



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000011461
 Purchase Order Change Notice (# 3)

Payment Terms: NET30 **Freight Terms:** FOB Destination **Ship Via:** US MAIL **PCC:** 0 **PO Date:** 08/05/2022 **PO End Date:** 08/31/2023 **PO Method:** LS **Dispatch:** Dispatch Via Print **Rev Dt:** 03/08/2023
PLEASE NOTE: ADDITIONAL TERMS AND CONDITIONS MAY BE LISTED AT THE END OF THE PURCHASE ORDER.

Vendor: RIVERGATE PROPERTIES LLC
 2339 COMMERCE ST STE 170
 HOUSTON TX 77002-2319
United States

Ship To: 1P16 - Houston Region
 2110 E. Governors Circle
 Houston TX 77092
 United States

Vendor ID: 1823801755 4 000

Bill To: 4000 Jackson Avenue
 Austin TX 78731
 United States

Purchaser: Matthew Terrell Windham
Phone: 512/465-5808
Fax: 512/465-5641

Bill To Fax:

Email: Matthew.Windham@txdmv.gov

Bill To Email: DMV_FIN-INVOICES@TxDMV.gov

PO Information:

POCN#3 (Matthew Windham 03/08/2023):
 Updated item description for Line 4 from Electric Service, Commercial (TXU energy) to Electric Service, Commercial (Freepoint Energy Solutions). All else remains unchanged.

POCN#2 (Matthew Windham 11/07/2022):
 Added Line 5 to add funds for CPI Lease Payment Adjustment Notification received 11/02/2022 for Lease 20399 Houston. Effective November 1, 2022, for the lease space occupied by the Texas Department of Motor Vehicles (DMV), the total rent amount will be increased by \$1,031.96 per month for 11,554 usable square feet, resulting in a new rent amount of \$24,755.15 per month.

POCN#1 (Matthew Windham 10/12/2022):
 Added Lines 2-4 to add FY23 funds for Water (sewer), Gas, and Electric services. TxDMV shared office space with the OAG's office until November 2021. The new tenant is not a state agency so utilities were transferred from TxDMV to the lessor. Each tenant will be billed separately by the lessor. Changed buyer from J. Smartt to M. Windham. Added header comment for Service Unit (SVCU). All else remains unchanged.

Each SVCU (service unit) is priced at \$1.00. A SVCU is a TxDMV internal system unit of measure. Vendor shall invoice at the price(s) for work authorized under the purchase order.

Lease Payments:
 TX Gov Code, Sec. 2167.002, Lease payments for district office space for certain agencies and programs.

Lease Terms:
 Months 59 - 70 (September 1, 2019 through August 31, 2020) PO # 0000007318
 Months 71 - 82 (September 1, 2020 through August, 31, 2021) PO # 0000007318
 Months 83 - 94 (September 1, 2021 through August 31, 2022) PO # 0000007318
 Months 95 - 106 (September 1, 2022 through August 31, 2023) PO # 0000011461
 Months 107 - 118 (September 1, 2023 through August 31, 2024)
 Months 119 - 120 (September 1, 2024 through October 24, 2024)

Change Orders:
 Change orders will be allowed only if unforeseen conditions arise such as, but not limited to, increasing or decreasing quantities or if the department needs dictate changes. All changes shall be in the scope of original work. No verbal change orders shall be permitted. All change orders must be in writing with a Purchase Order Change Notice (POCN) issued by TxDMV Purchasing Section.

Payment:
 Payment will be made in accordance with the Texas Prompt Payment Act, TGC, Subtitle F, Chapter 2251. Vendor shall submit one copy of a correct itemized invoice showing the purchase order number, payee ID., remit to address, and phone number on invoice. Vendors may submit an electronic invoice. All electronic invoices shall be sent to DMV_FIN-INVOICES@txdmv.gov (note: There is an underscore "-" between DMV and FIN). All invoices received at the email address will be filed for future reference and you will receive a receipt confirmation email. To avoid the confusion of duplicate invoices, please do not send other copies of this invoice via regular mail, fax or other means. On emails for electronic invoices, include the company name (as it appears on the invoice) and the purchase order number in the subject line to assist in identifying and processing your invoices

Authorized Signature

03/08/2023



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in a timely manner. TxDMV will not incur any penalty for late payment if payment is made in 30 days or less from receipt of goods or services and a correct invoice, whichever is later.

Note: Warrants will not be issued to a vendor without a current Texas Identification Number.

Quantity(ies):

Quantities are estimated: TxDMV does not guarantee to purchase any minimum or maximum quantity. TxDMV reserves the right to increase or decrease the quantity(ies) of the purchase order at the same original terms and conditions. The vendor will be notified in writing by purchase order change notice of any requirements for any increased or decreased quantity(ies).

Delivery:

Delivery of goods shall be in accordance with the delivery requirements of this purchase order, any underlying or associated contract for the goods being purchased and any other requirements set for by TxDMV or state law. Upon delivery, the bill of lading shall include at a minimum the following information: TxDMV Division and Contact Name, TxDMV Purchase Order number, Delivery Address, Vendor contact information and return address. If the vendor has an updated delivery schedule or more accurate delivery date, the vendor shall notify the TxDMV contact immediately.

Texas Department of Motor Vehicles Standard Terms and Conditions can be found at: <http://www.txdmv.gov/contractors-vendors>

TxDMV Contract Monitor:

Ann Pierce
 Ann.Pierce@TxDMV.gov
 512-465-4100

Vendor Contact:

Reagan Gregory McEachern
 greg@rivergate.us
 254-224-7848

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	Lease 20399 Houston Regional Service Center. Months 95 - 106 of a 120 month lease.	30103	971/45	12.0000	MO	\$23,723.19000	\$284,678.28	09/01/2022
							Schedule Total	\$284,678.28
Contract ID: 0000011461					ReqID: 0000012211			
							Item Total for Line # 1	\$284,678.28

Term: September 1, 2022 through August 31, 2023.

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
2-1	Water, Sewer (City of Houston)	30103	910/63	5000.0000	UNT	\$1.00000	\$5,000.00	10/12/2022
							Schedule Total	\$5,000.00
Contract ID: 0000011461					ReqID: 0000012550			
							Item Total for Line # 2	\$5,000.00

Meter Number: 06299350-BA-1.500 (Water Comm)
 Meter Number: 15220866-BA-1.500 (Irrigation)

Term of Service: 09/01/2022 - 08/31/2023

Authorized Signature

Matthew Windham

03/08/2023

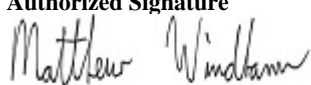


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Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
3-1	Gas Usage (CenterPoint Energy)	30103	910/63	1200.0000	UNT	\$1.00000	\$1,200.00	10/12/2022
							Schedule Total	<input type="text" value="\$1,200.00"/>
Contract ID: 0000011461					ReqID: 0000012550			
Meter ID: 9519300055176								
Term of Service: 09/01/2022 - 08/31/2023								
							Item Total for Line # 3	<input type="text" value="\$1,200.00"/>
4-1	Electric Service, Commercial (Freepoint Energy Solutions)	30103	911/75	41000.000 0	UNT	\$1.00000	\$41,000.00	10/12/2022
							Schedule Total	<input type="text" value="\$41,000.00"/>
Contract ID: 0000011461					ReqID: 0000012550			
Meter ID: I87551086								
Term of Service: 09/01/2022 - 08/31/2023								
							Item Total for Line # 4	<input type="text" value="\$41,000.00"/>
5-1	CPI Lease Adjustment Effective November 1, 2022 - Lease 20399 Houston Regional Service Center.	30103	971/45	10.0000	MO	\$1,031.96000	\$10,319.60	11/09/2022
							Schedule Total	<input type="text" value="\$10,319.60"/>
Contract ID: 0000011461					ReqID: 0000012756			
							Item Total for Line # 5	<input type="text" value="\$10,319.60"/>
							Total PO Amount	<input type="text" value="\$342,197.88"/>

All Shipments, Shipping papers, invoices and correspondence must be identified with our Purchase Order Number. Over shipments will not be accepted unless authorized by Purchaser prior to Shipment.

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Authorized Signature

 03/08/2023