions, circumstances, or interpretations thereof exceed Nine Hundred Twenty-Five Thousand Two Hundred Eighty-One and 51/100 dollars (\$925,281.51).

4. **Time of Performance.** Time for performance of the Services under this Agreement remains the same and shall terminate on December 31, 2028. Contractor shall complete the tasks described in the Scope of Services and in Exhibit "A-2" attached hereto, within this time or within such additional time as may be extended in writing by County.
5. **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 Amendment shall prevail with regard to the conflict.

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{Execution Page Follows}

IN WITNESS WHEREOF, and intending to be legally bounded, the Parties hereto have executed this Second Amendment to be effective on the date signed by the last Party hereto.

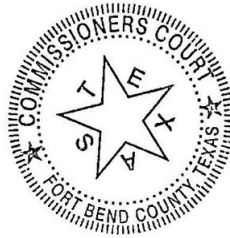
FORT BEND COUNTY

KP George
KP George, County Judge

December 18, 2025
Date

ATTEST:

Laura Richard
Laura Richard, County Clerk



IDG ARCHITECTS + PARTNERS, INC.

Ben McMillan III
Authorized Agent- Signature

Ben McMillan III
Authorized Agent- Printed Name

CEO
Title

11/23/2025
Date

REVIEWED BY:

[Signature]
Darren McCarthy, Director
Parks and Recreation Department

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$ 925,281.51 to accomplish and pay the obligation of Fort Bend County under this contract.

Robert Ed Sturdivant
Robert Ed Sturdivant, County Auditor

i:\agreements\2026 agreements\parks\idg architects + partners inc (24-parks-100616-a2)\2nd amendment to agmt for prof arch design svcs (kcj - 11.20.2025)

EXHIBIT A-2

(Follows Behind)



09/24/2025

Fort Bend County Parks Department

Attn: Mr. Darren McCarthy, Director – Parks & Fairgrounds

Cc: Ms. Gwendolyn F. Climmons, Assistant Parks Director

955 Hwy. 6

Missouri City, Texas 77459

Re: Contract Amount Increase – Altavista Community Center Project

Dear Mr. McCarthy and Ms. Climmons,

On behalf of IDG Architects + Partners, Inc., we respectfully submit this formal request for a contract amount increase for the Altavista Community Center Project. This adjustment reflects the expanded project scope, additional services requested by the County, and increased professional service costs incurred between January 1, 2025, and August 31, 2025.

The total additional amount requested for professional architectural and related services is **\$440,281.50**.

Justification for the Increase

Since execution of the original contract, the project scope has evolved beyond initial assumptions and baseline budget. The design intent and program requirements have expanded to accommodate additional County objectives, resulting in a broader scope of architectural and coordination services. Key factors include:

1. Expanded Facility Program and Design Development

Additional programmatic elements were introduced during coordination meetings with County representatives and the Commissioner’s office to better serve the community. These included refinements to public spaces, accessibility improvements, and enhancements to site circulation and amenities. The resulting design and documentation exceeded the original service allocation.

2. Furniture, Fixtures, and Equipment (FF&E) Coordination

Inclusion of furniture selection, equipment layout, and procurement coordination was requested by



the County. These services, not part of the original agreement, require additional design hours, vendor coordination, and specification development, significantly increasing effort and responsibility.

3. Construction Administration and Support Services

Construction-related services expanded as the project evolved. Additional field coordination, meetings, and consultant integration were required to ensure compliance with County requirements and design revisions during bidding and construction.

4. Market-Driven Consultant Fee Adjustments

Several subconsultant disciplines—including MEP, Structural, and Civil—experienced increased costs due to market conditions and scope modifications. These changes directly impact the professional service budget and necessitate a proportional adjustment to the architectural contract.

Revised Distribution of Contract Amounts

Description	Original Contract	Amount Additional Services
Schematic Design	\$72,750.00	\$66,042.23
Design Development	\$97,000.00	\$88,056.30
Construction Documents	\$194,000.00	\$176,112.60
Bid & Negotiation	\$24,250.00	\$22,014.08
Construction Phase	\$97,000.00	\$88,056.30
Totals	\$485,000.00	\$440,281.51

The revised total accurately represents the additional services necessary to deliver a complete, functional, and high-quality community facility. The increase ensures that IDG Architects + Partners, Inc. can continue providing the level of professional service and coordination expected by Fort Bend County while maintaining compliance with project standards and design excellence.

We respectfully request that this contract modification be placed on the agenda for review and approval by the Fort Bend County Commissioners Court. Approval will allow us to maintain project momentum and ensure the successful completion of the Alta Vista Community Center in full alignment with County objectives and community expectations.

We sincerely appreciate your continued collaboration and the opportunity to serve Fort Bend County.



Should you require any additional information, backup documentation, or further clarification, please do not hesitate to contact us.

Sincerely,

IDG Architects + Partners, Inc.

A handwritten signature in blue ink that reads 'Ben McMillan' with a horizontal line extending to the right.

Ben McMillan

CEO

832 – 448 - 2462

bmcmillan@idgarch.com

Enclosure: Invoice 6001-03-08

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**

Certificate Number:
 2025-1392755

Date Filed:
 11/23/2025

Date Acknowledged:
 12/18/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 IDG Architects + Partners Inc
 Houston, TX United States

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

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.
 100616-A2
 Second Amendent Design Services - Senior Activity Center with Natatorium

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

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

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

 Signature of authorized agent of contracting business entity
 (Declarant)