



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000014901
 Purchase Order Change Notice (# 1)

Payment Terms: NET30 **Freight Terms:** FOB Destination **Ship Via:** US MAIL **PCC:** 0 **PO Date:** 08/23/2024 **PO End Date:** 10/24/2024 **PO Method:** LS **Dispatch:** Dispatch Via Print **Rev Dt:** 08/27/2024
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

Ship To Attention: Monica C Hernandez

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 #1 (Matthew Windham 08/27/2024):
 Reduced quantity on Line 1 from 2 months to 1 month. Added Line 5 for 1 month to account for pro-rated lease rate of \$19,491.09 for the month of October 2024. PO total reduced from \$60,951.98 to \$55,267.08. All else remains unchanged.

This purchase order adds FY25 funds for the 120 month lease for Lease #20399 Houston. This purchase order replaces PO #60800 0000013154 upon its expiration on August 31, 2024.

This is a 120 Month lease beginning October 25, 2014 and ending October 24, 2024.

Lease Terms:

- Months 1 - 25: October 25, 2014 through November 30, 2016 - PO #1500008
- Months 26 - 58: December 1, 2016 through August 31, 2019 - PO #1500008A
- 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 - PO #0000013154
- Months 119 - 120: September 1, 2024 through October 24, 2024 - PO #0000014901

Pricing per CPI Lease Payment Adjustment Notification for Lease 20399 Houston. Effective November 1, 2023, for the lease space occupied by the Texas Department of Motor Vehicles (DMV), the total rent amount will be increased by \$420.84 per month for 11,554 usable square feet, resulting in a new rent amount of \$25,175.99 per month.

Lease Payments:

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

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.

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

Authorized Signature

08/27/2024



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000014901
 Purchase Order Change Notice (# 1)

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 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.

Additionally, this Purchase Order is governed by the current TxDMV Contract Affirmations and TxDMV Contract Terms and Conditions, unless modified by Supplemental Conditions approved and provided by TxDMV. These documents can be found at: <http://www.txdmv.gov/contractors-vendors>. For the avoidance of doubt, unless expressly stated otherwise in this Purchase Order or a TxDMV signature document, in the event of a conflict, ambiguity, or inconsistency between or among any Purchase Order documents, all TxDMV documents take precedence over the Contractors documents, if any.

TxDMV Contract Monitor:

Donny Ruenke
 donny.ruenke@txdmv.gov
 (512) 465-4089

TxDMV Contact:

Monica Hernandez
 monica.hernandez@txdmv.gov
 (512) 465-1261

Vendor Contact:

Rivergate Properties LLC
 c/o Rifle Real Estate Company
 Attn: Kailub Feazell
 kailub@riflecre.com
 (713) 527-2156

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	Lease Renewal FY25 for Lease #20399 Houston Regional Service Center	30103	971/45	1.0000	MO	\$25,175.99000	\$25,175.99	09/01/2024
							Schedule Total	\$25,175.99
Contract ID: 0000011461					ReqID: 0000015320			
Current Lease Period: Month 119: September 1, 2024 through September 30, 2024								
Overall Lease Period: October 25, 2014 through October 24, 2024 (120 months)								
							Item Total for Line # 1	\$25,175.99

Authorized Signature

Matthew Windham

08/27/2024



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000014901
 Purchase Order Change Notice (# 1)

Line-Sch:	Line Description:	PCA:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
2-1	Water Meter Consumption and Irrigation Meter Consumption (City of Houston)	30103	910/63	2000.0000	UNT	\$1.00000	\$2,000.00	09/01/2024
							Schedule Total	<input type="text" value="\$2,000.00"/>
Contract ID: 0000011461					ReqID: 0000015320			
Water Meter Number: 06299350-BA-1.500 Irrigation Meter Number: 15220866-BA-1.500								
Service Term: 09/01/2024 - 10/24/2024								
							Item Total for Line # 2	<input type="text" value="\$2,000.00"/>
3-1	Gas Usage (CenterPoint Energy)	30103	910/63	600.0000	UNT	\$1.00000	\$600.00	09/01/2024
							Schedule Total	<input type="text" value="\$600.00"/>
Contract ID: 0000011461					ReqID: 0000015320			
Meter Number: 9519300055176								
Service Term: 09/01/2024 - 10/24/2024								
							Item Total for Line # 3	<input type="text" value="\$600.00"/>
4-1	Electric Service (Freepoint Energy Solutions)	30103	911/75	8000.0000	UNT	\$1.00000	\$8,000.00	09/01/2024
							Schedule Total	<input type="text" value="\$8,000.00"/>
Contract ID: 0000011461					ReqID: 0000015320			
Meter Number: I87551086								
Service Term: 09/01/2024 - 10/24/2024								
							Item Total for Line # 4	<input type="text" value="\$8,000.00"/>
5-1	Lease Renewal FY25 for Lease #20399 Houston Regional Service Center	30103	971/45	1.0000	MO	\$19,491.09000	\$19,491.09	09/01/2024
							Schedule Total	<input type="text" value="\$19,491.09"/>
Contract ID: 0000011461								
Current Lease Period: Month 120: October 1, 2024 through October 24, 2024								
Overall Lease Period: October 25, 2014 through October 24, 2024 (120 months)								
							Item Total for Line # 5	<input type="text" value="\$19,491.09"/>

Authorized Signature

Matthew Windham

08/27/2024



Texas Department of Motor Vehicles
Business Unit # 60800
Purchase Order # 0000014901
Purchase Order Change Notice (# 1)

Total PO Amount

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.

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

Authorized Signature

Matthew Windham

08/27/2024