



Texas Department of Motor Vehicles
 Business Unit # 60800
 Purchase Order # 0000015235

Payment Terms: NET30 **Freight Terms:** FOB Destination **Ship Via:** US MAIL **PCC:** 0 **PO Date:** 10/30/2024 **PO End Date:** 08/31/2025 **PO Method:** LS **Dispatch:** Dispatch Via Print **Rev Dt:**

PLEASE NOTE: ADDITIONAL TERMS AND CONDITIONS MAY BE LISTED AT THE END OF THE PURCHASE ORDER.

Vendor: MEADOWS PLACE REAL ESTATE LLC
 13612 SUMMER CLOUD LN
 PEARLAND TX 77584-2163
 United States

Ship To: 1P49 - S Houston RSC - Meadows Pla
 S Houston RSC - Meadows Place
 11720 West Airport Blvd
 Meadows Place TX 77477
 United States

Ship To Attention: Monica C Hernandez

Vendor ID: 1821906625 7 000

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:

This purchase order is for renovations of lease space for TxDMV South Houston Regional Service Center (RSC) under State Lease #20765 Meadows Place.

Payment schedule and construction notes reference: STATE LEASE 20765 Meadows Place

DMV shall reimburse Lessor for an amount \$623,350.00 (estimated) toward the cost of DMV's tenant finish-out in accordance with the following schedule.

Final price to be reviewed and agreed to by DMV and Lessor after permits are released by the city:

*Upon execution of Lease: \$311,675.00

*Upon 50% completion (estimated to be 1/1/2025): \$155,837.50

*Upon completion of construction (estimated 3/1/2025): TBD balance

Any additional costs incurred as a result of specific requests made by DMV that are beyond the scope of the original lease requirements shall be added to the final payment due upon completion of construction and reimbursed to Lessor at that time.

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 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):

Authorized Signature

10/30/2024



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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. If this PO contains goods or services purchased from a DIR Cooperative Contract, the purchase is governed by the current TxDMV Supplemental Terms and Conditions with Affirmations for Purchases through the DIR Cooperative Contracts Program. 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 Monitors:

Chris Hayden
 Chris.Hayden@TxDMV.gov
 512-465-1216

David Schoettle
 David.Schoettle@TxDMV.gov
 512-465-4100

Lori Burns
 Lori.Burns@TxDMV.gov
 512-465-4081

Texas Facilities Commission Contact:

Amanda Brainard
 Amanda.Brainard@tfc.texas.gov
 512-463-3328

Vendor Contact:

Meadow Place Real Estate, LLC,
 a Texas limited liability company
 Attn: Praveen Dhayalan
 13612 Summer Cloud Lane
 Pearland, Texas 77684
 Praveenkumar.d@gmail.com
 512-203-4941

| Line-Sch: | Line Description: | PCA: | Class/Item: | Quantity: | UOM: | Unit Price: | Extended Amt: | Due Date: |
|-----------|---|-------|-------------|-----------------|------|-------------|-----------------------|---------------------|
| 1-1 | Construction - Lease 20765 Meadows Place for South Houston Regional Service Center (RSC) | 30101 | 909/22 | 623350.00 00 | UNT | \$1.00000 | \$623,350.00 | 10/30/2024 |
| | | | | | | | Schedule Total | \$623,350.00 |

Contract ID:
0000015235

ReqID:
0000015950

Renovations to make the space ready for RSC operations.

Location:
TxDMV South Houston RSC
11720 West Airport Blvd.
Meadows Place, TX 77477

Item Total for Line # 1 **\$623,350.00**

Authorized Signature

Matthew Windham

10/30/2024



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Page: 3 of 3

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

10/30/2024