

**LUBBOCK COUNTY EXPO CENTER
LOCAL GOVERNMENT CORPORATION
BOARD OF DIRECTORS MEETING**

April 26, 2022 12:00 P.M.

1500 Broadway, 5th Floor (LEDA Conference Room) Lubbock, Texas

MINUTES

1. Call to Order – 12:07
2. Acknowledgement of a Quorum – *A Quorum was present with Director Collins presiding as Chair. Directors Greenstreet, Boren and Garcia were absent.*
3. Public Comment – *There were no public comments.*
4. Approval of March 22, 2022 Meeting Minutes – *Upon a motion by Director Mitchell and seconded by Director Stevens, the Board voted unanimously to approve the Minutes of the March 22nd Board Meeting.*
5. Treasurer's Report – *Director Mitchell provided the Treasurer's Report.*
6. Discuss, consider and/or take action to Authorize payment of Invoices – *Upon a motion by Director Mitchell and seconded by Director Stevens, the Board voted unanimously to approve the payments of the Invoices.*
7. Financial update from the Lubbock County Auditor – *Kathy Williams presented the current financials and plans to set up a Debt Service Account prior to our next Meeting. She announced that the County will send out our Budget packet May 2nd and they are due by June 3rd.*

Director Collins provided an update on the LEDA Hotel occupancy numbers and there was discussion on collecting HOT Tax from the over 200 Air B-n-B's.
8. Update from Greg Garfield and Lubbock Expo Center Inc. – *Greg Garfield and Matt Edwards provided an update on activities and stated we are on schedule and under budget.*
10. Discuss and set the location, time and dates of future Board Meetings – *Upon a motion by Director McCay and seconded by Director Mitchell, the Board voted unanimously to move our Board Meetings to the second Wednesday of each month at the same location and time.*

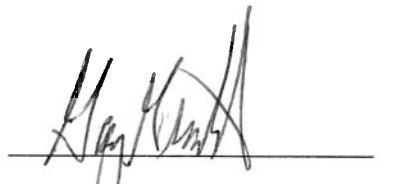

The next regular scheduled Board Meeting will be on May 11th at noon in the LEDA Conference Room, 5th floor 1500 Broadway.

Vice-Chair Collins called the Board into Executive Session at 12:49 with all Ex-Officio Members and guest leaving the meeting. Greg Garfield and Randy Jordan were asked to stay in order to provide pertinent information. The Executive Session ended at 1:57 and the Board Meeting was called back to order.

9. Discuss, consider and/or take action on other business – *No action was taken.*
10. Discuss Agenda Items for the May 2022 Board Meeting – *No items were discussed.*
11. Adjournment – 1:57

Executive Session Disclosure Statement: *The Lubbock County Expo Center LGC Board of Directors reserves the right to adjourn into executive session at any time during the course of the meeting to discuss any item listed on this agenda as authorized by Chapter 551 of the Texas Government Code, including but not necessarily limited to §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), and §551.076 (Deliberations regarding Security Devices).*

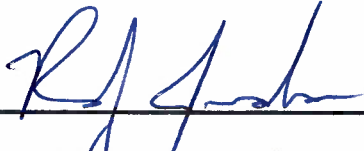
Posted by the Lubbock County Clerk on the bulletin board at 904 Broadway, the Lubbock County Courthouse and on the Lubbock County website.


Gary Greenstreet, Chairman
Bill McCay, Secretary

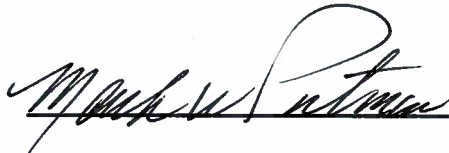
LUBBOCK COUNTY EXPO CENTER

Invoices Approved for Payment

Lubbock County Expo Center, Inc.



Randy Jordan, Chairman



Mark Putman, Secretary

5-11-22

Date

Lubbock County Expo Center, LGC



Gary Greenstreet, Chairman



Bill McCay, Secretary

5-11-22

Date



Thursday, May 5, 2022

Invoice: Lubbock Expo Center: Development Agreement #015

Lubbock County Expo Center, Inc.
5143 69th Street
Lubbock, Texas 79401
C/O Randy Jordan, Board Chairman

cc: Lubbock County Expo Center, Inc.
5143 69th Street
Lubbock, Texas 79401
Bret Lamkin, Board Member

For services rendered, pursuant to Article 10 of the Development Agreement between Lubbock County Expo Center, Inc. and Garfield Public/Private LLC for the Lubbock County Expo Center.

First monthly draw request for Construction Period

due upon receipt

| | Amount | Previously Billed | This Billing Detail Total | Cumulative | Remaining |
|--|----------------|-------------------|------------------------------|----------------|----------------|
| Developer (Garfield Public/Private LLC) | | | | | |
| Design Period | \$1,500,000.00 | \$1,413,461.56 | \$43,269.22 | \$1,456,730.78 | \$43,269.22 |
| Naming Rights Coordination Services | \$30,000.00 | \$9,000.00 | \$3,000.00 | \$12,000.00 | \$18,000.00 |
| Construction Period | \$875,000.00 | \$0.00 | \$0.00 | \$0.00 | \$875,000.00 |
| Final Completion | \$125,000.00 | \$0.00 | \$0.00 | \$0.00 | \$125,000.00 |
| TOTAL DEVELOPER FEE | \$2,530,000.00 | \$1,422,461.56 | \$46,269.22 | \$1,468,730.78 | \$1,061,269.22 |
| Developer's Construction Manager (Design Per) | \$55,000.00 | \$33,000.00 | \$11,000.00 | \$44,000.00 | \$11,000.00 |
| Developer's Construction Manager (Construction Per) | TBD | \$0.00 | \$0.00 | \$0.00 | TBD |
| | TBD | \$33,000.00 | \$11,000.00 | \$44,000.00 | TBD |
| Developer's Expenses (Detail Attached) | TBD | \$7,635.81 | \$836.88 | \$8,472.69 | TBD |
| TOTAL EXPENSES | TBD | \$7,635.81 | \$836.88 | \$8,472.69 | TBD |
| Developer Subconsultants | | | | | |
| ASM Global - Operator Design Period Tech. Services | | | | | |
| Prof. Services - Program Verification/Pro Forma | \$25,000.00 | \$25,000.00 | \$0.00 | \$25,000.00 | \$0.00 |
| Prof. Services - Design Period Technical Services | \$54,000.00 | \$49,500.00 | \$4,500.00 | \$54,000.00 | \$0.00 |
| Expenses - Design Period | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL ASM GLOBAL | \$79,000.00 | \$74,500.00 | \$4,500.00 | \$79,000.00 | \$0.00 |
| Bonham/Wills & Associates, Ltd. | | | | | |
| Prof. Services - Naming Rights | \$122,400.00 | \$45,000.00 | \$10,000.00 | \$55,000.00 | \$67,400.00 |
| TOTAL BONHAM WILLS & ASSOCIATES, LTD. | \$122,400.00 | \$45,000.00 | \$10,000.00 | \$55,000.00 | \$67,400.00 |
| SponsorCX (Naming Rights Software) | | | | | |
| 2022 - 2023 Software License Fee | \$12,600.00 | \$12,600.00 | \$0.00 | \$12,600.00 | \$0.00 |
| TOTAL SPONSORCX, INC. | \$12,600.00 | \$12,600.00 | \$0.00 | \$12,600.00 | \$0.00 |
| Terracon Consultants, Inc. | | | | | |
| Prof. Services - Geotechnical Engineering | \$38,700.00 | \$38,700.00 | \$0.00 | \$38,700.00 | \$0.00 |
| TOTAL TERRACON CONSULTANTS, INC. | \$38,700.00 | \$38,700.00 | \$0.00 | \$38,700.00 | \$0.00 |
| Various Vendors | | | | | |
| Platting Expenses | TBD | \$38,355.12 | \$0.00 | \$38,355.12 | TBD |
| TOTAL PLATTING EXPENSES | TBD | \$38,355.12 | \$0.00 | \$38,355.12 | TBD |
| Total amount due upon receipt: | | | \$72,606.10 | | |

ACH OR WIRING INSTRUCTIONS:

FROST BANK
ABA Routing 114 000 093
Account No. 608803374
Styled: Garfield Public/Private LLC
Contact: Glenn Garfield - GPP - 469-607-1705

FEDERAL EXPRESS OVERNIGHT INSTRUCTIONS:

FEDERAL EXPRESS
Corporate Account # for Garfield Public/Private: 626422845
Instructions: under Section 4. Billing Details at fedex.com,
check "Recipient" in the "Bill transportation to" field,
and type in "626422845" in the "Account no." field.

**MWM Architects, Inc.**

2022 Broadway
Lubbock, Texas 79401
806.745.7707 (Voice)
806.745.7620 (Fax)

Total Due this Invoice

\$344,981.18

| | |
|-------------|----------|
| Date: | 5/3/2022 |
| Invoice No. | 17-PS |
| Job #: | 20006 |

Mr. Greg Garfield
President
Garfield Public Private
14785 Preston Rd
Suite 480
Dallas, TX 75254

Project: Lubbock County Expo Center
Professional Services from March 5, 2022 to April 4, 2022

Task Basic Architectural Services (includes Structural and MEP Engineering Services)

Fee: Architectural Basic Services Fee: Estimated Const. Cost of \$50,000,000.00 x 6% = **\$3,000,000.00**

| Billing Phase | % of Fee | Fee | % Cmplt | Total Billed | Prev Billed | Current Due |
|----------------|----------|----------------|---------|----------------------|----------------|---------------------|
| Schematic Dsgn | 15.00% | \$450,000.00 | 100.00% | \$450,000.00 | \$450,000.00 | \$0.00 |
| Design Dvlpmnt | 20.00% | \$600,000.00 | 100.00% | \$600,000.00 | \$600,000.00 | \$0.00 |
| Const Docs | 40.00% | \$1,200,000.00 | 95.00% | \$1,140,000.00 | \$960,000.00 | \$180,000.00 |
| Bidding | 5.00% | \$150,000.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Const Admin | 20.00% | \$600,000.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Totals | | | | \$2,190,000.00 | \$2,010,000.00 | \$180,000.00 |
| | | | | Total Fee | | \$180,000.00 |
| | | | | Task Subtotal | | \$180,000.00 |

Task Civil Engineering - Hugo Reed

Fee: **\$269,500.00**

| Billing Phase | % of Fee | Fee | % Cmplt | Total Billed | Prev Billed | Current Due |
|------------------------------------|----------|-------------|---------|----------------------|--------------|--------------------|
| Platting | NA | \$10,500.00 | 100.00% | \$10,500.00 | \$10,500.00 | \$0.00 |
| Platting Recording Fee | NA | \$301.00 | 100.00% | \$301.00 | \$301.00 | \$0.00 |
| Post-Platting Easement and Closure | N/A | \$9,200.00 | 100.00% | \$9,200.00 | \$4,140.00 | \$5,060.00 |
| Surveying | NA | \$13,500.00 | 100.00% | \$13,500.00 | \$13,500.00 | \$0.00 |
| Schematic Dsgn | | \$80,000.00 | 100.00% | \$80,000.00 | \$80,000.00 | \$0.00 |
| Design Dvlpmnt | | \$80,000.00 | 100.00% | \$80,000.00 | \$56,000.00 | \$24,000.00 |
| Const Docs | | \$45,000.00 | 21.00% | \$9,450.00 | \$9,450.00 | \$0.00 |
| Bidding | | \$5,000.00 | 100.00% | \$5,000.00 | \$5,000.00 | \$0.00 |
| Const Admin | | \$35,500.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Totals | | | | \$207,951.00 | \$178,891.00 | \$29,060.00 |
| | | | | Total Fee | | \$29,060.00 |
| | | | | Task Subtotal | | \$29,060.00 |

REVIEWED AND APPROVED 5/5/22
GARFIELD PUBLIC/PRIVATE LLC


By: Greg Garfield, President

Please send payment to
MWM Architects, Inc.
2022 Broadway
Lubbock, Texas 79401

RETURN REMITTANCE
COPY WITH PAYMENT
THANK YOU!

Project: Lubbock County Expo Center**Invoice No.****17-PS****Task** Jaffe Holden - Acoustics**Fee:****\$84,460.00**

| Billing Phase | % of Fee | Fee | % Cmpl | Total Billed | Prev Billed | Current Due |
|----------------|----------|-------------|---------|--------------|-------------|-------------|
| Noise Study | NA | \$10,000.00 | 100.00% | \$10,000.00 | \$10,000.00 | \$0.00 |
| Schematic Dsgn | 15.00% | \$11,220.00 | 100.00% | \$11,220.00 | \$11,220.00 | \$0.00 |
| Design Devlpmt | 25.00% | \$18,870.00 | 100.00% | \$18,870.00 | \$18,870.00 | \$0.00 |
| Const Docs | 40.00% | \$29,580.00 | 80.00% | \$23,664.00 | \$17,748.00 | \$5,916.00 |
| Bidding | 0.00% | \$0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Const Admin | 20.00% | \$14,790.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Totals | | | | \$63,754.00 | \$57,838.00 | \$5,916.00 |
| Total Fee | | | | | | \$5,916.00 |
| Task Subtotal | | | | | | \$5,916.00 |

Task 4b Technology - IT/AV/Security**Fee:****\$265,000.00**

| Billing Phase | % of Fee | Fee | % Cmpl | Total Billed | Prev Billed | Current Due |
|----------------|----------|--------------|---------|--------------|-------------|-------------|
| Schematic Dsgn | 15.00% | \$39,750.00 | 100.00% | \$39,750.00 | \$39,750.00 | \$0.00 |
| Design Devlpmt | 20.00% | \$53,000.00 | 100.00% | \$53,000.00 | \$53,000.00 | \$0.00 |
| Const Docs | 40.00% | \$106,000.00 | 50.00% | \$53,000.00 | \$0.00 | \$53,000.00 |
| Bidding | 5.00% | \$13,250.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Const Admin | 20.00% | \$53,000.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Totals | | | | \$145,750.00 | \$92,750.00 | \$53,000.00 |
| Total Fee | | | | | | \$53,000.00 |
| Task Subtotal | | | | | | \$53,000.00 |

Task Parkhill - Landscape Architects**Fee:****\$196,078.00**

| Billing Phase | % of Fee | Fee | % Cmpl | Total Billed | Prev Billed | Current Due |
|----------------|----------|-------------|---------|--------------|-------------|-------------|
| Schematic Dsgn | 15.00% | \$29,411.70 | 100.00% | \$29,411.70 | \$17,647.02 | \$11,764.68 |
| Design Devlpmt | 20.00% | \$39,215.60 | 100.00% | \$39,215.60 | \$0.00 | \$39,215.60 |
| Const Docs | 40.00% | \$78,431.20 | 12.50% | \$9,803.90 | \$0.00 | \$9,803.90 |
| Bidding | 5.00% | \$9,803.90 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Const Admin | 20.00% | \$39,215.60 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Totals | | | | \$78,431.20 | \$17,647.02 | \$60,784.18 |
| Total Fee | | | | | | \$60,784.18 |
| Task Subtotal | | | | | | \$60,784.18 |

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COPY WITH PAYMENT
THANK YOU!Please send payment to:
MWM Architects, Inc.
2022 Broadway
Lubbock, Texas 79401

Project: Lubbock County Expo Center **Invoice No.** 17-PS

Task Worrell Design Group - Food Service

Fee: \$99,200.00

| Billing Phase | % of Fee | Fee | % Cmpl | Total Billed | Prev Billed | Current Due |
|----------------|----------|-------------|-----------|---------------|-------------|-------------|
| Schematic Dsgn | 15.00% | \$20,158.00 | 100.00% | \$20,158.00 | \$20,158.00 | \$0.00 |
| Design Devlpmt | 20.00% | \$32,442.00 | 50.00% | \$16,221.00 | \$0.00 | \$16,221.00 |
| Const Docs | 40.00% | \$33,492.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Bidding | 5.00% | \$0.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Const Admin | 20.00% | \$13,108.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| | | Totals | | \$36,379.00 | \$20,158.00 | \$16,221.00 |
| | | | Total Fee | | | \$16,221.00 |
| | | | | Task Subtotal | | \$16,221.00 |

Task Priefert Complex Designs - Expo Design Consultant

Fee: \$42,170.00

| Billing Phase | % of Fee | Fee | % Cmpl | Total Billed | Prev Billed | Current Due |
|----------------|----------|-------------|-----------|---------------|-------------|-------------|
| Schematic Dsgn | 15.00% | \$6,325.50 | 100.00% | \$6,325.50 | \$6,325.50 | \$0.00 |
| Design Devlpmt | 20.00% | \$8,434.00 | 73.02% | \$6,158.50 | \$6,158.50 | \$0.00 |
| Const Docs | 40.00% | \$18,868.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Bidding | 5.00% | \$2,108.50 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| Const Admin | 20.00% | \$8,434.00 | 0.00% | \$0.00 | \$0.00 | \$0.00 |
| | | Totals | | \$12,484.00 | \$12,484.00 | \$0.00 |
| | | | Total Fee | | | \$0.00 |
| | | | | Task Subtotal | | \$0.00 |

Thank You for Your Business!

Joel P. Robinett, P.E.

Joel P. Robinett, P.E.
Principal

Please send payment to:
MWM Architects, Inc.
2022 Broadway
Lubbock, Texas 79401

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THANK YOU!