

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

November 13, 2018

THE STATE OF TEXAS §
COUNTY OF HARRIS §
BRIDGESTONE MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Bridgestone Municipal Utility District (the "District") met in special session, open to the public, at the Jerry Thomas Center, 4403 Lost Lake Lane, Spring, Texas, its regular meeting place within the boundaries of the District, on Tuesday, November 13, 2018, at 5:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Jim Marks	President
Mikuel K. Draper	Vice President
John "Skip" W. Warren	Secretary
Ronald W. Schkade	Assistant Secretary
Michael Crayton	Director

All members of the Board were present, except Director Schkade, thus constituting a quorum. Director Schkade monitored the meeting by conference call. Also attending the meeting were: Mr. Danny Staab of Water District Management Company, Inc., operators for the District; Mr. Josh Lee, P.E., and Ms. Kendall Chattman, of Jones & Carter, Inc. ("JCI"), engineers for the District; Messrs. Ricardo Martinez and Justin Myers of Martinez Architects, LP ("Martinez"), architects for the District Operations and Education Center; and Mr. Jonathan D. Polley, attorney, Ms. Monica Garza, attorney, and Ms. Alison A. Miller, paralegal, of Radcliffe Bobbitt Adams Polley PLLC, attorneys for the District.

WHEREUPON, the meeting was called to order and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

REVIEW/SCORE PROPOSALS FOR CONSTRUCTION OF DISTRICT OPERATIONS AND WATER EDUCATION CENTER, AND AWARD CONTRACT FOR SAME

Mr. Martinez reported that he received 10 proposals for construction of the District's Operations and Water Education Center ("Operations Center"). Copies of the proposals are attached hereto. Mr. Martinez then reviewed the scoring process, the scoring criteria and his proposed scoring of each proposal, a copy of which is attached hereto. Discussion regarding the scoring criteria ensued. Mr. Martinez recommended the Board consider the two (2) top scoring candidates, which are Gamma Construction and Sterling Structures. Mr. Martinez stated he has experience working with both top scoring candidates. Mr. Polley explained that if the Board adopts the scoring tabulation as presented, then the District will begin contract negotiations with

the top scoring candidate. Mr. Polley further explained that if the District cannot agree on contract terms with the top scoring candidate, then the District will move on to negotiations with the next highest scoring candidate. Upon motion by Director Warren, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the scoring tabulation as presented, with Gamma Construction receiving the highest score.

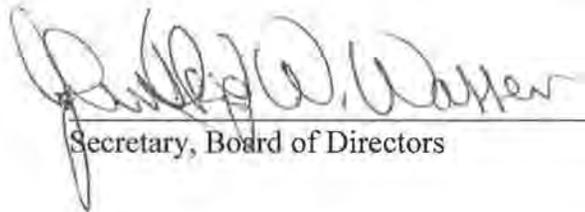
Mr. Martinez then stated that Gamma Construction provided three (3) possible project superintendents for the Board to choose from to oversee the project. Discussion ensued regarding the experience of each of the superintendent choices. Upon motion by Director Draper, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted unanimously to approve Mr. Oscar Madena as the first choice for superintendent, with Mr. Brandon Tabor as the alternate choice.

Mr. Polley next suggested the District might want to hire a project manager to oversee the project beyond the scope of work that Martinez will handle. Director Warren asked what a project manager would cost. Mr. Martinez stated he is working with a project manager right now that has a \$50,000 contract, which is paid out hourly. Mr. Martinez further stated the cost will ultimately depend on the scope of work. Mr. Lee stated that JCI has a project manager that he can recommend, and that he will bring more information to the next Board meeting. Director Crayton asked if there is a list of responsibilities that can be used when hiring a project manager. Mr. Martinez stated that he can provide a list of project owner responsibilities that he can distribute. Director Warren asked how many hours a week a project manager might work. Mr. Martinez stated he does not think it would be more than a few hours of work per week.

There being no further business to come before the Board, the meeting was adjourned.

PASSED, APPROVED AND ADOPTED this 20th day of November, 2018.




Secretary, Board of Directors