



AIA Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the day of in the year , is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the day of in the year (the “Agreement”)

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

Old Settlers Park Buildout - Package 3C - Rec Center - GMP 2
Old Settlers Park
3300 E. Palm Valley Blvd
Round Rock, TX 78665

THE OWNER:

(Name, legal status, and address)

City of Round Rock
221 East Main Street, Round Rock, TX 78644

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

SpawGlass Contractors, Inc.
1111 Smith Road, Austi, TX 78721

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Seventy-One Million Four Hundred and Ninety-Six Thousand Five Hundred Nineteen Dollars and Zero Cents (\$ 71,496,519.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

Reference attached GMP package - Tab 06

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
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§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
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§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
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ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

September 3rd, 2025

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☐ Not later than () calendar days from the date of commencement of the Work.

☒ By the following date: April 9th, 2027

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
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§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Rec Center 95% Technical Specifications as issued by Kimley-Horn in April 2025

Administration and Recreation Center Project Specifications as issued by PBK on April 21, 2025

Rec Center Complex Geotechnical Engineering report as issued by UES Professional Solutions 45, LLC on November 4, 2024

Rec Center Complex Grading Recommendations – Soccer and Practice Fields as issued by UES Professional Solutions 45, LLC on April 25, 2025

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Rec Center 95% Technical Specifications as issued by Kimley-Horn in April 2025

Administration and Recreation Center 95% Contract Drawings issued by PBK on April 21, 2025

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
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Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item	Price
Escalation Allowance	\$1,055,344.00

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

Reference attached GMP Package - Tab 05

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

BY: Craig Morgan, Mayor

(Printed name and title)



CONSTRUCTION MANAGER *(Signature)*

BY: David Paden, Austin Division President

(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 08:32:19 CDT on 07/10/2025.

Changes to original AIA text

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Rec Center 95% Technical Specifications as issued by Kimley-Horn in April 2025
Administration and Recreation Center Project Specifications as issued by PBK on April 21, 2025
Rec Center Complex Geotechnical Engineering report as issued by UES Professional Solutions
45, LLC on November 4, 2024
Rec Center Complex Grading Recommendations – Soccer and Practice Fields as issued by UES
Professional Solutions 45, LLC on April 25, 2025

Rec Center 95% Technical Specifications as issued by Kimley-Horn in April 2025
Administration and Recreation Center 95% Contract Drawings issued by PBK on April 21, 2025

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Item	Price
<u>Escalation Allowance</u>	<u>\$1,055,344.00</u>

Variable Information

PAGE 1

Old Settlers Park Buildout - Package 3C - Rec Center - GMP 2

Old Settlers Park
3300 E. Palm Valley Blvd
Round Rock, TX 78665

City of Round Rock

221 East Main Street, Round Rock, TX 78644

SpawGlass Contractors, Inc.

1111 Smith Road, Austi, TX 78721

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Seventy-One Million Four Hundred and Ninety-Six Thousand Five Hundred Nineteen Dollars and Zero Cents (\$ 71,496,519.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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Reference attached GMP package - Tab 06

- ☐ The date of execution of this Amendment.
- ☒ Established as follows:
(*Insert a date or a means to determine the date of commencement of the Work.*)
- September 3rd, 2025
- ☐ Not later than () calendar days from the date of commencement of the Work.
- ☒ By the following date: April 9th, 2027

PAGE 4

Reference attached GMP Package - Tab 05

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 08:32:19 CDT on 07/10/2025 under Order No. 20250142682 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)


PRESIDENT
(Title)

7/10/25
(Dated)



SpawGlass

*Providing the Absolute Best
Construction Experience*

City of Round Rock

**Old Settler's Park Build Out
95%
Rec Center GMP #2R1**



7/1/2025



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PROJECT TEAM

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BID/PROPOSAL PACKAGE
STRATEGY

TAB 4

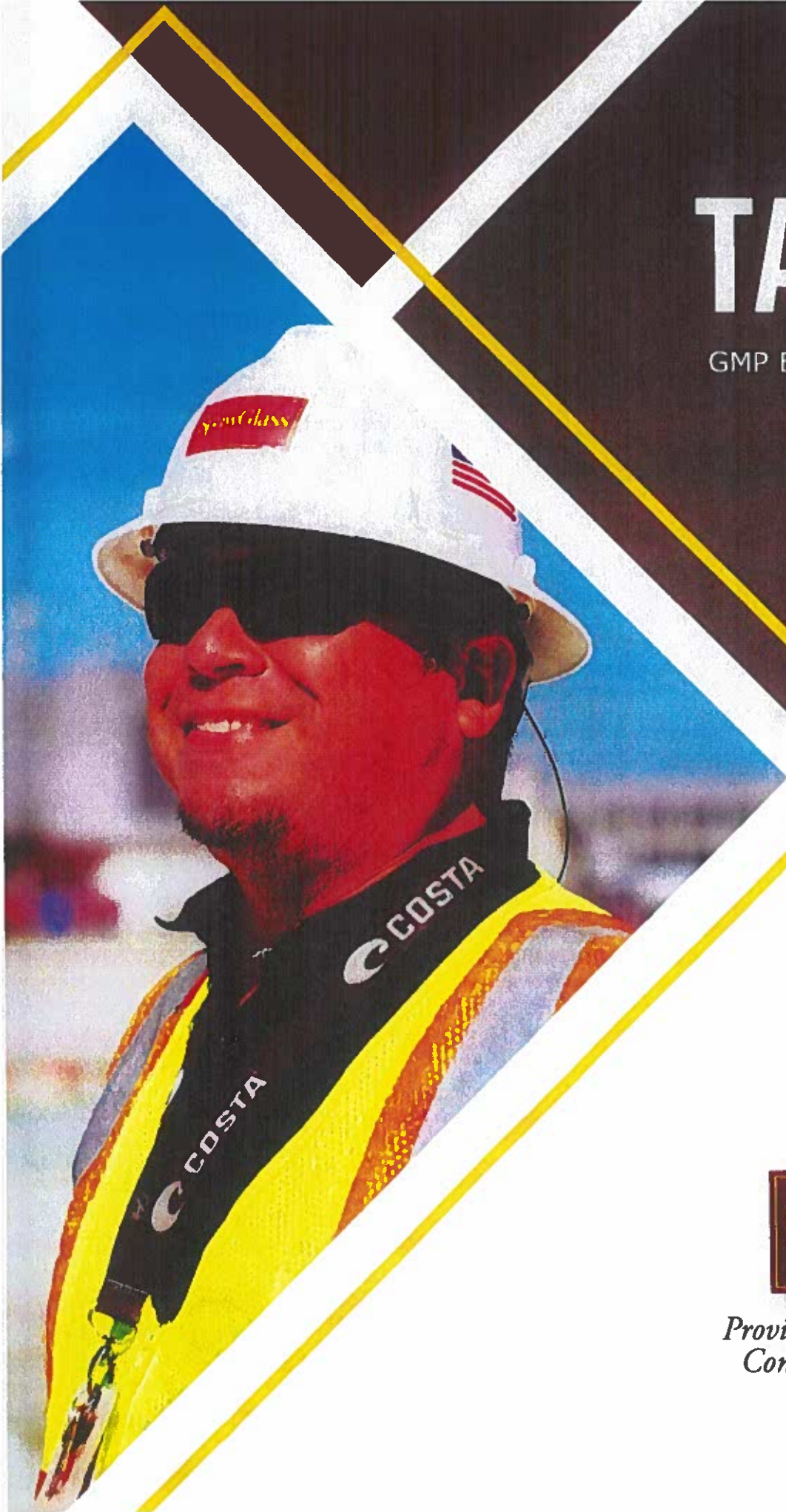
LIST OF DOCUMENTS

TAB 5

ASSUMPTIONS & CLARIFICATIONS

TAB1

GMP ESTIMATE OVERVIEW



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Project Cost Summary



95% CD GMP OVERVIEW

SpawGlass Contractors, Inc. hereby submits to the City of Round Rock for the use and benefit of the new Old Settler's Park Bulldout – Package 3C Rec Center GMP #2, based on the 95% CD Drawings, as follows:

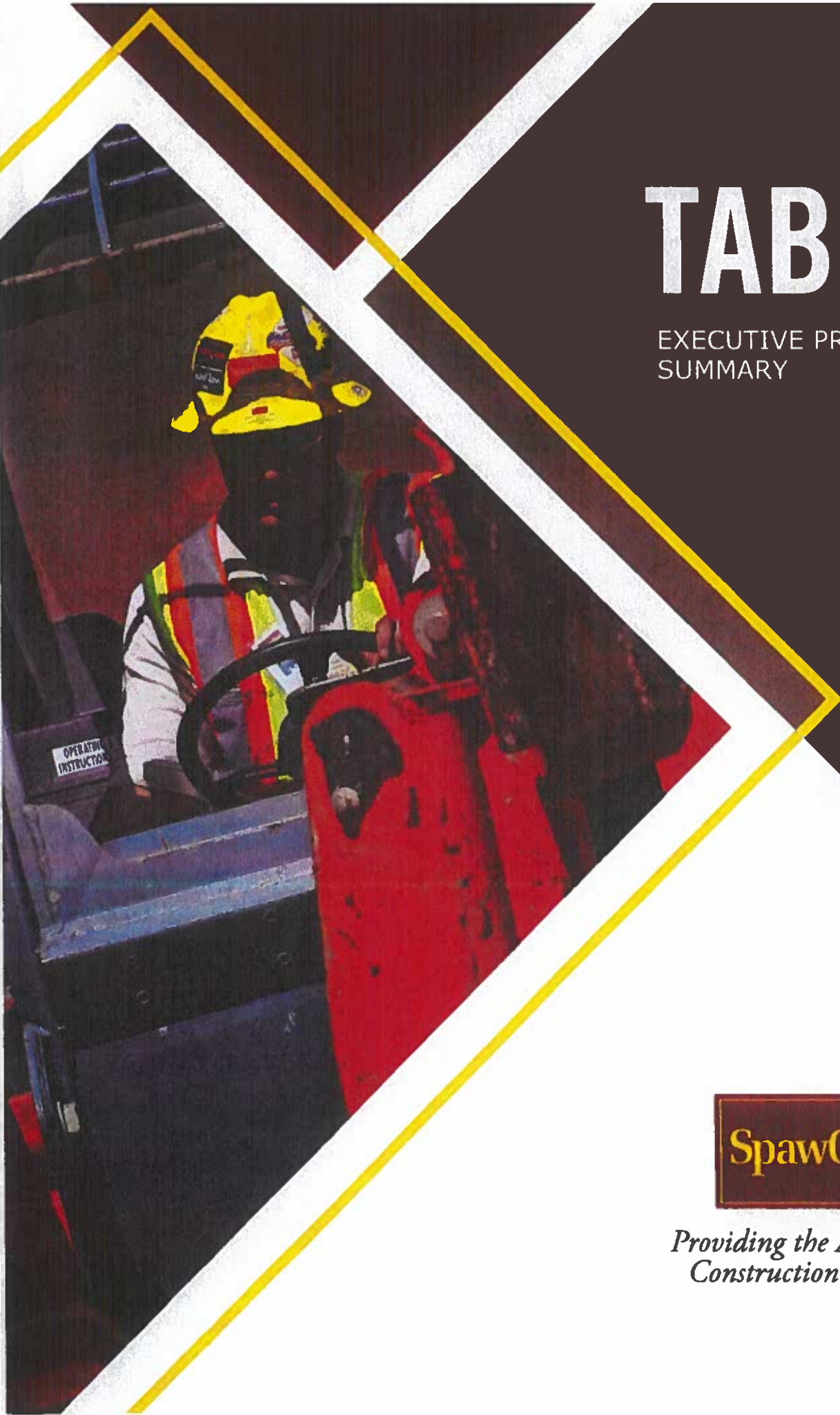
1. The proposed amount for the Direct Cost of the Work:	\$ <u>60,305,375</u>
2. General Conditions:	\$ <u>1,975,623</u>
3. Builder's Risk Insurance:	\$ <u>116,182</u>
4. General Liability Insurance:	\$ <u>539,084</u>
5. Payment & Performance Bonds:	\$ <u>495,149</u>
6. Subcontractor Default Insurance (1.25%):	\$ <u>753,817</u>
7. Warranty:	\$ <u>178,741</u>
8. Escalation/Tariffs:	\$ <u>1,055,344</u>
9. Construction Manager's Contingency (3.0%):	\$ <u>2,144,896</u>
10. Design Progression Contingency (2%):	\$ <u>1,429,930</u>
11. Construction Phase Fee (3.50%):	\$ <u>2,502,378</u>
12. TOTAL: LINE ITEMS 1 THROUGH 11:	\$ <u>71,496,519</u>

Tyler Wenzel

Tyler Wenzel, Project Executive

TAB 2

EXECUTIVE PROJECT
SUMMARY



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Executive Summary



City of Round Rock – Old Settler's Park Build Out

Package 3C – Rec Center 95% CD Drawings

3300 E Palm Valley Blvd Round Rock, TX 78665

Scope of Work

The Rec Center 95% CD GMP #2 includes: general conditions, general requirements, structural concrete, site concrete, masonry, structural steel, misc. steel, stairs, millwork, waterproofing, roofing, windows, doors, hardware, metal framing, drywall, metal panels, ceramic tile, flooring, painting, signage allowance, equipment, elevators, ceilings, PEMB, fire sprinklers, plumbing, HVAC, electrical, fire alarm, landscaping, synthetic fields, track and fields.

Overview

GMP #1 for earthwork and site utilities is already underway.

GMP #2 for the balance of scopes is included here. Breaking the packages out allowed the earthwork for the Rec Center to concurrently with the Rock 'N River, resulting in a net savings to the city.

TAB 3

PROJECT TEAM

SpawGlass

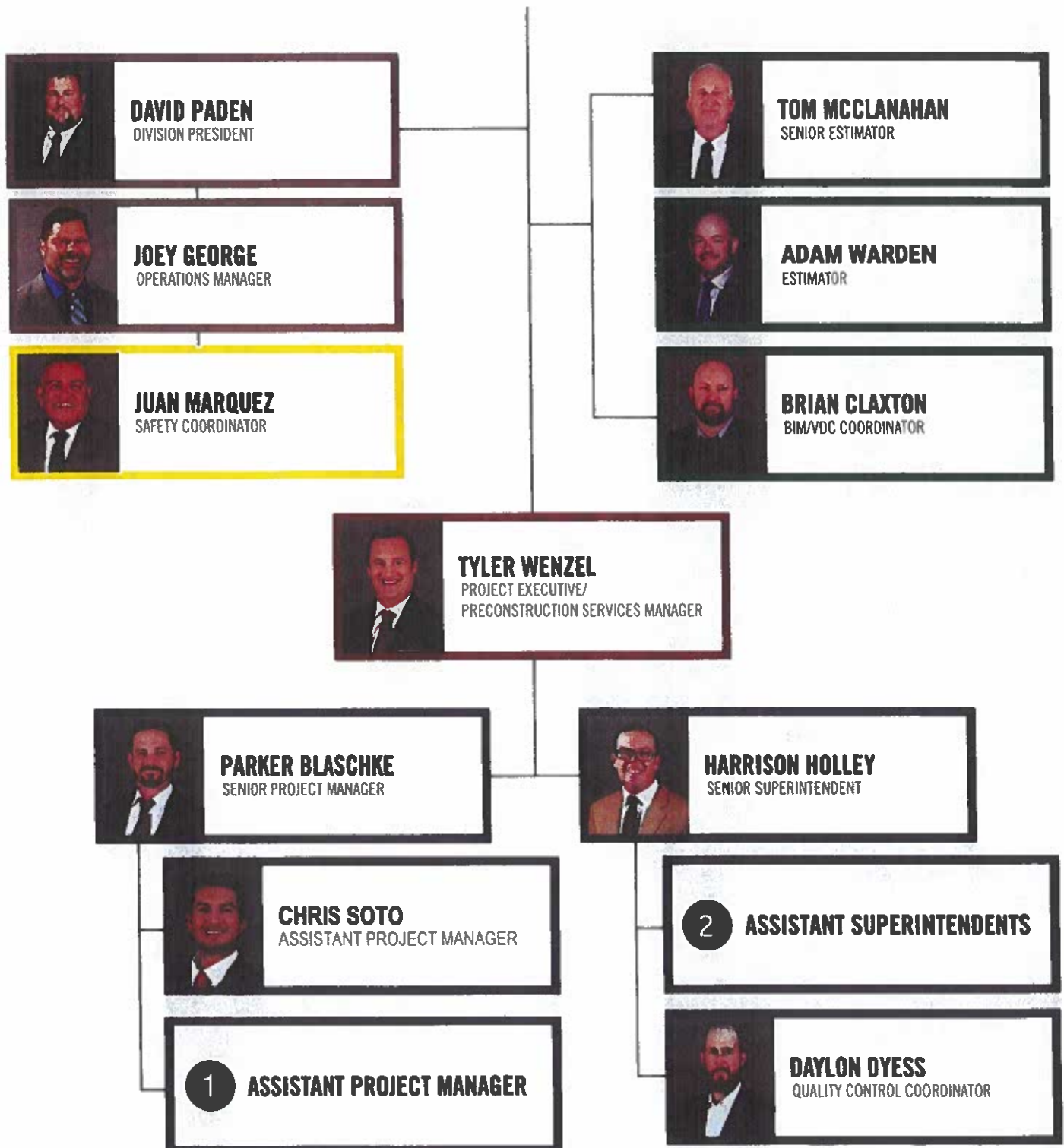
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ORGANIZATION CHART

LEGEND

- Management Support
- Team Lead/Single Point-of-Contact
- On-site Team
- Safety
- Preconstruction/Estimating Support

CITY OF ROUND ROCK



TAB 4

LIST OF DOCUMENTS



SpawGlass

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List of Documents



CoRR OSP - Rec Center and Admin Building
95% CD Drawings - GMP #2

SHEET DESCRIPTION	REVISION DATE
G001 - SHEET INDEX	4/21/2025
G002 - GENERAL PROJECT INFORMATION	4/21/2025
G010 - PROJECT DATA AND CODE REVIEW	4/21/2025
G011 - LEVEL 1 - LIFE SAFETY EGRESS PLAN - AREA A	4/21/2025
G012 - LEVEL 1 - LIFE SAFETY EGRESS PLAN - AREA B	4/21/2025
G013 - LEVEL 2 - LIFE SAFETY EGRESS PLAN - AREA B	4/21/2025
G014 - LEVEL 1 - LIFE SAFETY EGRESS PLAN - AREA C	4/21/2025
G015 - MEZZANINE LEVEL - LIFE SAFETY EGRESS PLAN - AREA C	4/21/2025
G020 - ACCESSIBILITY GUIDELINES	4/21/2025
G035 - COURT LEVEL FLOOR PLAN - AREA D - SPECIAL CONDITIONS	4/21/2025
A0.01 - ARCHITECTURAL LEGENDS	4/21/2025
AS101 - ARCHITECTURAL SITE PLAN	4/21/2025
AS711 - SITE DETAILS	4/21/2025
AS712 - SITE DETAILS	4/21/2025
CA 101 AIRNASIUM SITE PLAN	4/21/2025
CA 201 AIRNASIUM FIELD DRAINAGE PLAN	4/21/2025
CA 301 AIRNASIUM FIELD SUBGRADE GRADING PLAN	4/21/2025
CA 302 AIRNASIUM FIELD STONE GRADING PLAN	4/21/2025
CA 401 AIRNASIUM DETAILS	4/21/2025
A100 - GRID GEOMETRY - OVERALL	4/21/2025
A101 - SLAB PLAN - AREA A	4/21/2025
A102 - SLAB PLAN - AREA B	4/21/2025
A103 - SLAB PLAN - AREA C	4/21/2025
A104 - SLAB PLAN - AREA D	4/21/2025
A105 - SLAB PLAN - LEVEL 2 - AREA B	4/21/2025
A106 - SLAB PLAN - MEZZANINE - AREA C	4/21/2025
A110 - LEVEL 1 FLOOR PLAN - OVERALL	4/21/2025
A111 - LEVEL 1 FLOOR PLAN AREA A	4/21/2025
A112 - LEVEL 1 FLOOR PLAN - AREA B	4/21/2025
A113 - LEVEL 1 FLOOR PLAN - AREA C	4/21/2025
A114 - LEVEL 1 FLOOR PLAN - AREA D	4/21/2025
A120 - LEVEL 2 FLOOR PLAN - OVERALL	4/21/2025
A121 - LEVEL 2 FLOOR PLAN - AREA B	4/21/2025
A122 - MEZZANINE LEVEL FLOOR PLAN - AREA C	4/21/2025
A123 - LEVEL 2 FLOOR PLAN - BRIDGE	4/21/2025
A123 ALT#1 - LEVEL 2 FLOOR PLAN - BRIDGE	4/21/2025

A210 - LEVEL 1 CEILING PLAN - OVERALL	4/21/2025
A211 - LEVEL 1 CEILING PLAN - AREA A	4/21/2025
A212 - LEVEL 1 CEILING PLAN - AREA B	4/21/2025
A213 - LEVEL 1 CEILING PLAN - AREA C	4/21/2025
A214 - LEVEL 1 CEILING PLAN - AREA D	4/21/2025
A220 - LEVEL 2 CEILING PLAN - OVERALL	4/21/2025
A221 - LEVEL 2 CEILING PLAN - AREA B	4/21/2025
A222 - MEZZANINE LEVEL CEILING PLAN - AREA C	4/21/2025
A301 - ROOF PLAN - OVERALL	4/21/2025
A301A - ROOF PLAN - AREA A	4/21/2025
A301B - ROOF PLAN - AREA B	4/21/2025
A301C - ROOF PLAN - AREA C	4/21/2025
A301D - ROOF PLAN - AREA D	4/21/2025
A311 - ROOF DETAILS (MOD. BIT)	4/21/2025
A312 - ROOF DETAILS (METAL PANEL)	4/21/2025
A401 - ENLARGED FLOOR PLANS	4/21/2025
A402 - ENLARGED FLOOR PLANS	4/21/2025
A405 - ENLARGED CEILING PLANS	4/21/2025
A410 - ENLARGED STAIRS	4/21/2025
A411 - ENLARGED STAIRS	4/21/2025
A412 - ENLARGED STAIRS	4/21/2025
A413 - ENLARGED STAIRS	4/21/2025
A414 - ENLARGED STAIRS	4/21/2025
A415 - ENLARGED STAIRS	4/21/2025
A430 - STAIRS DETAILS	4/21/2025
A500 - MATERIALS SELECTION SUMMARY - EXTERIOR	4/21/2025
A501 - EXTERIOR ELEVATIONS - OVERALL	4/21/2025
A511 - EXTERIOR ELEVATIONS - AREA A	4/21/2025
A512 - EXTERIOR ELEVATIONS - AREA A	4/21/2025
A513 - EXTERIOR ELEVATIONS - AREA B	4/21/2025
A514 - EXTERIOR ELEVATIONS - AREA B	4/21/2025
A515 - EXTERIOR ELEVATIONS - AREA B	4/21/2025
A516 - EXTERIOR ELEVATIONS - AREA C	4/21/2025
A517 - EXTERIOR ELEVATIONS - AREA C	4/21/2025
A518 - EXTERIOR ELEVATIONS - AREA D	4/21/2025
A519 - EXTERIOR ELEVATIONS - AREA D	4/21/2025
A520 - EXTERIOR ELEVATIONS - BRIDGE	4/21/2025
A521 - ENLARGED EXTERIOR ELEVATIONS	4/21/2025
A522 - ENLARGED EXTERIOR ELEVATIONS	4/21/2025
A523 - ENLARGED EXTERIOR ELEVATIONS	4/21/2025
A524 - ENLARGED EXTERIOR ELEVATIONS	4/21/2025
A525 - ENLARGED EXTERIOR ELEVATIONS	4/21/2025
A526 - ENLARGED EXTERIOR ELEVATIONS	4/21/2025
A527 - ENLARGED EXTERIOR ELEVATIONS	4/21/2025
A528 - ENLARGED EXTERIOR ELEVATIONS	4/21/2025
A529 - ENLARGED EXTERIOR ELEVATIONS	4/21/2025
A601 - BUILDING SECTIONS	4/21/2025
A602 - BUILDING SECTIONS	4/21/2025

A603 - BUILDING SECTIONS	4/21/2025
A604 - BUILDING SECTIONS	4/21/2025
A621 - WALL SECTIONS AREA B	4/21/2025
A622 - WALL SECTIONS AREA B	4/21/2025
A623 - WALL SECTIONS AREA B	4/21/2025
A624 - WALL SECTIONS AREA C	4/21/2025
A625 - WALL SECTIONS AREA C	4/21/2025
A626 - WALL SECTIONS AREA C	4/21/2025
A627 - WALL SECTIONS AREA D	4/21/2025
A628 - WALL SECTIONS AREA D	4/21/2025
A701 - PLAN DETAILS - EXTERIOR - AREA B	4/21/2025
A702 - PLAN DETAILS - EXTERIOR - AREA B	4/21/2025
A703 - PLAN DETAILS - EXTERIOR - AREA B	4/21/2025
A704 - PLAN DETAILS INTERIOR - AREA B	4/21/2025
A705 - PLAN DETAILS INTERIOR - AREA B	4/21/2025
A706 - PLAN DETAILS EXTERIOR - AREA C	4/21/2025
A707 - PLAN DETAILS EXTERIOR - AREA C	4/21/2025
A708 - PLAN DETAILS EXTERIOR - AREA C	4/21/2025
A709 - PLAN DETAILS EXTERIOR - AREA C	4/21/2025
A710 - PLAN DETAILS INTERIOR - AREA C	4/21/2025
A711 - PLAN DETAILS INTERIOR - AREA C	4/21/2025
A712 - PLAN DETAILS EXTERIOR - AREA D	4/21/2025
A713 - PLAN DETAILS INTERIOR - AREA D	4/21/2025
A715 - WALL SECTIONS DETAILS	4/21/2025
A716 - WALL SECTIONS DETAILS	4/21/2025
A717 - WALL SECTIONS DETAILS	4/21/2025
A718 - WALL SECTIONS DETAILS	4/21/2025
A719 - WALL SECTIONS DETAILS	4/21/2025
A720 - WALL SECTIONS DETAILS	4/21/2025
A725 - ENLARGED DETAILS - PORTALS	4/21/2025
A726 - ENLARGED DETAILS - PORTALS	4/21/2025
A727 - ENLARGED DETAILS - RECEPTION	4/21/2025
A728 - ENLARGED DETAILS - RECEPTION	4/21/2025
A729 - ENLARGED DETAILS - RECEPTION	4/21/2025
A731 - DETAILS - SHOWER	4/21/2025
A732 - DETAILS - METAL FABRICATION	4/21/2025
A733 - ELEVATION - METAL FABRICATION	4/21/2025
A734 - DETAILS - METAL FABRICATION	4/21/2025
A735 - CEILING DETAILS	4/21/2025
A740 - PLINTH DETAILS	4/21/2025
A801 - PARTITION TYPES	4/21/2025
A801A - PARTITION TYPES	4/21/2025
A801B - PARTITION TYPES	4/21/2025
A802 - PARTITION HEAD AND FRAMING DETAILS	4/21/2025
A810 - DOOR SCHEDULES AND TYPES	4/21/2025
A811 - DOOR DETAILS	4/21/2025
A820 - GLAZING TYPES EXTERIOR	4/21/2025
A821 - GLAZING TYPES INTERIOR	4/21/2025

A831 - GLAZING & LOUVER DETAILS	4/21/2025
A840 - CASEWORK TYPES	4/21/2025
A841 - CASEWORK SCHEDULE	4/21/2025
A844 - MILLWORK DETAILS	4/21/2025
A845 - MILLWORK DETAILS	4/21/2025
A900 - LEVEL 1 FINISH FLOOR PLAN - OVERALL	4/21/2025
A901 - LEVEL 1 FINISH FLOOR PLAN - AREA A	4/21/2025
A902 - LEVEL 1 FINISH FLOOR PLAN - AREA B	4/21/2025
A903 - LEVEL 1 FINISH FLOOR PLAN - AREA C	4/21/2025
A904 - LEVEL 1 FINISH FLOOR PLAN - AREA D	4/21/2025
A905 - LEVEL 2 FINISH FLOOR PLAN - OVERALL	4/21/2025
A906 - LEVEL 2 FINISH FLOOR PLAN - AREA B	4/21/2025
A907 - MEZZANINE LEVEL FINISH FLOOR PLAN - AREA C	4/21/2025
A908 - STRIPING PLAN - AREA C	4/21/2025
A910 - ROOM FINISH SCHEDULE & TRANSITION DETAILS	4/21/2025
A911 - MATERIALS SELECTION SUMMARY - INTERIORS	4/21/2025
A920 - INTERIOR ELEVATIONS AREA A	4/21/2025
A921 - INTERIOR ELEVATIONS AREA A	4/21/2025
A922 - INTERIOR ELEVATIONS AREA B	4/21/2025
A923 - INTERIOR ELEVATIONS AREA B	4/21/2025
A924 - INTERIOR ELEVATIONS AREA B	4/21/2025
A925 - INTERIOR ELEVATIONS AREA B - LEVEL 2	4/21/2025
A926 - INTERIOR ELEVATIONS AREA C	4/21/2025
A927 - INTERIOR ELEVATIONS AREA C	4/21/2025
A928 - INTERIOR ELEVATIONS AREA C	4/21/2025
A929 - INTERIOR ELEVATIONS AREA C	4/21/2025
A930 - INTERIOR ELEVATIONS AREA C	4/21/2025
A931 - INTERIOR ELEVATIONS AREA C	4/21/2025
A932 - INTERIOR ELEVATIONS AREA C - MEZZANINE	4/21/2025
A936 - INTERIOR ELEVATIONS AREA D	4/21/2025
A937 - INTERIOR ELEVATIONS AREA D	4/21/2025
A938 - INTERIOR ELEVATIONS AREA D	4/21/2025
AE01 - FITNESS EQUIPMENT PLANS	4/21/2025
S-000-3D VIEW & SHEET LIST	4/21/2025
S-010-GENERAL NOTES	4/21/2025
S-011-GENERAL NOTES	4/21/2025
S-012-GENERAL NOTES	4/21/2025
S-013-GENERAL SUBGRADE NOTES AND TYP DETAILS	4/21/2025
S-101-COMPOSITE FOUNDATION PLAN	4/21/2025
S-101A-FOUNDATION PLAN-AREA A	4/21/2025
S-101B-FOUNDATION PLAN-AREA B	4/21/2025
S-101C-FOUNDATION PLAN-AREA C	4/21/2025
S-101D-FOUNDATION PLAN-AREA D	4/21/2025
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S-102-COMPOSITE SECOND FLOOR FRAMING PLAN	4/21/2025
S-102B-SECOND FLOOR AND LOW ROOF FRAMING PLAN -AREA B	4/21/2025
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S-303-GENERAL FOUNDATION NOTES AND TYP DETAILS	4/21/2025
S-304-GENERAL FOUNDATION NOTES AND TYP DETAILS	4/21/2025
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S-311-FOUNDATION DETAILS	4/21/2025
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S-401-GENERAL CMU NOTES AND TYP DETAILS	4/21/2025
S-402-MISC CMU DETAILS	4/21/2025
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S-505-COMPOSITE STEEL NOTES AND TYP DETAILS	4/21/2025
S-506-GENERAL STEEL NOTES AND TYP DETAILS	4/21/2025
S-507-GENERAL STEEL NOTES AND TYP DETAILS	4/21/2025
S-508-GENERAL STEEL NOTES AND TYP DETAILS	4/21/2025
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S-511-COMPOSITE FRAMING DETAILS	4/21/2025
S-512-COMPOSITE FRAMING DETAILS	4/21/2025
S-520-ROOF FRAMING DETAILS	4/21/2025
S-521-ROOF FRAMING DETAILS	4/21/2025
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S-600-TYPICAL WIND BRACING ELEVATIONS	4/21/2025

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AQ3.1-COLD PLUNGE POOL DETAILS	4/21/2025
AQ4.0-POOL SUCTION PIPING PLAN	4/21/2025
AQ4.1-POOL RETURN PIPING PLAN	4/21/2025
AQ5.0-POOL MECHANICAL ROOM NOTES & SCHEDULES	4/21/2025
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AQ6.0-POOL SYSTEMS SCHEMATICS	4/21/2025
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M502-MECHANICAL SCHEDULES	4/21/2025
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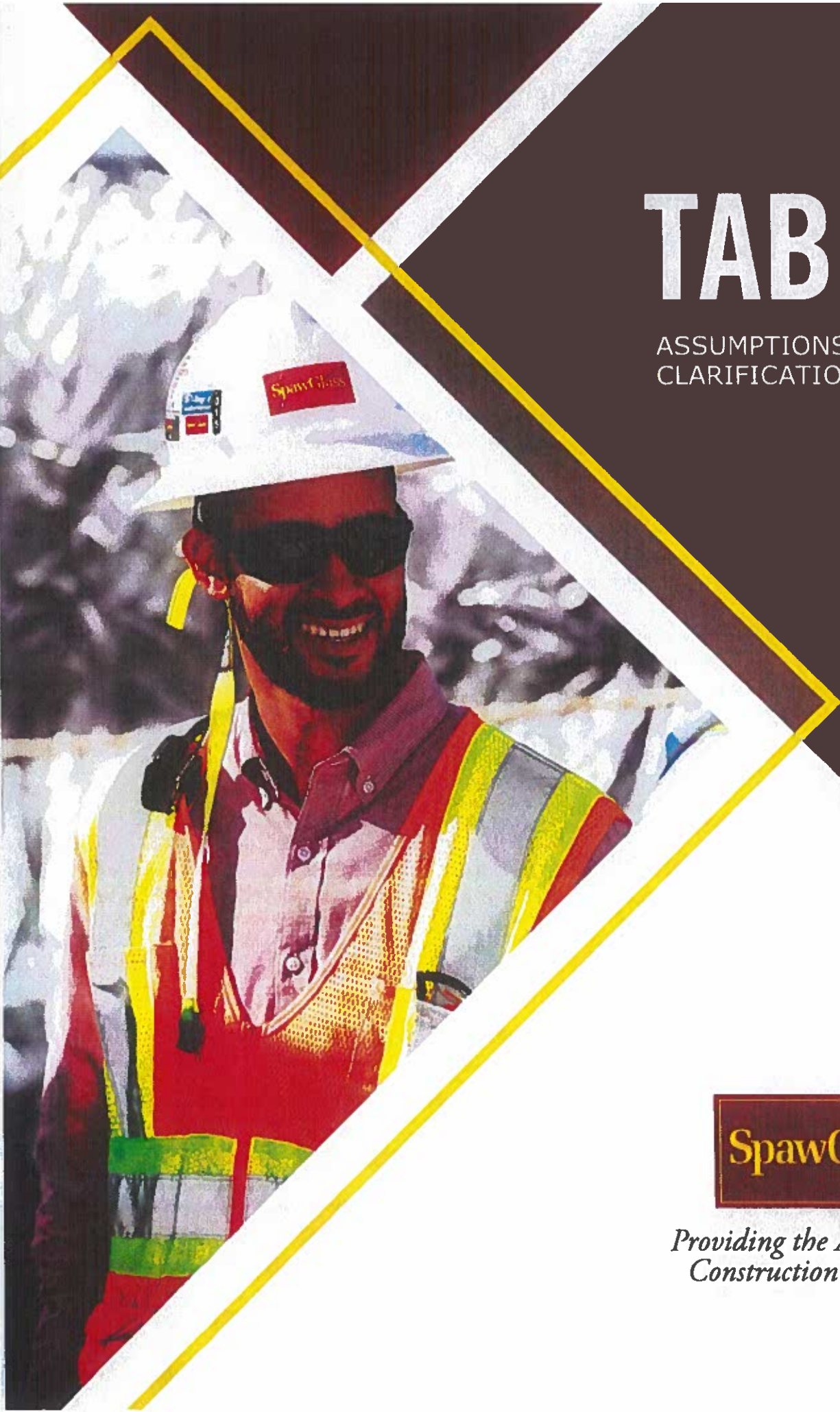
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E311-FIRE ALARM LEVEL 1 CEILING PLAN -AREA A & B	4/21/2025
E312-FIRE ALARM LEVEL 1 CEILING PLAN -AREA C & D	4/21/2025
E320-FIRE ALARM LEVEL 2 CEILING PLAN -OVERALL	4/21/2025
E500-ELECTRICAL RISER DIAGRAM	4/21/2025
E501-PANEL SCHEDULE	4/21/2025
E502-PANEL SCHEDULE	4/21/2025
E600-LIGHTING FIXTURE SCHEDULE	4/21/2025
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E602-ELECTRICAL DETAILS	4/21/2025
E603-ELECTRICAL DETAILS	4/21/2025
E604-ELECTRICAL DETAILS	4/21/2025
E605-ELECTRICAL DETAILS	4/21/2025
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FP401-FIRE PROTECTION DETAILS	4/21/2025
P100-PLUMBING SITE PLAN	4/21/2025
P101-PLUMBING UNDERGROUND FLOOR PLAN -AREA A & B	4/21/2025
P102-PLUMBING UNDERGROUND FLOOR PLAN -AREA C & D	4/21/2025
P111-PLUMBING LEVEL 1 FLOOR PLAN -AREA A & B	4/21/2025
P112-PLUMBING LEVEL 1 FLOOR PLAN -AREA C & D	4/21/2025
P121-PLUMBING LEVEL 2 FLOOR PLAN -AREA B	4/21/2025
P122-PLUMBING LEVEL 2 FLOOR PLAN -AREA C	4/21/2025
P301-PLUMBING ROOF PLAN -OVERALL	4/21/2025
P401-PLUMBING DETAILS AND SCHEDULES	4/21/2025
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L-4.0-SITE DETAILS	4/21/2025
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L-4.4-SITE DETAILS	4/21/2025
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L-5.2-LANDSCAPE PLAN	4/21/2025
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L-5.4-LANDSCAPE PLAN	4/21/2025
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PF-1.1-PLAYING FIELD FENCING & NETTING PLAN SOUTH	4/21/2025
PF-2.0-PLAYING FIELD LAYOUT & MATERIALS PLAN	4/21/2025
PF-2.1-PLAYING FIELD LAYOUT & MATERIALS PLAN	4/21/2025

PF-2.2-PLAYING FIELD LAYOUT & MATERIALS PLAN	4/21/2025
PF-2.3-PLAYING FIELD LAYOUT & MATERIALS PLAN	4/21/2025
PF-3.0-PLAYING FIELD GRADING PLAN	4/21/2025
PF-3.1-PLAYING FIELD GRADING PLAN	4/21/2025
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PF-4.0-PLAYING FIELD SUBDRAINAGE PLAN	4/21/2025
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PF-4.2-PLAYING FIELD SUBDRAINAGE PLAN	4/21/2025
PF-5.0-PLAYING FIELD DETAILS	4/21/2025
PF-5.1-PLAYING FIELD DETAILS	4/21/2025
PF-5.2-PLAYING FIELD DETAILS	4/21/2025
PF-5.3-PLAYING FIELD DETAILS	4/21/2025
PF-5.4-PLAYING FIELD DETAILS	4/21/2025
PF-5.5-PLAYING FIELD DETAILS	4/21/2025
PF-5.6-PLAYING FIELD DETAILS	4/21/2025
PF-6.0-PLAYING FIELD CUTSHEETS	4/21/2025
PF-6.1-PLAYING FIELD CUTSHEETS	4/21/2025
PF-6.2-PLAYING FIELD CUTSHEETS	4/21/2025
PF-6.3-PLAYING FIELD CUTSHEETS	4/21/2025
AS-1 -RECREATION CENTER COMPLEX RESTROOM GENERAL NOTES	4/21/2025
AS-2 -RECREATION CENTER COMPLEX RESTROOM FOUNDATION PLAN	4/21/2025
AS-3 -RECREATION CENTER COMPLEX RESTROOM ROOF FRAMING PLAN	4/21/2025
AS-4 -RECREATION CENTER COMPLEX RESTROOM FOUNDATION DETAILS	4/21/2025
AS-5 -RECREATION CENTER COMPLEX RESTROOM ROOF FRAMING DETAILS	4/21/2025
A.101-RECREATION CENTER COMPLEX RESTROOM FLOOR PLAN	4/21/2025
A.102-RECREATION CENTER COMPLEX RESTROOM REFLECTED PLAN	4/21/2025
A.103-RECREATION CENTER COMPLEX RESTROOM ROOF PLAN	4/21/2025
A.104-RECREATION CENTER COMPLEX RESTROOM FLOOR PLAN	4/21/2025
A.201-RECREATION CENTER COMPLEX RESTROOM EXTERIOR ELEVATIONS	4/21/2025
A.301-RECREATION CENTER COMPLEX RESTROOM BUILDING CROSS SECTIONS	4/21/2025
A.401-RECREATION CENTER COMPLEX RESTROOM INTERIOR ELEVATIONS	4/21/2025
A.501-RECREATION CENTER COMPLEX RESTROOM WALL SECTIONS	4/21/2025
A.502-ROCKIN' RIVER PUMP FILTRATION / RESTROOM BUILDING DOOR DETAILS	4/21/2025
A.601-ROCKIN' RIVER PUMP FILTRATION / RESTROOM BUILDING SCHEDULES	4/21/2025
A.701-ROCKIN' RIVER PUMP FILTRATION / RESTROOM BUILDING SCHEDULES	4/21/2025
M-1 SHEET NUMBER-RECREATION CENTER COMPLEX RESTROOM- HVAC	4/21/2025
M-2 SHEET NUMBER-DETAILS - HVAC	4/21/2025
P-1-RECREATION CENTER COMPLEX RESTROOM BUILDING - PLUMBING	4/21/2025
P-2 SHEET NUMBER-NOTES & DETAILS - PLUMBING	4/21/2025
E-0-ELECTRICAL SYMBOL LEGEND	4/21/2025
E-1-OVERALL SITE PLAN -ELECTRICAL	4/21/2025
E-2-TRACK & FIELD COMPLEX PLAN -ELECTRICAL	4/21/2025
E-3-TRACK & FIELD COMPLEX PLAN -SPECIAL SYSTEMS	4/21/2025
E-4-NORTH SOCCER FIELDS PLAN -ELECTRICAL	4/21/2025
E-5-PARKING LOT PLAN -ELECTRICAL	4/21/2025
E-6-RESTROOM BUILDING PLANS - ELECTRICAL	4/21/2025
E-7-ELECTRICAL RISER DIAGRAM	4/21/2025

TAB 5

ASSUMPTIONS &
CLARIFICATIONS



SpawGlass

*Providing the Absolute Best
Construction Experience*



Assumptions and Clarifications



**City of Round Rock – Old Settler's Park Build Out
Package 3C – Rec Center BUILDINGS 95% CD Drawings
3300 E Palm Valley Blvd Round Rock, TX 78665**

GENERAL QUALIFICATIONS

1. Kimley Horn and Associates, Inc. is the civil engineer/prime consultant of record.
2. Based on an anticipated NTP of August 2025.
3. The baseline schedule is based on a 5-day work week.
4. Normal working hours have been included from 7:00 AM to 5:30 PM unless otherwise noted, with exception to early concrete operations as deemed necessary. It is also assumed that work can occur on a 7 day a week schedule if required.
5. In order to subcontract scopes of work in a timely manner to meet the construction schedule it is assumed that buyout packages will be reviewed within 5 business days of their submission.
6. LEED Certifications or Green Building Programs are not incorporated into the project.
7. Builders Risk Insurance is provided by SpawGlass. Builder's Risk deductible to be paid from contractors' contingency.
8. Performance & Payment Bonds are provided by SpawGlass.
9. General Liability is provided by SpawGlass.
10. Proposal assumes that the specified material and equipment are available as required to meet the schedule. If they are not available as required, we assume the Owner/Architect will authorize alternate material or equipment selections.
11. Owner must accept GMP within 30 calendar days, at which time pricing may expire.
12. General conditions were originally based on one overall project and GMP during the RFP/RFQ time, and not as later outlined by the City. Any general conditions savings or losses from this package are to be rolled into the other GMP packages.

SPECIFIC QUALIFICATIONS

Division 01 – General Requirements and General Conditions

1. SpawGlass general requirements assume an 18-month project construction schedule.
2. SpawGlass general conditions are included in the cost reports under Indirect Costs WBS.
3. Construction photos will be taken on a regular basis by SpawGlass. Digital files will be provided monthly. Aerial photos will also be taken.
4. As-Built drawings, record drawings and record submittals will be kept in electronic format. These files will be accessible to all on the jobsite.
5. Reasonable repairs or damage caused by contractor(s) will be funded from the CM Contingency if funds remain.
6. Dimensional Control for the Project is included.
7. Individual non-photographic hard hat stickers for workers will be utilized.



Assumptions and Clarifications



8. On-site construction facilities have been included in this proposal.
9. Temporary barriers and enclosures are included to delineate construction zone from the public.
10. Construction cleaning and waste management have been included.
11. City fees related to tree mitigation are to be by the Owner.
12. No sound/vibration monitoring included.
13. Dust control included in GR's.

Division 02 – Existing Conditions

1. NA

Division 03 – Concrete

1. Concrete includes all building and structural.
2. Class B finish.
3. Gym seating is priced as cast in place concrete with Geofoam fill.
4. The drilled piers are priced as straight shaft with an assumed depth of 25' to bearing stratum with embedment into the bearing surface of 2X the pier diameter.
5. Formed grade beams are not included.
6. Casing of Piers is not included.
7. Rock Excavation only included for the Rec and Admin Center Elevator Pits
8. Rebar included at sidewalks per City of Round Rock detail (#4s at 12" o.c.e.w.)
9. Xypex or any other waterproofing/repealing admixtures are excluded.
10. Straight cement mix designs are not included.
11. Fuel prices above \$3.50 per gallon are not included.
12. Standard sidewalk is included at the areas noted as 40ft storage container
13. \$10,000 allowance included for specialty finish concrete at hydrotherapy room pending design.
14. Includes corner spread footings at 3 storage containers.

Division 04 – Masonry

1. Stone Veneer is priced at an allowance of \$160/TN for chopped Cream Limestone Random Ashlar pattern.
2. Modular brick veneer is priced with an allowance of \$1,000/ 1,000 bricks.
3. No veneer wall at CIP stem wall adjacent to speed track.

Division 05 – Metals

1. Includes SS cable railing as shown.
2. TNEMEC carried under painting scope.



Assumptions and Clarifications

3. Joists are quoted with standard deflection limits. Special deflections noted on drawings for basketball goals, volleyball nets, partition curtains, and folding partitions are specifically excluded.
4. Gym equipment and accessory supports not sized on structural drawings are excluded
5. AESS processes are not included.
6. Specified manufacturer for drink railing and similar railings in the recreation building court area could not meet production for the schedule. A budget is included for a similar system.
7. Galvanized material is included within the Area D area shown on G035 (Hydrotherapy to mechanical yard).

Division 06 – Wood, Plastics, and Composites

1. Includes millwork as shown.
2. Wood blocking on the exterior and interior of the buildings as needed.

Division 07 – Thermal and Moisture Protection

1. Includes joint sealants, weather barrier, waterproofing for the buildings and structures.
2. Includes rigid insulation around the exterior building envelope walls.
3. Traffic coating at Level 2 walkway has been included.

Division 08 – Openings

1. An allowance has been provided for Doors/Hardware sets not specified in the Door/Hardware Schedule. Includes \$30,000 allowance for electronic openings.
2. Assumed hybrid rate for glazed openings, not specifically curtainwall or storefront.
3. Specification 08 33 32 calls for the Overhead Colling Door to be a Fire Rated and Smoke Control assembly with an STC rating of 26. This is not a possible system. We have included an overhead colling door system with an STC rating of 28 and the fire and smoke rating is excluded.
4. The mechanical screen wall has been included as Ruskin Model EV811 as an approved manufacturer per the specifications. If the Ametco Phoenix system is to be included, an additional \$300,000 will need to be added to the GMP.

Division 09 – Finishes

1. Includes all finishes shown.
2. Excludes level 5 paint finish not at wall graphics.
3. ACT 1 is included as Rockfon Pacific 220 (2x2) in 9/16" grid.
4. ACT 4 is included as Rockfon Cinema 1200 (2x2) in 9/16" grid.
5. We have substituted the Rockfon Circle Clouds for Armstrong Soundscapes Circle Clouds as the Rockfon Circle Clouds are unavailable in the United States.
6. TURF blades have been included per RCP's.
7. Tectum square edge panels in Natural color are included.
8. ACT 2 and 3 are indicated on the finish plans but are not called out on the drawings and have been excluded.
9. ACP-2 is indicated on the finish plan but is not called out on the drawings and has been excluded.



Assumptions and Clarifications



10. TNEC primer and paint have been included at all exposed steel and steel in non-conditioned space per documents.

Division 10 – Specialties

1. Includes toilet accessories, fire extinguishers, Knox Boxes, and signage.
2. Excludes 10 82 00 – Prefinished Aluminum Equipment Screens as they are not shown in the drawings and are being carried in Division 8.
3. RFID Electronic Locking for Lockers – access bracelets included at 3.30/unit. Access cards can be provided in lieu of bracelets for 1.60/unit. Base Bid includes 117 access bracelets (one per locker).
4. Includes 750K allowance for signage including Digitally Printed Vinyl Wall Graphics and level 5 finish at wall graphics. 20k added to the 750k allowance to be allocated for level 5 finish.

Division 11 – Equipment

1. Includes in-ground pools at hydrotherapy.
2. Excludes cricket equipment or layout at 4 pack.
3. "Provided by Owner" equipment for track and fields to be furnished and installed by Owner. This includes steeplechase equipment, soccer goals, pole vault landing area, high jump landing area, high jump standards, etc.
4. Includes (1) score board, at gym.
5. Gymnasium includes wall pads.
6. Airnasium includes padding on the building columns.
7. Includes \$50,000 allowance for appliances.

Division 12 – Furnishings

1. FF&E by CoRR.
2. Gym seating is included.
3. Screening and graphics around Airnasium by Owner.
4. Playing field wind screen by Owner.

Division 13 – Special Construction

1. PEMB – Airnasium Building with Sun Skirting Around Perimeter.
2. Includes galvanized PEMB structural components.

Division 14 – Conveying Equipment

1. Machine Room-less 3,500 LB traction elevators

Division 21 – Fire Suppression

1. Wet sprinkler system is included for the Administration and Recreation Buildings.
2. Airnasium includes dry pipe fire suppression system fed from Admin building.
3. The covered Terrace area does not include fire sprinkler coverage as this is intended to be a pedestrian walkway.
4. No fire pump included.



Assumptions and Clarifications



Division 22 – Plumbing

1. Includes all plumbing as shown.
2. Includes UG gas piping from Kenny Fort to Rec Center, and then from Rec Center to Admin Building.

Division 23 – HVAC and Controls

1. Includes all HVAC as shown.
2. Includes furnishing and installing "Big Ass" fans as specified. This includes the essence and powerfoil.

Division 26 – Electrical

1. Building and Structure Electrical included.
2. Festoon lights are future/by Owner.
3. Musco lights to be provided by Owner, installed by electrician.

Division 27 – Communications

1. Infrastructure and raceways for LV. No conductors or equipment, to be provided by City.
2. All low voltage cabling, devices, terminations, and switches to be provided and installed by CoRR.
3. The fire alarm system is included in the estimate.

Division 28 – Electronic Safety & Security

1. No security included; infrastructure only. Wiring and devices by CoRR.

Division 31 – Earthwork

1. Excludes clearing, excavation and embankment, building pads and asphalt paving as they were included in GMP 1.

Division 32 – Exterior Improvements

1. Includes landscape, irrigation, irrigation sleeves.
2. Trees to be supplied by the City of Round Rock for installation by contractor.
3. Includes importing and placing 6" of sandy loam soil for lawn areas.
4. Includes 12" of imported soil for planting beds.
5. Includes Synthetic Turf within the Hatched area on the Airnasium drawing Sheet A111.



Assumptions and Clarifications



6. Airnasium fencing is priced as 8' High with one manual slide gate.
7. 6' Padding on Airnasium Columns is included. (Not Fencing)
8. Includes natural turf and synthetic turf playing fields, drainage, and irrigation systems.
9. Includes reference points "Tick Marks" for multisport layout markings.
10. Includes supplying and installing track and field equipment unless noted to be by Owner.
11. No FIFA certification on 4-Pack soccer fields included.
12. Includes all Site Concrete, Retaining Walls, Fencing, and Gates.
13. Includes Paving, Seat Walls, Integral Color and Covered Walkways at Plaza between Rec and Admin.

Division 33 – Utilities

1. Cost for site utility division is to fund cost overruns from GMP #1, as outlined in COR #4.

EXCLUSIONS

1. Permits, by Owner.
2. LEED documentation and Submittals.
3. We have not included the following items as we assume, they will be provided in a timely manner by the Owner at no cost to SpawGlass:
 - a. Materials Testing Services
 - b. Excludes all local electrical utility fees for permanent power
4. Preconstruction costs for the Project are not included in this budget.
5. Contaminated soils – hauling or disposal

TAB 6

BUDGET PROPOSAL COST
BREAKDOWN

SpawGlass

*Providing the Absolute Best
Construction Experience*

Recreation Center Buildings and Site Improvements - GMP Revision 01 95% GMP Revision 01

Estimate Date: 06/30/2025

Documents Date: 04/21/2025

Project Size (SF): 112,954

Project #: 3023121.03C

Project Location: Round Rock

Lead Estimator: Tom McClanahan

ITEM	COST	COST SF	% OF TOTAL
General Requirements (1,690,000 SF)	1,086,284	0.64	1.52 %
Site Improvements (510,327 SF)	3,140,130	6.15	4.39 %
Track and Field (516,134 SF)	9,764,669	18.92	13.66 %
Four Pack Soccer Fields (663,539 SF)	6,936,759	10.45	9.70 %
Remote Restroom Building (1,686 SF)	1,051,165	623.47	1.47 %
Airnasium - Covered Turf, Court, and Pickleball	2,589,909	123.93	3.62 %
Administration Building (29,763 SF)	14,876,123	499.82	20.81 %
Recreation Center (39,956 SF)	20,860,335	522.08	29.18 %
Indirect Costs	11,191,144	99.08	15.65 %
Total Cost	\$ 71,496,519	\$ 632.97	100.00 %

Recreation Center Buildings and Site Improvements - GMP Revision 01 95% GMP Revision 01

Estimate Date: 06/30/2025

Documents Date: 04/21/2025

Project Size (SF): 112,954

Project #: 3023121.03C

Project Location: Round Rock

Lead Estimator: Tom McClanahan

ITEM	COST	COST SF	% OF TOTAL
General Requirements (1,690,000 SF)	1,086,284	0.64	1.52 %
Div. 01 - General Requirements	1,086,284	0.64	100.00 %
Site Improvements (510,327 SF)	3,140,130	6.15	4.39 %
Div. 04 - Masonry	64,000	0.13	2.04 %
Div. 05 - Metals	85,024	0.17	2.71 %
Div. 10 - Specialties	88,151	0.17	2.81 %
Div. 26 - Electrical	585,275	1.15	18.64 %
Div. 32 - Exterior Improvements	2,087,861	4.09	66.49 %
Div. 33 - Utilities	229,819	0.45	7.32 %
Track and Field (516,134 SF)	9,764,669	18.92	13.66 %
Div. 05 - Metals	291,624	0.57	2.99 %
Div. 07 - Thermal & Moisture Protection	45,782	0.09	0.47 %
Div. 09 - Finishes	12,252	0.02	0.13 %
Div. 12 - Furnishings	40,000	0.08	0.41 %
Div. 26 - Electrical	867,847	1.68	8.89 %
Div. 32 - Exterior Improvements	8,507,165	16.48	87.12 %
Four Pack Soccer Fields (663,539 SF)	6,936,759	10.45	9.70 %
Div. 07 - Thermal & Moisture Protection	6,446	0.01	0.09 %
Div. 26 - Electrical	344,190	0.52	4.96 %
Div. 32 - Exterior Improvements	6,586,123	9.93	94.95 %
Remote Restroom Building (1,686 SF)	1,051,165	623.47	1.47 %
Div. 03 - Concrete	40,566	24.06	3.86 %
Div. 04 - Masonry	86,000	51.01	8.18 %
Div. 06 - Wood, Plastics & Composites	90,514	53.69	8.61 %
Div. 07 - Thermal & Moisture Protection	89,575	53.13	8.52 %

ITEM	COST	COST SF	% OF TOTAL
Div. 08 - Openings	46,522	27.59	4.43 %
Div. 09 - Finishes	53,744	31.88	5.11 %
Div. 10 - Specialties	59,245	35.14	5.64 %
Div. 22 - Plumbing	264,000	156.58	25.11 %
Div. 23 - Heating, Ventilating & Air Conditioning	71,000	42.11	6.75 %
Div. 26 - Electrical	250,000	148.28	23.78 %
Airnasium - Covered Turf, Court, and Pickleball (20,898 SF)	2,589,909	123.93	3.62 %
Div. 03 - Concrete	453,750	21.71	17.52 %
Div. 06 - Wood, Plastics & Composites	4,400	0.21	0.17 %
Div. 07 - Thermal & Moisture Protection	639	0.03	0.02 %
Div. 09 - Finishes	99,185	4.75	3.83 %
Div. 10 - Specialties	700	0.03	0.03 %
Div. 13 - Special Construction	865,311	41.41	33.41 %
Div. 21 - Fire Suppression	107,946	5.17	4.17 %
Div. 23 - Heating, Ventilating & Air Conditioning	71,000	3.40	2.74 %
Div. 26 - Electrical	335,900	16.07	12.97 %
Div. 28 - Electronic Safety & Security	67,100	3.21	2.59 %
Div. 32 - Exterior Improvements	583,979	27.94	22.55 %
Administration Building (29,763 SF)	14,876,123	499.82	20.81 %
Div. 03 - Concrete	966,881	32.49	6.50 %
Div. 04 - Masonry	159,000	5.34	1.07 %
Div. 05 - Metals	2,473,937	83.12	16.63 %
Div. 06 - Wood, Plastics & Composites	221,924	7.46	1.49 %
Div. 07 - Thermal & Moisture Protection	1,611,788	54.15	10.83 %
Div. 08 - Openings	981,467	32.98	6.60 %
Div. 09 - Finishes	1,600,791	53.78	10.76 %
Div. 10 - Specialties	431,261	14.49	2.90 %
Div. 11 - Equipment	50,000	1.68	0.34 %
Div. 12 - Furnishings	14,275	0.48	0.10 %
Div. 14 - Conveying Equipment	118,900	3.99	0.80 %
Div. 21 - Fire Suppression	198,266	6.66	1.33 %
Div. 22 - Plumbing	871,250	29.27	5.86 %
Div. 23 - Heating, Ventilating & Air Conditioning	2,099,000	70.52	14.11 %
Div. 26 - Electrical	2,986,605	100.35	20.08 %

ITEM	COST	COST SF	% OF TOTAL
Div. 28 - Electronic Safety & Security	90,777	3.05	0.61 %
Recreation Center (39,956 SF)	20,860,335	522.08	29.18 %
Div. 03 - Concrete	1,350,248	33.79	6.47 %
Div. 04 - Masonry	460,700	11.53	2.21 %
Div. 05 - Metals	3,090,538	77.35	14.82 %
Div. 06 - Wood, Plastics & Composites	171,235	4.29	0.82 %
Div. 07 - Thermal & Moisture Protection	2,382,480	59.63	11.42 %
Div. 08 - Openings	541,289	13.55	2.59 %
Div. 09 - Finishes	2,271,731	56.86	10.89 %
Div. 10 - Specialties	514,436	12.88	2.47 %
Div. 11 - Equipment	447,427	11.20	2.14 %
Div. 12 - Furnishings	68,904	1.72	0.33 %
Div. 13 - Special Construction	995,000	24.90	4.77 %
Div. 14 - Conveying Equipment	118,900	2.98	0.57 %
Div. 21 - Fire Suppression	176,675	4.42	0.85 %
Div. 22 - Plumbing	1,434,250	35.90	6.88 %
Div. 23 - Heating, Ventilating & Air Conditioning	2,790,000	69.83	13.37 %
Div. 26 - Electrical	3,924,657	98.22	18.81 %
Div. 28 - Electronic Safety & Security	121,866	3.05	0.58 %

ITEM	COST	COST SF	% OF TOTAL
Indirect Costs	11,191,144	99.08	15.65 %
General Conditions	1,975,623	17.49	2.76 %
Builder's Risk Insurance	116,182	1.03	0.16 %
General Liability Insurance	539,084	4.77	0.75 %
Payment and Performance Bonds	495,149	4.38	0.69 %
Subcontractor Default Insurance (SDI):	753,817	6.67	1.05 %
Warranty	178,741	1.58	0.25 %
Escalation	1,055,344	9.34	1.48 %
Contractor's Contingency	2,144,896	18.99	3.00 %
Owner's Design Progression Contingency	1,429,930	12.66	2.00 %
Overhead and Profit	2,502,378	22.15	3.50 %
Total Cost	\$ 71,496,519	\$ 632.97	100.00 %

Recreation Center Buildings and Site Improvements - GMP Revision 01 95% GMP Revision 01

Estimate Date: 06/30/2025

Documents Date: 04/21/2025

Project Size (SF): 112,954

Project #: 3023121.03C

Project Location: Round Rock

Lead Estimator: Tom McClanahan

ITEM	COST	COST SF	% OF TOTAL
General Requirements (1,690,000 SF)	1,086,284	0.64	1.52 %
General Requirements	700,784	0.41	64.51 %
Allowances	385,500	0.23	35.49 %
Site Improvements (510,327 SF)	3,140,130	6.15	4.39 %
Masonry / Stone	64,000	0.13	2.04 %
Structural/Miscellaneous Steel	85,024	0.17	2.71 %
Protective Covers / Sunscreens	88,151	0.17	2.81 %
Electrical	585,275	1.15	18.64 %
Site Concrete	852,234	1.67	27.14 %
Fences / Gates	175,000	0.34	5.57 %
Retaining Walls	17,250	0.03	0.55 %
Site Furnishings	132,579	0.26	4.22 %
Landscaping / Irrigation	910,798	1.78	29.01 %
Site Utilities	229,819	0.45	7.32 %
Track and Field (516,134 SF)	9,764,669	18.92	13.66 %
Structural/Miscellaneous Steel	291,624	0.57	2.99 %
Waterproofing / Dampproofing / Joint Sealants	45,782	0.09	0.47 %
Painting / Wall Coverings	12,252	0.02	0.13 %
Bleachers / Grandstands	40,000	0.08	0.41 %
Electrical	867,847	1.68	8.89 %
Site Concrete	284,895	0.55	2.92 %
Athletic/Recreational Surfaces	7,513,520	14.56	76.95 %
Retaining Walls	708,750	1.37	7.26 %
Four Pack Soccer Fields (663,539 SF)	6,936,759	10.45	9.70 %
Waterproofing / Dampproofing / Joint Sealants	6,446	0.01	0.09 %

ITEM	COST	COST SF	% OF TOTAL
Electrical	344,190	0.52	4.96 %
Site Concrete	102,293	0.15	1.47 %
Athletic/Recreational Surfaces	5,907,480	8.90	85.16 %
Retaining Walls	576,350	0.87	8.31 %
Remote Restroom Building (1,686 SF)	1,051,165	623.47	1.47 %
Cast-In-Place Concrete (Building)	40,566	24.06	3.86 %
Masonry / Stone	86,000	51.01	8.18 %
Wood Framing	73,100	43.36	6.95 %
Architectural Woodwork	17,414	10.33	1.66 %
Waterproofing / Dampproofing / Joint Sealants	15,654	9.28	1.49 %
Roofing	73,921	43.84	7.03 %
Doors / Frames / Hardware	32,522	19.29	3.09 %
Louvers / Vents	14,000	8.30	1.33 %
Painting / Wall Coverings	49,007	29.07	4.66 %
Concrete Floor Finishes	4,737	2.81	0.45 %
Signage / Identification Devices	20,000	11.86	1.90 %
Toilet Compartments/Accessories	38,405	22.78	3.65 %
Fire Protection Specialties	839	0.50	0.08 %
Plumbing	264,000	156.58	25.11 %
HVAC	71,000	42.11	6.75 %
Electrical	250,000	148.28	23.78 %
Airnasium - Covered Turf, Court, and Pickleball (20,898 SF)	2,589,909	123.93	3.62 %
Cast-In-Place Concrete (Building)	453,750	21.71	17.52 %
Wood Blocking	4,400	0.21	0.17 %
Waterproofing / Dampproofing / Joint Sealants	639	0.03	0.02 %
Painting / Wall Coverings	99,185	4.75	3.83 %
Fire Protection Specialties	700	0.03	0.03 %
Pre-Engineered Metal Buildings	865,311	41.41	33.41 %
Fire Suppression	107,946	5.17	4.17 %
HVAC	71,000	3.40	2.74 %
Electrical	335,900	16.07	12.97 %
Fire Alarm Systems	67,100	3.21	2.59 %
Athletic/Recreational Surfaces	583,979	27.94	22.55 %
Administration Building (29,763 SF)	14,876,123	499.82	20.81 %

ITEM	COST	COST SF	% OF TOTAL
Cast-In-Place Concrete (Building)	966,881	32.49	6.50 %
Masonry / Stone	159,000	5.34	1.07 %
Structural/Miscellaneous Steel	2,149,360	72.22	14.45 %
Stainless Steel / Aluminum Fabrications	324,577	10.91	2.18 %
Wood Blocking	20,467	0.69	0.14 %
Architectural Woodwork	199,555	6.70	1.34 %
FRP Panels / Plastic Fabrications	1,902	0.06	0.01 %
Waterproofing / Dampproofing / Joint Sealants	409,061	13.74	2.75 %
Metal Wall Panels	843,367	28.34	5.67 %
Roofing	359,360	12.07	2.42 %
Doors / Frames / Hardware	337,901	11.35	2.27 %
Storefronts / Glass / Curtain Walls	643,566	21.62	4.33 %
Drywall	992,350	33.34	6.67 %
Tile	163,331	5.49	1.10 %
Carpet/Resilient Flooring	176,432	5.93	1.19 %
Painting / Wall Coverings	263,681	8.86	1.77 %
Concrete Floor Finishes	4,997	0.17	0.03 %
Signage / Identification Devices	330,000	11.09	2.22 %
Toilet Compartments/Accessories	18,972	0.64	0.13 %
Wall/Corner Guards	3,500	0.12	0.02 %
Fire Protection Specialties	4,197	0.14	0.03 %
Protective Covers / Sunscreens	74,592	2.51	0.50 %
Appliances	50,000	1.68	0.34 %
Window Treatments	14,275	0.48	0.10 %
Elevators	118,900	3.99	0.80 %
Fire Suppression	198,266	6.66	1.33 %
Plumbing	871,250	29.27	5.86 %
HVAC	2,099,000	70.52	14.11 %
Electrical	2,986,605	100.35	20.08 %
Fire Alarm Systems	90,777	3.05	0.61 %
Recreation Center (39,956 SF)	20,860,335	522.08	29.18 %
Cast-In-Place Concrete (Building)	1,350,248	33.79	6.47 %
Masonry / Stone	460,700	11.53	2.21 %
Structural/Miscellaneous Steel	2,670,716	66.84	12.80 %
Stainless Steel / Aluminum Fabrications	419,822	10.51	2.01 %

ITEM	COST	COST SF	% OF TOTAL
Wood Blocking	47,614	1.19	0.23 %
Architectural Woodwork	122,280	3.06	0.59 %
FRP Panels / Plastic Fabrications	1,341	0.03	0.01 %
Waterproofing / Dampproofing / Joint Sealants	789,169	19.75	3.78 %
Metal Wall Panels	982,198	24.58	4.71 %
Roofing	611,112	15.29	2.93 %
Doors / Frames / Hardware	40,000	1.00	0.19 %
OH/Coiling Doors / Grilles	17,632	0.44	0.08 %
Storefronts / Glass / Curtain Walls	483,657	12.10	2.32 %
Drywall	1,066,835	26.70	5.11 %
Tile	214,066	5.36	1.03 %
Athletic Sports Flooring	412,135	10.31	1.98 %
Carpet/Resilient Flooring	53,333	1.33	0.26 %
Painting / Wall Coverings	521,515	13.05	2.50 %
Concrete Floor Finishes	3,847	0.10	0.02 %
Signage / Identification Devices	400,000	10.01	1.92 %
Toilet Compartments/Accessories	20,158	0.50	0.10 %
Wall/Corner Guards	3,500	0.09	0.02 %
Fire Protection Specialties	3,358	0.08	0.02 %
Lockers	87,420	2.19	0.42 %
Security/Vault Equipment	209,689	5.25	1.01 %
Athletic/Therapy Equipment	237,738	5.95	1.14 %
Window Treatments	49,880	1.25	0.24 %
Bleachers / Grandstands	19,024	0.48	0.09 %
Swimming Pools	995,000	24.90	4.77 %
Elevators	118,900	2.98	0.57 %
Fire Suppression	176,675	4.42	0.85 %
Plumbing	1,434,250	35.90	6.88 %
HVAC	2,790,000	69.83	13.37 %
Electrical	3,924,657	98.22	18.81 %
Fire Alarm Systems	121,866	3.05	0.58 %

ITEM	COST	COST SF	% OF TOTAL
Indirect Costs	11,191,144	99.08	15.65 %
General Conditions	1,975,623	17.49	2.76 %
Builder's Risk Insurance	116,182	1.03	0.16 %
General Liability Insurance	539,084	4.77	0.75 %
Payment and Performance Bonds	495,149	4.38	0.69 %
Subcontractor Default Insurance (SDI):	753,817	6.67	1.05 %
Warranty	178,741	1.58	0.25 %
Escalation	1,055,344	9.34	1.48 %
Contractor's Contingency	2,144,896	18.99	3.00 %
Owner's Design Progression Contingency	1,429,930	12.66	2.00 %
Overhead and Profit	2,502,378	22.15	3.50 %
Total Cost	\$ 71,496,519	\$ 632.97	100.00 %

TAB 7

MASTER PROJECT SCHEDULE



SpawGlass

*Providing the Absolute Best
Construction Experience*

Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Little Start	Little Finish	Agency % Complete	Total Post
Buy-Out										
A1010	Execute Earthwork Contract	5	0	14	20-Feb-25	11-Mar-25	16-Dec-25	18-Dec-25	100%	277
A1020	Execute Utility Contract	5	0	14	20-Feb-25	11-Mar-25	01-Oct-25	01-Oct-25	100%	
A1030	Execute SWPPP Contract	5	0	14	20-Feb-25	11-Mar-25	16-Dec-25	16-Dec-25	100%	
A1280	Execute Steel Contract	10	10	0	12-Aug-25	25-Aug-25	06-Oct-25	17-Oct-25	0%	38
A1310	Execute Elevator Contract	10	10	0	12-Aug-25	25-Aug-25	06-Oct-25	17-Oct-25	0%	38
A9400	Execute Aquatics Contract	10	10	0	12-Aug-25	25-Aug-25	06-Nov-25	19-Nov-25	0%	61
A9400	Execute Aquatics Contract	10	10	0	12-Aug-25	25-Aug-25	14-Oct-25	27-Oct-25	0%	44
A9840	Execute Fire Suppression Contract	10	10	0	26-Aug-25	09-Sep-25	20-Nov-25	05-Dec-25	0%	61
A1320	Execute Mechanical Contract	10	10	0	26-Aug-25	09-Sep-25	20-Nov-25	05-Dec-25	0%	61
A9420	Execute Electrical Contract	10	10	0	26-Aug-25	09-Sep-25	20-Nov-25	05-Dec-25	0%	61
A9430	Execute Plumbing Contract	10	10	0	26-Aug-25	09-Sep-25	20-Nov-25	05-Dec-25	0%	178
A1390	Execute Wood Framing Contract	10	10	0	10-Sep-25	23-Sep-25	13-Oct-26	28-Oct-26	0%	171
A1300	Execute Fire Alarm Contract	10	10	0	10-Sep-25	23-Sep-25	21-May-26	04-Jun-26	0%	287
A1350	Execute Glazier Contract	10	10	0	10-Sep-25	23-Sep-25	14-May-26	28-May-26	0%	287
A1370	Execute Field Turf Contract	10	10	0	10-Sep-25	23-Sep-25	29-Sep-26	12-Oct-26	0%	178
A1390	Execute MWP Contract	10	10	0	10-Sep-25	23-Sep-25	27-May-26	09-Jun-26	0%	
Submittals										
A1170	Waste Water Standalone Submittal Review	132	55	12	11-Apr-25	11-Nov-25	01-Oct-25	19-Dec-26	100%	
A1470	Elevator Shop Drawing Submittal Review	10	0	12	11-Apr-25	28-Apr-25	01-Oct-25	01-Oct-25	0%	177
A9900	Hydrotherapy Pool Equipment Submittal Review	20	20	0	26-Aug-25	23-Sep-25	08-May-26	05-Jun-26	0%	134
A1460	Fire Suppression Submittal Review	15	15	0	10-Sep-25	30-Sep-25	10-Mar-26	06-Apr-26	0%	88
A9730	Mechanical Equipment Submittal Review	15	15	0	10-Sep-25	30-Sep-25	18-Jan-26	08-Feb-26	0%	164
A1460	Bath House Roof Truss Submittal Review	10	10	0	24-Sep-25	07-Oct-25	27-Oct-26	09-Nov-26	0%	277
A1540	Field Turf Submittal Review	10	10	0	24-Sep-25	07-Oct-25	13-Oct-26	28-Oct-26	0%	287
A1440	Area B Structural Steel Submittal Review	20	20	0	17-Sep-25	14-Oct-25	10-Nov-25	09-Dec-25	0%	38
A1450	Area C/D Structural Steel Submittal Review	20	20	0	17-Sep-25	14-Oct-25	17-Nov-25	18-Dec-25	0%	43
A1490	Fire Alarm Submittal Review	15	15	0	24-Sep-25	14-Oct-25	05-Jun-26	25-Jun-26	0%	178
A1530	Storefront/Curtain Wall Submittal Review	15	15	0	24-Sep-25	14-Oct-25	29-May-26	18-Jun-26	0%	171
A1500	Area C Metal Wall Panel Shop Drawing Submittal Review	20	20	0	24-Sep-25	21-Oct-25	12-Nov-26	11-Dec-26	0%	288
A1510	Area B Metal Wall Panel Shop Drawing Submittal Review	20	20	0	24-Sep-25	21-Oct-25	10-Jun-26	07-Jul-26	0%	179
A1520	Area D Metal Wall Panel Shop Drawing Submittal Review	20	20	0	24-Sep-25	21-Oct-25	01-Oct-26	28-Oct-26	0%	259
A1430	Area A Structural Steel Submittal Review	20	20	0	15-Oct-25	11-Nov-25	10-Jun-26	07-Jul-26	0%	164
Procurement										
A1240	WW Mainline Procurement	25	0	16	28-May-25	18-Jun-25	01-Oct-25	01-Oct-25	100%	
A1570	Bath House Roof Truss Procurement	30	30	0	08-Oct-25	18-Nov-25	23-Dec-26	01-Dec-26	0%	277
A1590	Field Turf Procurement	30	30	0	08-Oct-25	18-Nov-25	27-Oct-26	09-Dec-26	0%	287
A9740	VRF Procurement	50	50	0	01-Oct-25	11-Dec-25	27-May-26	04-Aug-26	0%	164
A1680	MWP-02 Procurement	40	40	0	22-Oct-25	18-Dec-25	20-Aug-26	15-Oct-26	0%	210
A1680	MWP-03 Procurement	40	40	0	22-Oct-25	18-Dec-25	20-Aug-26	15-Oct-26	0%	210
A1700	MWP-04 Procurement	40	40	0	22-Oct-25	18-Dec-25	08-Jul-26	01-Sep-26	0%	179
A1700	MWP-05 Procurement	40	40	0	22-Oct-25	18-Dec-25	27-Aug-26	22-Oct-26	0%	215
A1710	MWP-06 Procurement	40	40	0	22-Oct-25	18-Dec-25	15-Jul-26	09-Sep-26	0%	184
A1720	MWP-08 Procurement	50	50	0	15-Oct-25	29-Dec-25	10-Dec-26	20-Feb-26	0%	38
A1800	Area B Structural Steel Procurement	50	50	0	15-Oct-25	29-Dec-25	01-Oct-26	11-Dec-26	0%	244
A1800	Storefront Procurement	50	50	0	15-Oct-25	29-Dec-25	19-Jun-26	27-Aug-26	0%	171
A1810	Curtain Wall Procurement	60	60	0	15-Oct-25	29-Dec-25	17-Dec-26	13-Mar-26	0%	43
A1840	Area C/D Structural Steel Procurement									
Buy-Out										
A1010	Execute Earthwork Contract	5	0	14	20-Feb-25	11-Mar-25	16-Dec-25	18-Dec-25	100%	277
A1020	Execute Utility Contract	5	0	14	20-Feb-25	11-Mar-25	01-Oct-25	01-Oct-25	100%	
A1030	Execute SWPPP Contract	5	0	14	20-Feb-25	11-Mar-25	16-Dec-25	16-Dec-25	100%	
A1280	Execute Steel Contract	10	10	0	12-Aug-25	25-Aug-25	06-Oct-25	17-Oct-25	0%	38
A1310	Execute Elevator Contract	10	10	0	12-Aug-25	25-Aug-25	06-Oct-25	17-Oct-25	0%	38
A9400	Execute Aquatics Contract	10	10	0	12-Aug-25	25-Aug-25	06-Nov-25	19-Nov-25	0%	61
A9400	Execute Aquatics Contract	10	10	0	12-Aug-25	25-Aug-25	14-Oct-25	27-Oct-25	0%	44
A9840	Execute Fire Suppression Contract	10	10	0	26-Aug-25	09-Sep-25	20-Nov-25	05-Dec-25	0%	61
A1320	Execute Mechanical Contract	10	10	0	26-Aug-25	09-Sep-25	20-Nov-25	05-Dec-25	0%	61
A9420	Execute Electrical Contract	10	10	0	26-Aug-25	09-Sep-25	20-Nov-25	05-Dec-25	0%	61
A9430	Execute Plumbing Contract	10	10	0	26-Aug-25	09-Sep-25	20-Nov-25	05-Dec-25	0%	178
A1390	Execute Wood Framing Contract	10	10	0	10-Sep-25	23-Sep-25	13-Oct-26	28-Oct-26	0%	171
A1300	Execute Fire Alarm Contract	10	10	0	10-Sep-25	23-Sep-25	21-May-26	04-Jun-26	0%	287
A1350	Execute Glazier Contract	10	10	0	10-Sep-25	23-Sep-25	14-May-26	28-May-26	0%	287
A1370	Execute Field Turf Contract	10	10	0	10-Sep-25	23-Sep-25	29-Sep-26	12-Oct-26	0%	178
A1390	Execute MWP Contract	10	10	0	10-Sep-25	23-Sep-25	27-May-26	09-Jun-26	0%	
Submittals										
A1170	Waste Water Standalone Submittal Review	132	55	12	11-Apr-25	11-Nov-25	01-Oct-25	19-Dec-26	100%	
A1470	Elevator Shop Drawing Submittal Review	10	0	12	11-Apr-25	28-Apr-25	01-Oct-25	01-Oct-25	0%	177
A9900	Hydrotherapy Pool Equipment Submittal Review	20	20	0	26-Aug-25	23-Sep-25	08-May-26	05-Jun-26	0%	134
A1460	Fire Suppression Submittal Review	15	15	0	10-Sep-25	30-Sep-25	10-Mar-26	06-Apr-26	0%	88
A9730	Mechanical Equipment Submittal Review	15	15	0	10-Sep-25	30-Sep-25	18-Jan-26	08-Feb-26	0%	164
A1460	Bath House Roof Truss Submittal Review	10	10	0	24-Sep-25	07-Oct-25	27-Oct-26	09-Nov-26	0%	277
A1540	Field Turf Submittal Review	10	10	0	24-Sep-25	07-Oct-25	13-Oct-26	28-Oct-26	0%	287
A1440	Area B Structural Steel Submittal Review	20	20	0	17-Sep-25	14-Oct-25	10-Nov-25	09-Dec-25	0%	38
A1450	Area C/D Structural Steel Submittal Review	20	20	0	17-Sep-25	14-Oct-25	17-Nov-25	18-Dec-25	0%	43
A1490	Fire Alarm Submittal Review	15	15	0	24-Sep-25	14-Oct-25	05-Jun-26	25-Jun-26	0%	178
A1530	Storefront/Curtain Wall Submittal Review	15	15	0	24-Sep-25	14-Oct-25	29-May-26	18-Jun-26	0%	171
A1500	Area C Metal Wall Panel Shop Drawing Submittal Review	20	20	0	24-Sep-25	21-Oct-25	12-Nov-26	11-Dec-26	0%	288
A1510	Area B Metal Wall Panel Shop Drawing Submittal Review	20	20	0	24-Sep-25	21-Oct-25	10-Jun-26	07-Jul-26	0%	179
A1520	Area D Metal Wall Panel Shop Drawing Submittal Review	20	20	0	24-Sep-25	21-Oct-25	01-Oct-26	28-Oct-26	0%	259
A1430	Area A Structural Steel Submittal Review	20	20	0	15-Oct-25	11-Nov-25	10-Jun-26	07-Jul-26	0%	164
Procurement										
A1240	WW Mainline Procurement	25	0	16	28-May-25	18-Jun-25	01-Oct-25	01-Oct-25	100%	
A1570	Bath House Roof Truss Procurement	30	30	0	08-Oct-25	18-Nov-25	23-Dec-26	01-Dec-26	0%	277
A1590	Field Turf Procurement	30	30	0	08-Oct-25	18-Nov-25	27-Oct-26	09-Dec-26	0%	287
A9740	VRF Procurement	50	50	0	01-Oct-25	11-Dec-25	27-May-26	04-Aug-26	0%	164
A1680	MWP-02 Procurement	40	40	0	22-Oct-25	18-Dec-25	20-Aug-26	15-Oct-26	0%	210
A1680	MWP-03 Procurement	40	40	0	22-Oct-25	18-Dec-25	20-Aug-26	15-Oct-26	0%	210
A1700	MWP-04 Procurement	40	40	0	22-Oct-25	18-Dec-25	08-Jul-26	01-Sep-26	0%	179
A1700	MWP-05 Procurement	40	40	0	22-Oct-25	18-Dec-25	27-Aug-26	22-Oct-26	0%	215
A1710	MWP-06 Procurement	40	40	0	22-Oct-25	18-Dec-25	15-Jul-26	09-Sep-26	0%	184
A1720	MWP-08 Procurement	50	50	0	15-Oct-25	29-Dec-25	10-Dec-26	20-Feb-26	0%	38
A1800	Area B Structural Steel Procurement	50	50	0	15-Oct-25	29-Dec-25	01-Oct-26	11-Dec-26	0%	244
A1800	Storefront Procurement	50	50	0	15-Oct-25	29-Dec-25	19-Jun-26	27-Aug-26	0%	171
A1810	Curtain Wall Procurement	60	60	0	15-Oct-25	29-Dec-25	17-Dec-26	13-Mar-26	0%	43
A1840	Area C/D Structural Steel Procurement									

Start Date: 13-Feb-25
Finish Date: 16-Mar-27
Data Date: 30-Jun-25
Run Date: 30-Jun-25

Actual Work
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Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Last East	Last Finish	Activity % Completed	Total Foot
A1080	Mudstone Condition and Prep Placement Location Subgrade	8	0	6	14-Apr-25 A	21-Apr-25 A	16-Dec-25	16-Dec-25	100%	
A1250	Piece Fill Materials at Pavement Locations	10	0	8	16-Apr-25 A	25-Apr-25 A	24-Feb-26	24-Feb-26	100%	
A1040	Cut Unusable Materials at Building Pads Where Not Impacted by Existing ONCOR Pth	15	0	10	30-Apr-25 A	13-May-25 A	16-Dec-25	18-Dec-25	100%	
A1270	Excavate North Track and Field Area Clays	20	0	17	24-Apr-25 A	18-May-25 A	16-Dec-25	18-Dec-25	100%	
A1110	Clear and Grub	5	0	36	27-Apr-25 A	16-Dec-25	16-Dec-25	16-Dec-25	100%	
A1500	Excavate North Track and Field Area Rock	25	0	23	28-Apr-25 A	29-May-25 A	16-Dec-25	16-Dec-25	100%	
A1500	Excavate North Track and Field Area Rock	5	0	4	29-May-25 A	03-Jun-25 A	16-Dec-25	16-Dec-25	100%	
A1280	Cut Unusable Materials @ Soccer Fields	10	0	27	14-May-25 A	20-Jun-25 A	28-Mar-26	28-Mar-26	100%	
A1140	Piece Select Fill @ Building Pads	10	0	17	04-Jun-25 A	28-Jun-25 A	16-Dec-25	16-Dec-25	100%	
A1500	Bathroom Building Select Fill Placement	5	3	2	28-Jun-25 A	02-Jul-25	07-Oct-26	09-Oct-26	40%	323
A1190	Piece Select Fill at Soccer Fields	15	9	14	10-Jun-25 A	11-Jul-25	16-Mar-26	28-Mar-26	40%	178
A2730	Excavate South Track and Field Area Clays	20	14	22	29-May-25 A	18-Jul-25	16-Feb-26	05-Mar-26	30%	158
A1750	Soccer Field Spills Haul Off	15	15	0	30-Jun-25	21-Jul-25	16-Dec-25	08-Jun-26	0%	117
A1750	Excavate South Track and Field Area Rock	20	20	0	11-Jul-25	15-Aug-25	06-Mar-26	02-Apr-26	0%	158
A2820	Excavate South Track and Field Area Rock	20	10	0	21-Sep-25	24-Sep-25	03-Apr-26	16-Apr-26	0%	141
A1740	Piece Structural Fill to Top of Subgrade Elevations @ Track & Fields	10	0	0	30-Jun-25	12-Mar-26	17-Sep-25	17-Feb-27	238	
Utilities		177	177	0						
A1700	Rock Saw Mobilization & Preliminary Cutting of Pathways for WW Utilities & SD-B	10	10	0	01-Jul-25	15-Jul-25	17-Sep-25	30-Sep-25	0%	54
A1670	Rock Saw Cutting SDQDW Utility Pathways	10	10	0	22-Jul-25	04-Aug-25	09-Jun-26	22-Jun-26	0%	117
A1760	Underground Utility Pathways Complete	1	1	0	08-Dec-25	08-Dec-25	16-Jun-26	16-Jun-26	0%	132
A2420	Underground Utility Pathways Complete	31	31	0	30-Jun-25	13-Aug-25	07-Oct-25	26-Oct-25	0%	50
Domestic Water		15	15	0						
A1220	Installation of WWL STA. 17+80.95 Manhole (Rock N' River)	0	0	0	30-Jun-25	01-Oct-25	01-Oct-25	21-Oct-25	0%	65
A1400	Install WW Manholes	15	15	0	16-Jul-25	05-Aug-25	01-Oct-25	21-Oct-25	0%	54
A1550	Install WW Lines	15	15	0	22-Jul-25	12-Aug-25	08-Oct-25	28-Oct-25	0%	54
Domestic Water		30	30	0						
A1670	Install DW Lines	15	15	0	13-Aug-25	03-Sep-25	22-Jan-26	12-Feb-26	0%	111
A1750	Install Fire Hydrants & Assemblies	5	5	0	04-Sep-25	10-Sep-25	13-Feb-26	19-Feb-26	0%	111
A1780	Install FDC's & Assemblies	5	5	0	04-Sep-25	10-Sep-25	13-Feb-26	19-Feb-26	0%	111
A1770	Install Domestic Service to Bathroom Building	5	5	0	11-Sep-25	17-Sep-25	20-Feb-26	28-Feb-26	0%	111
A1780	Install Water Line to main	5	5	0	18-Sep-25	24-Sep-25	20-Apr-26	24-Apr-26	0%	147
Storm		16	16	0						
A1200	Installation of STA.1+49.35 SD-E Manhole (Rock N' River)	0	0	0	14-Jul-25	18-May-26	18-May-26	18-May-26	0%	213
A1210	Installation of STA.1+49.72 SD-A (Rock N' River)	0	0	0	14-Jul-25	27-Apr-26	27-Apr-26	08-May-26	0%	198
A1800	Install SD Manholes	10	10	0	25-Sep-25	09-Oct-25	27-Apr-26	08-May-26	0%	147
A1810	Install HDPE Storm Line A	10	10	0	02-Oct-25	15-Oct-25	04-May-26	15-May-26	0%	147
A1880	Install HDPE Storm Line B	10	10	0	18-Oct-25	29-Oct-25	18-May-26	01-Jun-26	0%	147
Electrical		177	177	0						
A1220	Installation of Primary XFMR (Main Pathway Ph. A. 1)	0	0	0	30-Jun-25	27-Feb-26	27-Feb-26	12-Mar-26	0%	167
A1780	Installation of Electrical Pathway to Playing Field/Bath House/Track	10	10	0	19-Sep-25	01-Oct-25	27-Feb-26	12-Mar-26	0%	111
A1900	Parking Lot Light Pole Electrical Rough In	15	15	0	18-Sep-25	08-Oct-25	10-Mar-26	30-Mar-26	0%	118
A1820	Installation of Electrical Pathway to Rac Center Complex	15	15	0	02-Oct-25	22-Oct-25	01-May-26	01-May-26	0%	132
A2080	Install Light Poles and Fixtures @ Parking Lot	10	10	0	16-Oct-25	28-Oct-25	07-Apr-26	20-Apr-26	0%	118
A2100	Set Rac Center Complex XFMR & Gear	10	10	0	23-Oct-25	05-Nov-25	04-May-26	15-May-26	0%	132
A2300	EV Charger Electrical Rough In	5	5	0	06-Mar-26	12-Mar-26	29-Dec-26	05-Jan-27	0%	207
Communications		25	25	0						
A2180	Install Fiber from Rock N' River to Area D	5	5	0	06-Nov-25	12-Dec-25	18-May-26	22-May-26	0%	132
A2280	Install Fiber from Area C to Area B	5	5	0	13-Nov-25	19-Nov-25	28-May-26	01-Jun-26	0%	132
A2380	Install Fiber from Rac Center Area B to Bathroom Building	10	10	0	20-Nov-25	05-Dec-25	02-Jun-26	15-Jun-26	0%	132

Start Date: 13-Feb-25

Finish Date: 16-Mar-27

Date: 30-Jun-25

Date: 30-Jun-25

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Summary

Level of Effort

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Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Live Start	Live Finish	Activity % Complete	Total Foll.
A2450	Flow Pad	5	5	0	08-Dec-25	15-Dec-25	11-Feb-27	17-Feb-27	0%	288
Gas										
A2270	Gas Meter Installation (Atmos)	90	90	0	30-Jun-25	12-Nov-25	02-Jun-26	16-Jun-26	0%	233
A2140	Install Gas line from Rock N' River Connection to Rec Center	5	5	0	30-Oct-25	05-Nov-25	02-Jun-26	08-Jun-26	0%	147
A2220	Sub-Up Near Meter from Atmos	5	5	0	08-Nov-25	12-Nov-25	09-Jun-26	15-Jun-26	0%	147
Stone Block Retaining Walls										
A2210	Excavate Playing Field Retaining Wall Leveling Pad	35	35	0	04-Sep-25	22-Oct-25	30-Jun-26	28-Oct-26	0%	195
A1800	FRP Playing Field Retaining Wall Leveling Pad	5	5	0	04-Sep-25	10-Sep-25	30-Jun-26	05-Feb-26	0%	101
A2030	Install Base Course of Playing Field Retaining Wall	5	5	0	11-Sep-25	17-Sep-25	06-Feb-26	12-Feb-26	0%	101
A2150	Backfill Base Course of Playing Field Retaining Wall	5	5	0	18-Sep-25	24-Sep-25	13-Feb-26	19-Feb-26	0%	101
A2230	Flat Above Grade Course of Playing Field Retaining Wall	5	5	0	25-Sep-25	01-Oct-25	20-Feb-26	26-Feb-26	0%	101
A2280	Install Sub-Drainage @ Stone Playing Field Retaining Wall	5	5	0	02-Oct-25	08-Oct-25	27-Feb-26	05-Mar-26	0%	101
A2310	Install Remaining Courses of Playing Field Retaining Wall	5	5	0	09-Oct-25	15-Oct-25	06-Mar-26	12-Mar-26	0%	101
Track & Field										
A2460	Excavate Track Retaining Wall Leveling Pad	31	31	0	23-Oct-25	08-Dec-25	12-Jun-26	25-Jun-26	0%	180
A2500	FRP Track Retaining Wall Leveling Pad	5	5	0	30-Oct-25	05-Nov-25	19-Jun-26	25-Jun-26	0%	180
A2510	Install Base Course of Track Retaining Wall	5	5	0	08-Nov-25	12-Nov-25	26-Jun-26	02-Jul-26	0%	160
A2600	Backfill Base Course of Track Retaining Wall	4	4	0	13-Nov-25	18-Nov-25	03-Jul-26	08-Jul-26	0%	160
A2670	Install Flat Above Grade Course of Track Retaining Wall	2	2	0	19-Nov-25	20-Nov-25	09-Jul-26	10-Jul-26	0%	160
A2740	Install Sub-Drainage @ Track Retaining Wall	5	5	0	21-Nov-25	01-Dec-25	13-Jul-26	17-Jul-26	0%	160
A2770	Install Remaining Courses of Track Retaining Wall	5	5	0	02-Dec-25	08-Dec-25	20-Jul-26	24-Jul-26	0%	160
Throwing Event Field										
A2680	Excavate Throwing Event Field Retaining Wall Leveling Pad	5	5	0	08-Dec-25	15-Dec-25	15-Sep-26	21-Sep-26	0%	195
A3020	FRP Throwing Event Field Retaining Wall Leveling Pad	5	5	0	16-Dec-25	22-Dec-25	22-Sep-26	28-Sep-26	0%	195
A3170	Install Base Course of Throwing Event Field Retaining Wall	5	5	0	23-Dec-25	31-Dec-25	29-Sep-26	05-Oct-26	0%	195
A3270	Backfill Base Course of Throwing Event Field Retaining Wall	2	2	0	02-Jan-26	05-Jan-26	06-Oct-26	07-Oct-26	0%	195
A3310	Install Flat Above Grade Course of Throwing Event Field Retaining Wall	5	5	0	08-Jan-26	12-Jan-26	14-Oct-26	14-Oct-26	0%	195
A3370	Install Sub-Drainage @ Throwing Event Field Retaining Wall	3	3	0	13-Jan-26	15-Jan-26	15-Oct-26	19-Oct-26	0%	195
A3410	Install Remaining Courses of Throwing Event Field Retaining Wall	5	5	0	18-Jan-26	22-Jan-26	20-Oct-26	28-Oct-26	0%	195
Site Package Buried at Athletic Complex										
A2430	Excavate/Place Field Corner Marker Sleeve/Footings	4	4	0	23-Oct-25	28-Oct-25	30-Jun-26	03-Jul-26	0%	172
A2440	Underground Electric Rough-in @ Playing Fields	10	10	0	16-Oct-25	29-Oct-25	13-Mar-26	28-Mar-26	0%	101
A2510	Excavate for Pre-Cast Sports Lighting Pole Bases @ Playing Fields	5	5	0	30-Oct-25	05-Nov-25	27-Mar-26	02-Apr-26	0%	101
A2780	Set Pre-Cast Sports Lighting Pole Bases and Place Concrete Backfill @ Playing Fields	5	5	0	08-Nov-25	12-Nov-25	03-Apr-26	08-Apr-26	0%	101
A2840	Install Sports Lighting Poles & Fixtures @ Playing Fields	5	5	0	13-Nov-25	18-Nov-25	10-Apr-26	16-Apr-26	0%	101
A2860	Install Fence Post/Footings	10	10	0	20-Nov-25	05-Dec-25	17-Apr-26	30-Apr-26	0%	101
A3260	Form/Rainforce Mowstrip	10	10	0	08-Dec-25	19-Dec-25	01-May-26	14-May-26	0%	101
A3480	Place Mowstrip	5	5	0	22-Dec-25	30-Dec-25	15-May-26	21-May-26	0%	101
A3560	Place Topsoil for Landscaping	5	5	0	31-Dec-25	07-Jan-26	06-Jan-27	12-Jan-27	0%	258
A3570	Install CCA Wood Nails to Playing Field Perimeter Cubes	10	10	0	31-Dec-25	14-Jan-26	04-Jan-27	15-Jan-27	0%	258
A3680	Install Irrigation	5	5	0	08-Jan-26	14-Jan-26	13-Jan-27	19-Jan-27	0%	258
A3690	Excavate Playing Field Sub-Drainage	15	15	0	31-Dec-25	21-Jan-26	22-May-26	12-Jun-26	0%	101
A3780	Dig Tree Wells	5	5	0	15-Jan-26	21-Jan-26	20-Jan-27	26-Jan-27	0%	258

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Actual Work

Remaining Work

Critical Remaining Work

Milestones

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Level of Effort

Start Date: 13-Feb-25
Finish Date: 16-Mar-27
Date Due: 30-Jun-25
Run Date: 30-Jun-25



Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Late Finish	Activity % Complete	Total Float
A4380	Install Fencing	5	5	0	27-Mar-26	02-Apr-26	25-Jan-27	0%	210
A4610	Place Natural Turf Road Zone Sods	5	5	0	09-Apr-26	09-Apr-26	11-Jan-27	0%	195
A4680	Install Irrigation	10	10	0	10-Apr-26	23-Apr-26	18-Jan-27	0%	195
A5240	Install Natural Turf	5	5	0	24-Apr-26	30-Apr-26	01-Feb-27	0%	195
A5680	Install Sports Equipment	5	5	0	01-May-26	07-May-26	08-Feb-27	0%	195
Basement Finishing									
A3280	Basement Building Dried In	110	110	0	07-Mar-25	27-Mar-26	19-Feb-27	0%	204
A3700	Basement Building Substantial Completion	0	0	0		27-Mar-26	15-Jan-27	0%	204
Excavation									
A1040	Excavate Grade Beams	8	8	0	14-Nov-25	25-Nov-25	19-Oct-26	0%	234
A2000	Form/Reinforce GB/SOG	5	5	0	26-Nov-25	04-Dec-25	29-Oct-26	0%	234
A2120	Place GB/SOG	1	1	0	09-Dec-25	05-Nov-26	05-Nov-26	0%	234
Structure									
A2250	Erect Exterior CMU Walls	15	15	0	15-Dec-25	07-Jan-26	13-Nov-26	0%	234
A2400	Erect Interior CMU Walls	10	10	0	08-Jan-26	21-Jan-26	08-Dec-26	0%	234
A2600	Install Double Top Plates	2	2	0	22-Jan-26	23-Jan-26	22-Dec-26	0%	234
A2800	Install Wooden Roof Trusses	3	3	0	28-Jan-26	28-Jan-26	24-Dec-26	0%	234
A2900	Install Roof Decking	2	2	0	29-Jan-26	30-Jan-26	31-Dec-26	0%	234
MECHANICAL									
A2600	In-Wall Mechanical Rough-In	22	22	0	22-Jan-26	20-Feb-26	29-Dec-26	0%	248
A2810	Overhead Mechanical Rough-In	5	5	0	02-Feb-26	06-Feb-26	04-Jan-27	0%	234
A3190	Mechanical Trim-Out	2	2	0	19-Feb-26	20-Feb-26	11-Feb-27	0%	248
ELECTRICAL									
A1800	Underground Electrical Rough-In	2	2	0	07-Nov-25	10-Nov-25	27-Oct-26	0%	248
A2640	In-Wall Electrical Rough-In	10	10	0	22-Jan-26	04-Feb-26	11-Jan-27	0%	248
A2620	Overhead Electrical Rough-In	5	5	0	05-Feb-26	11-Feb-26	25-Jan-27	0%	248
A2970	Install Light Fixtures	5	5	0	12-Feb-26	18-Feb-26	01-Feb-27	0%	248
A3180	Electrical Trim Out	5	5	0	19-Feb-26	25-Feb-26	08-Feb-27	0%	248
Plumbing									
A1840	Underground Plumbing Rough-In	5	5	0	07-Nov-25	13-Nov-25	12-Oct-26	0%	234
A1950	Tie Into WWL STN. 31+66.30	5	5	0	14-Nov-25	20-Nov-25	08-Feb-27	0%	310
A2130	In-Wall Plumbing Rough-In	5	5	0	09-Dec-25	12-Dec-25	06-Nov-26	0%	234
A2630	Overhead Plumbing Rough-In	4	4	0	02-Feb-26	05-Feb-26	28-Jan-27	0%	250
A3200	Install Vent Penetration Bordered to Roof	2	2	0	30-Mar-26	31-Mar-26	11-Feb-27	0%	222
A3440	Install Plumbing Fixtures	4	4	0	05-Apr-26	09-Apr-26	25-Jan-27	0%	204
Exterior									
A2330	Install HMI Door/Frames	2	2	0	24-Dec-25	29-Dec-25	12-Jan-27	0%	265
A2410	Install Windows	2	2	0	08-Jan-26	09-Jan-26	12-Jan-27	0%	257
A2470	Weatherproof Windows	2	2	0	12-Jan-26	13-Jan-26	14-Jan-27	0%	257
A2600	Weatherproof Doors & Exterior Penetrations	2	2	0	09-Feb-26	10-Feb-26	14-Jan-27	0%	237
A2680	Install Roof Curb	2	2	0	09-Feb-26	10-Feb-26	11-Jan-27	0%	234
A3240	Install SS/HR	3	3	0	25-Mar-26	27-Mar-26	13-Jan-27	0%	204
A3440	Install A/C	3	3	0	22-Apr-26	24-Apr-26	10-Feb-27	0%	204
Interior									
A2600	Install Plywood Ceiling	2	2	0	12-Feb-26	13-Feb-26	04-Feb-27	0%	248
A3000	Install Tongue & Groove Ceiling	5	5	0	12-Feb-26	18-Feb-26	01-Feb-27	0%	248

Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Line Start	Line Finish	Activity % Complete	Total Post.
A3300	Paint CMU	3	3	0	30-Mar-26	01-Apr-26	18-Jan-27	20-Jan-27	0%	204
A3400	Install Lev Dicks	2	2	0	02-Apr-26	03-Apr-26	21-Jan-27	22-Jan-27	0%	204
A3490	Install Toilet Pedistals	3	3	0	10-Apr-26	14-Apr-26	29-Jan-27	02-Feb-27	0%	204
A3560	Install Toilet Accessories	3	3	0	15-Apr-26	17-Apr-26	03-Feb-27	05-Feb-27	0%	204
A3610	Install Altic Ladder	2	2	0	20-Apr-26	21-Apr-26	08-Feb-27	09-Feb-27	0%	204
Hardscapes										
A1900	Drill Light Pole Base Piers	10	10	0	04-Sep-25	17-Sep-25	24-Feb-26	09-Mar-26	0%	118
A2010	Reinforce & Place Lightpole Beams	5	5	0	09-Oct-25	15-Oct-25	31-Mar-26	06-Apr-26	0%	118
A2110	Form Curb and Gutter	15	15	0	09-Jun-26	29-Jun-26	21-Apr-26	11-May-26	0%	72
A2350	Reinforce Curb and Gutter	15	15	0	30-Jun-26	19-Jul-26	12-May-26	02-Jun-26	0%	72
A2590	Place Curb and Gutter	10	10	0	20-Jul-26	09-Aug-26	03-Jun-26	16-Jun-26	0%	72
A4300	Form Emergency Drive Lane	5	5	0	09-Mar-26	12-Mar-26	17-Jun-26	23-Jun-26	0%	72
A1410	Place Weaving Course of Asphalt at Parking Lot	5	5	0	09-Mar-26	12-Mar-26	26-Jun-26	02-Jul-26	0%	79
A2890	Install Bollards	10	10	0	09-Mar-26	19-Mar-26	17-Jun-26	30-Jun-26	0%	72
A4460	Reinforce Emergency Drive Lane	5	5	0	13-Mar-26	19-Mar-26	24-Jun-26	30-Jun-26	0%	72
A4530	Place Concrete Emergency Drive Lane	2	2	0	20-Mar-26	23-Mar-26	01-Jul-26	02-Jul-26	0%	72
A2900	Form Typical Sidewalk	10	10	0	24-Mar-26	09-Apr-26	11-Sep-26	24-Sep-26	0%	121
A3200	Reinforce Typical Sidewalks	10	10	0	07-Apr-26	20-Apr-26	25-Sep-26	09-Oct-26	0%	121
A3450	Place Typical Sidewalks	5	5	0	21-Apr-26	27-Apr-26	09-Oct-26	15-Oct-26	0%	121
A3510	Form Decorative Sidewalk	10	10	0	28-Apr-26	11-May-26	22-Oct-26	04-Nov-26	0%	125
A3970	Reinforce Decorative Sidewalk	10	10	0	12-May-26	28-May-26	05-Nov-26	18-Nov-26	0%	125
A3830	Place Decorative Sidewalk	10	10	0	27-May-26	09-Jun-26	19-Nov-26	04-Dec-26	0%	121
A6510	Clean/Seal Paving Joints	5	5	0	23-Jun-26	29-Jun-26	14-Dec-26	18-Dec-26	0%	121
A8780	Joint Sealant Cure Time	10	10	0	30-Jun-26	13-Jul-26	21-Dec-26	05-Jan-27	0%	121
A3120	Place 2" HMAAC at Asphalt Paving Areas	5	5	0	24-Sep-26	30-Sep-26	29-Dec-26	05-Jan-27	0%	65
A7320	Power Wash Paving	5	5	0	01-Oct-26	07-Oct-26	06-Jan-27	12-Jan-27	0%	65
A7600	Install Striping	5	5	0	08-Oct-26	14-Oct-26	13-Jan-27	19-Jan-27	0%	65
Natural Landscaping										
A2020	Install Irrigation Sleeves	10	10	0	18-Oct-25	22-Jun-26	17-Jun-26	11-Dec-26	0%	121
A4590	Install Irrigation Mains	8	8	0	28-Apr-26	07-May-26	18-Oct-26	27-Oct-26	0%	121
A4970	Install Irrigation Branch Lines	8	8	0	08-May-26	19-May-26	29-Oct-26	08-Nov-26	0%	121
A5500	Tie In Irrigation Supply and Control Lines	3	3	0	20-May-26	23-May-26	09-Nov-26	11-Nov-26	0%	121
A5640	Dig Tree Wells	5	5	0	28-May-26	01-Jun-26	12-Nov-26	18-Nov-26	0%	121
A5660	Landscape Architect Site Walk to Review Tree Wells	1	1	0	02-Jun-26	02-Jun-26	30-Nov-26	30-Nov-26	0%	128
A5940	Install Top Soil	5	5	0	02-Jun-26	08-Jun-26	19-Nov-26	25-Nov-26	0%	121
A6160	Install Trees/Plants	5	5	0	09-Jun-26	15-Jun-26	30-Nov-26	04-Dec-26	0%	121
A6320	Install Natural Turf	5	5	0	16-Jun-26	22-Jun-26	07-Dec-26	11-Dec-26	0%	121
Complex Building										
Area B										
Foundations										
A1820	Inspect Pier Reinforcement @ B	1	1	0	05-Sep-25	05-Sep-25	29-Oct-25	29-Oct-25	0%	38
A1870	Tie Pier Cages @ B	5	5	0	04-Sep-25	10-Sep-25	28-Oct-25	03-Nov-25	0%	38
A1910	Drill Pier/Drill Cages/Install Anchor Bolts/Pier Plates @ B	15	15	0	05-Sep-25	25-Sep-25	29-Oct-25	18-Nov-25	0%	38
Grading/Drainage										
A2330	Excavate Grade Beams @ B	15	15	0	17-Oct-25	17-Oct-25	12-Dec-25	08-Jan-26	0%	38
A2370	Form Grade Beams @ B	10	10	0	07-Nov-25	20-Nov-25	07-Jan-26	20-Jan-26	0%	38
Activity Notes										
Paint CMU Install Lev Dicks Install Toilet Pedistals Install Toilet Accessories Install Altic Ladder Drill Light Pole Base Piers Reinforce & Place Lightpole Beams Form Curb and Gutter Reinforce Curb and Gutter Place Curb and Gutter Form Emergency Drive Lane Place Weaving Course of Asphalt at Parking Lot Install Bollards Reinforce Emergency Drive Lane Place Concrete Emergency Drive Lane Form Typical Sidewalk Reinforce Typical Sidewalks Place Typical Sidewalks Form Decorative Sidewalk Reinforce Decorative Sidewalk Place Decorative Sidewalk Clean/Seal Paving Joints Joint Sealant Cure Time Place 2" HMAAC at Asphalt Paving Areas Power Wash Paving Install Striping Install Irrigation Sleeves Install Irrigation Mains Install Irrigation Branch Lines Tie In Irrigation Supply and Control Lines Dig Tree Wells Landscape Architect Site Walk to Review Tree Wells Install Top Soil Install Trees/Plants Install Natural Turf Complex Building Area B Foundations Inspect Pier Reinforcement @ B Tie Pier Cages @ B Drill Pier/Drill Cages/Install Anchor Bolts/Pier Plates @ B Grading/Drainage Excavate Grade Beams @ B Form Grade Beams @ B										

Start Date: 13-Feb-25
Finish Date: 16-Mar-27
Data Date: 30-Jun-25

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Actual Work
Remaining Work
Critical Remaining Work

Milestones
Summary
Level of Effort

Spanclass

Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Last Start	Last Finish	Activity % Complete	Total Float
A2480	Reinforce Grade Beams @ B	10	10	0	14-Nov-25	01-Dec-25	14-Jan-26	27-Jan-26	0%	38
A2540	Inspect GR Reinforcement @ B	1	1	0	02-Dec-25	02-Dec-25	28-Jan-26	28-Jan-26	0%	38
A2530	Place Grade Beams @ B	2	2	0	02-Dec-25	03-Dec-25	28-Jan-26	28-Jan-26	0%	38
A2630	Install Wallstrips @ B	5	5	0	04-Dec-25	10-Dec-25	30-Jan-26	05-Feb-26	0%	38
A2700	Reinforce SOG @ B	5	5	0	11-Dec-25	17-Dec-25	02-Feb-26	12-Feb-26	0%	38
A2810	Place SOG @ B	3	3	0	18-Dec-25	22-Dec-25	13-Feb-26	17-Feb-26	0%	38
A3050	Steel Erector Mobilization to Area B	1	1	0	30-Dec-25	30-Dec-25	23-Feb-26	23-Feb-26	0%	38
A3080	Set Exterior Columns and Beams	10	10	0	31-Dec-25	14-Jan-26	24-Feb-26	04-Mar-26	0%	38
A3210	Set Interior Columns and Beams	10	10	0	15-Jan-26	28-Jan-26	10-Mar-26	23-Mar-26	0%	38
A3380	Install Temporary Scaffolding and Handrails	3	3	0	30-Jan-26	03-Feb-26	01-May-26	05-May-26	0%	65
A3330	Install Scaffolding	5	5	0	29-Jan-26	04-Feb-26	24-Mar-26	30-Mar-26	0%	38
A3340	Set SOGD Pour Slabs	10	10	0	05-Feb-26	15-Feb-26	31-Mar-26	14-Apr-26	0%	38
A3520	Set Roof Level Beams	5	5	0	19-Feb-26	25-Feb-26	14-Apr-26	20-Apr-26	0%	38
A3600	Back Up Inspection	1	1	0	26-Feb-26	26-Feb-26	21-Apr-26	21-Apr-26	0%	38
A3620	Set Roof Level Trusses	5	5	0	27-Feb-26	05-Mar-26	22-Apr-26	28-Apr-26	0%	38
A3720	Grout Column Base Plates	5	5	0	06-Mar-26	12-Mar-26	19-May-26	26-May-26	0%	52
A3730	Detail Roof Level Steel	5	5	0	06-Mar-26	12-Mar-26	29-Apr-26	05-May-26	0%	38
A3810	Welding Inspection	1	1	0	13-Mar-26	13-Mar-26	12-May-26	12-May-26	0%	42
A3900	Install Type I Deck at L2 Slab	5	5	0	13-Mar-26	19-Mar-26	06-May-26	12-May-26	0%	38
A3910	Install Fall Protection at L2	2	2	0	20-Mar-26	22-Mar-26	22-May-26	26-May-26	0%	45
A3900	Install Roof Deck	5	5	0	20-Mar-26	26-Mar-26	13-May-26	19-May-26	0%	38
A3980	Roof Deck Inspection	1	1	0	27-Mar-26	27-Mar-26	29-Jun-26	29-Jun-26	0%	65
A3620	Neelson Stud & Type I Deck Inspection	1	1	0	20-Mar-26	20-Mar-26	19-May-26	19-May-26	0%	42
A3630	Establish Control on L2 & Verify SOGD Layout	1	1	0	20-Mar-26	20-Mar-26	26-May-26	26-May-26	0%	48
A3670	Reinforce SOGD	4	4	0	27-Mar-26	01-Apr-26	20-May-26	26-May-26	0%	38
A4050	Place SOGD @ B	3	3	0	02-Apr-26	06-Apr-26	27-May-26	29-May-26	0%	38
A4080	Remove Temporary Scaffolding and Handrails	1	1	0	07-Apr-26	07-Apr-26	09-Jun-26	09-Jun-26	0%	44
A1180	Excavate Area B Elevator Pit	5	5	0	04-Sep-25	10-Sep-25	19-Jan-26	22-Jan-26	0%	91
A1180	RRP Elevator Pit Floor	5	5	0	11-Sep-25	17-Sep-25	23-Jan-26	26-Jan-26	0%	91
A2060	RRP Elevator Pit Walls	5	5	0	16-Sep-25	24-Sep-25	30-Jan-26	05-Feb-26	0%	91
A2180	Backfill Elevator Pit Walls	5	5	0	25-Sep-25	01-Oct-25	06-Feb-26	12-Feb-26	0%	91
A4080	Frame Holloway Walls	5	5	0	07-Apr-26	13-Apr-26	25-Jan-27	28-Jan-27	0%	203
A4810	Install Duct Deflection Fire Dampers	5	5	0	20-May-26	27-May-26	17-Sep-26	23-Sep-26	0%	84
A4820	Set RTUs	5	5	0	23-Jun-26	29-Jun-26	28-Oct-26	03-Nov-26	0%	88
A5060	L1 Ductwork Rough In	20	20	0	22-Apr-26	19-May-26	24-Jun-26	21-Jul-26	0%	44
A5600	In-Wall Mechanical Rough In	10	10	0	20-May-26	03-Jun-26	22-Jun-26	04-Aug-26	0%	44
A5800	Set L1 Above Ceiling Units	5	5	0	04-Jun-26	10-Jun-26	05-Aug-26	11-Aug-26	0%	44
A6120	L1 Condensate Rough-In	10	10	0	11-Jun-26	24-Jun-26	12-Aug-26	26-Aug-26	0%	44
A6350	L1 Refrigerant Rough-In	20	20	0	25-Jun-26	22-Jul-26	28-Aug-26	23-Sep-26	0%	44
A6810	Insulate L1 Ductwork	5	5	0	23-Jul-26	29-Jul-26	24-Sep-26	30-Sep-26	0%	44

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Summary

Level of Effort

Start Date: 13-Feb-25

Finish Date: 16-Mar-27

Date Date: 30-Jun-25

Run Date: 30-Jun-25

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Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Late Start	Late Finish	Activity %	Total Post	Notes
A3690	Install Roof Bleeding	10	10	0	30-Mar-26	10-Apr-26	30-Jun-26	13-Jul-26	0%	65	Install Roof Bleeding
A4210	Set Roof Drains	5	5	0	13-Apr-26	17-Apr-26	07-Aug-26	13-Aug-26	0%	63	Set Roof Drains
A4190	Install RTU Screen	10	10	0	13-Apr-26	24-Apr-26	14-Jul-26	27-Jul-26	0%	65	Install RTU Screen
A4270	Install Roofing Insulation	10	10	0	27-Apr-26	08-May-26	14-Aug-26	27-Aug-26	0%	78	Install Roofing Insulation
A4750	Install Roofing Underlayment	5	5	0	13-May-26	18-May-26	28-Aug-26	03-Sep-26	0%	76	Install Roofing Underlayment
A5020	Install Membrane Roofing	10	10	0	20-May-26	03-Jun-26	04-Sep-26	18-Sep-26	0%	76	Install Membrane Roofing
A5650	Install Roof Walk Pads	10	10	0	04-Jun-26	17-Jun-26	21-Sep-26	02-Oct-26	0%	78	Install Roof Walk Pads
A4610	Install Exterior Stonefront Window Frames	5	5	0	08-May-26	24-May-26	22-Jul-26	28-Jul-26	0%	52	Install Exterior Stonefront Window Frames
A4760	Install B1118 Hollow Metal Frame	2	2	0	13-May-26	14-May-26	09-Sep-26	10-Sep-26	0%	63	Install B1118 Hollow Metal Frame
A4770	Install Exterior Stonefront Door Assemblies	5	5	0	11-May-26	15-May-26	23-Jul-26	28-Jul-26	0%	52	Install Exterior Stonefront Door Assemblies
A4870	Install B1119 Hollow Metal Door	1	1	0	15-May-26	11-Sep-26	11-Sep-26	11-Sep-26	0%	63	Install B1119 Hollow Metal Door
A4770	Install Ceiling Door	5	5	0	13-May-26	19-May-26	04-Sep-26	11-Sep-26	0%	81	Install Ceiling Door
A4800	Install Exterior Stonefront Glazing	5	5	0	18-May-26	22-May-26	04-Sep-26	11-Sep-26	0%	78	Install Exterior Stonefront Glazing
A4110	Install Handrails	5	5	0	07-Apr-26	13-Apr-26	13-Jan-27	19-Jan-27	0%	185	Install Handrails
A4890	Install Exterior Stonefront Window Frames	5	5	0	18-May-26	22-May-26	30-Jul-26	05-Aug-26	0%	52	Install Exterior Stonefront Window Frames
A5120	Install Exterior Stonefront Door Assemblies	5	5	0	28-May-26	01-Jun-26	08-Aug-26	12-Aug-26	0%	52	Install Exterior Stonefront Door Assemblies
A5320	Install Exterior Stonefront Glazing	5	5	0	02-Jun-26	08-Jun-26	04-Sep-26	11-Sep-26	0%	68	Install Exterior Stonefront Glazing
A4100	Install Handrails	10	10	0	07-Apr-26	20-Apr-26	06-Jan-27	19-Jan-27	0%	180	Install Handrails
A5300	Install Exterior Stonefront Window Frames	3	3	0	02-Jun-26	04-Jun-26	13-Aug-26	17-Aug-26	0%	52	Install Exterior Stonefront Window Frames
A5330	Install Exterior Stonefront Door Assemblies	5	5	0	03-Jun-26	09-Jun-26	14-Aug-26	20-Aug-26	0%	52	Install Exterior Stonefront Door Assemblies
A5370	Install Exterior Stonefront Glazing	5	5	0	10-Jun-26	16-Jun-26	04-Sep-26	11-Sep-26	0%	62	Install Exterior Stonefront Glazing
A5340	Install Awning Canopy	15	15	0	28-May-26	17-Jun-26	02-Oct-26	22-Oct-26	0%	90	Install Awning Canopy
A5590	Install Exterior Stonefront Window Frames	5	5	0	10-Jun-26	16-Jun-26	21-Aug-26	27-Aug-26	0%	52	Install Exterior Stonefront Window Frames
A5750	Install Exterior Stonefront Glazing	5	5	0	17-Jun-26	23-Jun-26	04-Sep-26	11-Sep-26	0%	57	Install Exterior Stonefront Glazing
A5760	Install Exterior Curtain Wall Assemblies	5	5	0	17-Jun-26	23-Jun-26	04-Sep-26	11-Sep-26	0%	52	Install Exterior Curtain Wall Assemblies
A6040	Install Exterior Curtain Wall Glazing	5	5	0	24-Jun-26	30-Jun-26	04-Sep-26	11-Sep-26	0%	52	Install Exterior Curtain Wall Glazing
A4580	Install Fluid Applied Waterproofing & Flashings	5	5	0	08-May-26	12-May-26	20-Jul-26	24-Jul-26	0%	52	Install Fluid Applied Waterproofing & Flashings
A4730	Install Z-Girts @ MWP Locations	5	5	0	12-May-26	18-May-26	10-Aug-26	14-Aug-26	0%	63	Install Z-Girts @ MWP Locations
A4820	Strip-In Z-Girts	5	5	0	18-May-26	22-May-26	14-Aug-26	20-Aug-26	0%	63	Strip-In Z-Girts
A5080	Install Rigid Insulation	5	5	0	20-May-26	27-May-26	18-Aug-26	24-Aug-26	0%	63	Install Rigid Insulation
A5150	Install Natural Stone	10	10	0	21-May-26	04-Jun-26	19-Aug-26	01-Sep-26	0%	63	Install Natural Stone
A5620	Install MWP-04	5	5	0	05-Jun-26	11-Jun-26	02-Sep-26	09-Sep-26	0%	63	Install MWP-04
A6070	Install MWP-06	5	5	0	12-Jun-26	18-Jun-26	10-Sep-26	16-Sep-26	0%	63	Install MWP-06
A6770	Install Joint Sealants	3	3	0	22-Sep-26	24-Sep-26	15-Jan-27	19-Jan-27	0%	79	Install Joint Sealants
A4790	Install Fluid Applied Waterproofing & Flashings	5	5	0	13-May-26	19-May-26	28-Jul-26	03-Aug-26	0%	53	Install Fluid Applied Waterproofing & Flashings
A5000	Install Z-Girts @ MWP Locations	5	5	0	19-May-26	25-May-26	10-Sep-26	16-Sep-26	0%	60	Install Z-Girts @ MWP Locations
A5350	Strip-In Z-Girts	5	5	0	28-May-26	03-Jun-26	18-Sep-26	24-Sep-26	0%	60	Strip-In Z-Girts
A5380	Install Rigid Insulation	5	5	0	28-May-26	03-Jun-26	18-Sep-26	24-Sep-26	0%	60	Install Rigid Insulation
A5510	Install Natural Stone	10	10	0	05-Jun-26	18-Jun-26	25-Sep-26	08-Oct-26	0%	79	Install Natural Stone

Activity Name

Activity ID

Start Date: 13-Feb-25

Finish Date: 13-Mar-27

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Actual Work

Remaining Work

Critical Remaining Work

Milestone

Summary

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Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Late Start	Late Finish	Activity % Complete	Cost	Float	Notes
A6250	Install Brick Wellcoat	5	5	0	19-Jun-26	25-Jun-26	09-Oct-26	15-Oct-26	0%	79		o Install Brick Wellcoat
A6460	Install MWP-02	5	5	0	26-Jun-26	02-Jul-26	16-Oct-26	22-Oct-26	0%	79		o Install MWP-02
A6470	Install MWP-03	5	5	0	26-Jun-26	02-Jul-26	16-Oct-26	22-Oct-26	0%	79		o Install MWP-03
A6530	Install MWP-05	5	5	0	03-Jul-26	09-Jul-26	23-Oct-26	29-Oct-26	0%	79		o Install MWP-05
A6700	Install MWP-04	5	5	0	10-Jul-26	16-Jul-26	30-Oct-26	05-Nov-26	0%	79		o Install MWP-04
A7000	Install MWP-06	5	5	0	17-Jul-26	23-Jul-26	06-Nov-26	12-Nov-26	0%	79		o Install MWP-06
A6940	Install Joint Sealants	2	2	0	18-Sep-26	21-Sep-26	13-Jan-27	14-Jan-27	0%	79		o Install Joint Sealants
A5060	Install Fluid Applied Waterproofing & Flashings	5	5	0	20-May-26	27-May-26	07-Aug-26	13-Aug-26	0%	56		o Install Fluid Applied Waterproofing & Flashings
A5370	Install Z-Girts @ MWP Locations	5	5	0	26-May-26	03-Jun-26	09-Oct-26	15-Oct-26	0%	95		o Install Z-Girts @ MWP Locations
A5670	Strip-In Z-Girts	5	5	0	04-Jun-26	10-Jun-26	18-Oct-26	22-Oct-26	0%	95		o Strip-In Z-Girts
A5970	Install Rigid Insulation	5	5	0	14-Jun-26	23-Oct-26	23-Oct-26	29-Oct-26	0%	90		o Install Rigid Insulation
A6240	Install Natural Stone	5	5	0	25-Jun-26	01-Jul-26	30-Oct-26	05-Nov-26	0%	90		o Install Natural Stone
A6450	Install Brick Wellcoat	5	5	0	02-Jul-26	08-Jul-26	06-Nov-26	12-Nov-26	0%	90		o Install Brick Wellcoat
A7180	Install MWP-05	5	5	0	24-Jul-26	30-Jul-26	13-Nov-26	19-Nov-26	0%	79		o Install MWP-05
A7600	Install MWP-04	5	5	0	31-Jul-26	06-Aug-26	20-Nov-26	30-Nov-26	0%	79		o Install MWP-04
A7710	Install MWP-06	5	5	0	07-Aug-26	13-Aug-26	01-Dec-26	07-Dec-26	0%	79		o Install MWP-06
A6900	Install Joint Sealants	2	2	0	16-Sep-26	17-Sep-26	11-Jan-27	12-Jan-27	0%	79		o Install Joint Sealants
A5300	Install Fluid Applied Waterproofing & Flashings	5	5	0	28-May-26	03-Jun-26	19-Aug-26	25-Aug-26	0%	50		o Install Fluid Applied Waterproofing & Flashings
A5600	Install Z-Girts @ MWP Locations	5	5	0	04-Jun-26	10-Jun-26	30-Oct-26	05-Nov-26	0%	105		o Install Z-Girts @ MWP Locations
A5900	Strip-In Z-Girts	5	5	0	11-Jun-26	17-Jun-26	06-Nov-26	12-Nov-26	0%	105		o Strip-In Z-Girts
A6190	Install Rigid Insulation	5	5	0	18-Jun-26	24-Jun-26	13-Nov-26	19-Nov-26	0%	105		o Install Rigid Insulation
A6480	Install Natural Stone	5	5	0	02-Jul-26	08-Jul-26	20-Nov-26	30-Nov-26	0%	100		o Install Natural Stone
A6980	Install Brick Wellcoat	5	5	0	09-Jul-26	15-Jul-26	01-Dec-26	07-Dec-26	0%	100		o Install Brick Wellcoat
A7970	Install MWP-02	5	5	0	14-Aug-26	20-Aug-26	08-Dec-26	14-Dec-26	0%	79		o Install MWP-02
A7980	Install MWP-03	5	5	0	14-Aug-26	20-Aug-26	08-Dec-26	14-Dec-26	0%	79		o Install MWP-03
A8170	Install MWP-05	5	5	0	21-Aug-26	27-Aug-26	15-Dec-26	21-Dec-26	0%	79		o Install MWP-05
A8370	Install MWP-04	5	5	0	28-Aug-26	03-Sep-26	22-Dec-26	28-Dec-26	0%	79		o Install MWP-04
A8460	Install MWP-06	5	5	0	04-Sep-26	11-Sep-26	30-Dec-26	06-Jan-27	0%	79		o Install MWP-06
A8500	Install Joint Sealants	2	2	0	14-Sep-26	15-Sep-26	07-Jan-27	08-Jan-27	0%	79		o Install Joint Sealants
A4130	Frame L1 Exterior CRMF Walls @ B	10	10	0	08-Apr-26	20-Apr-26	10-Jun-26	22-Jun-26	0%	44		o Frame L1 Exterior CRMF Walls @ B
A4300	Frame L2 Exterior CRMF Walls @ B	10	10	0	22-Apr-26	05-May-26	24-Jun-26	07-Jul-26	0%	44		o Frame L2 Exterior CRMF Walls @ B
A4310	Install L1 Exterior Sheathing	10	10	0	22-Apr-26	05-May-26	06-Jul-26	17-Jul-26	0%	52		o Install L1 Exterior Sheathing
A4440	Install L2 Exterior Sheathing	10	10	0	29-Apr-26	12-May-26	15-Jul-26	28-Jul-26	0%	54		o Install L2 Exterior Sheathing
A4560	Frame Interior CRMF Walls @ B	10	10	0	06-May-26	19-May-26	08-Jul-26	21-Jul-26	0%	44		o Frame Interior CRMF Walls @ B
A5000	One Side Top of Walls Adjacent to Overhead Mechanical Units	5	5	0	20-May-26	27-May-26	22-Jul-26	28-Jul-26	0%	44		o One Side Top of Walls Adjacent to Overhead Mechanical Units
A5280	Top/Floor Topped Out Areas Adjacent to Overhead Mechanical Units	5	5	0	28-May-26	03-Jun-26	29-Jul-26	04-Aug-26	0%	44		o Top/Floor Topped Out Areas Adjacent to Overhead Mechanical Units
A5270	Install First Side Sheetrock	10	10	0	28-May-26	10-Jun-26	31-Aug-26	14-Sep-26	0%	87		o Install First Side Sheetrock
A5310	Install In-Wall Insulation	4	4	0	02-Jul-26	07-Jul-26	15-Sep-26	18-Sep-26	0%	52		o Install In-Wall Insulation
A6910	Install Second Side Sheetrock	10	10	0	06-Jul-26	21-Jul-26	21-Sep-26	02-Oct-26	0%	52		o Install Second Side Sheetrock
A6960	Frame Hardid Ceiling	3	3	0	22-Jul-26	24-Jul-26	05-Oct-26	07-Oct-26	0%	52		o Frame Hardid Ceiling
A7360	Hardid Overhead Inspection	1	1	0	27-Jul-26	27-Jul-26	08-Oct-26	08-Oct-26	0%	52		o Hardid Overhead Inspection
A7430	Close Up Hardid Ceiling	4	4	0	06-Aug-26	11-Aug-26	09-Oct-26	13-Oct-26	0%	44		o Close Up Hardid Ceiling
A7600	Top/Floor Ceiling	3	3	0	12-Aug-26	14-Aug-26	14-Oct-26	16-Oct-26	0%	44		o Top/Floor Ceiling
A7570	Top/Floor Room Walls	5	5	0	13-Aug-26	18-Aug-26	15-Oct-26	21-Oct-26	0%	44		o Top/Floor Room Walls

Corr OSP - 3C Rec Center

WBS Layout - All Activities

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SpawGlass

Start Date: 13-Feb-25
 Finish Date: 16-Mar-27
 Data Date: 30-Jun-25
 Run Date: 30-Jun-25

Actual Work
 Remaining Work
 Critical Remaining Work

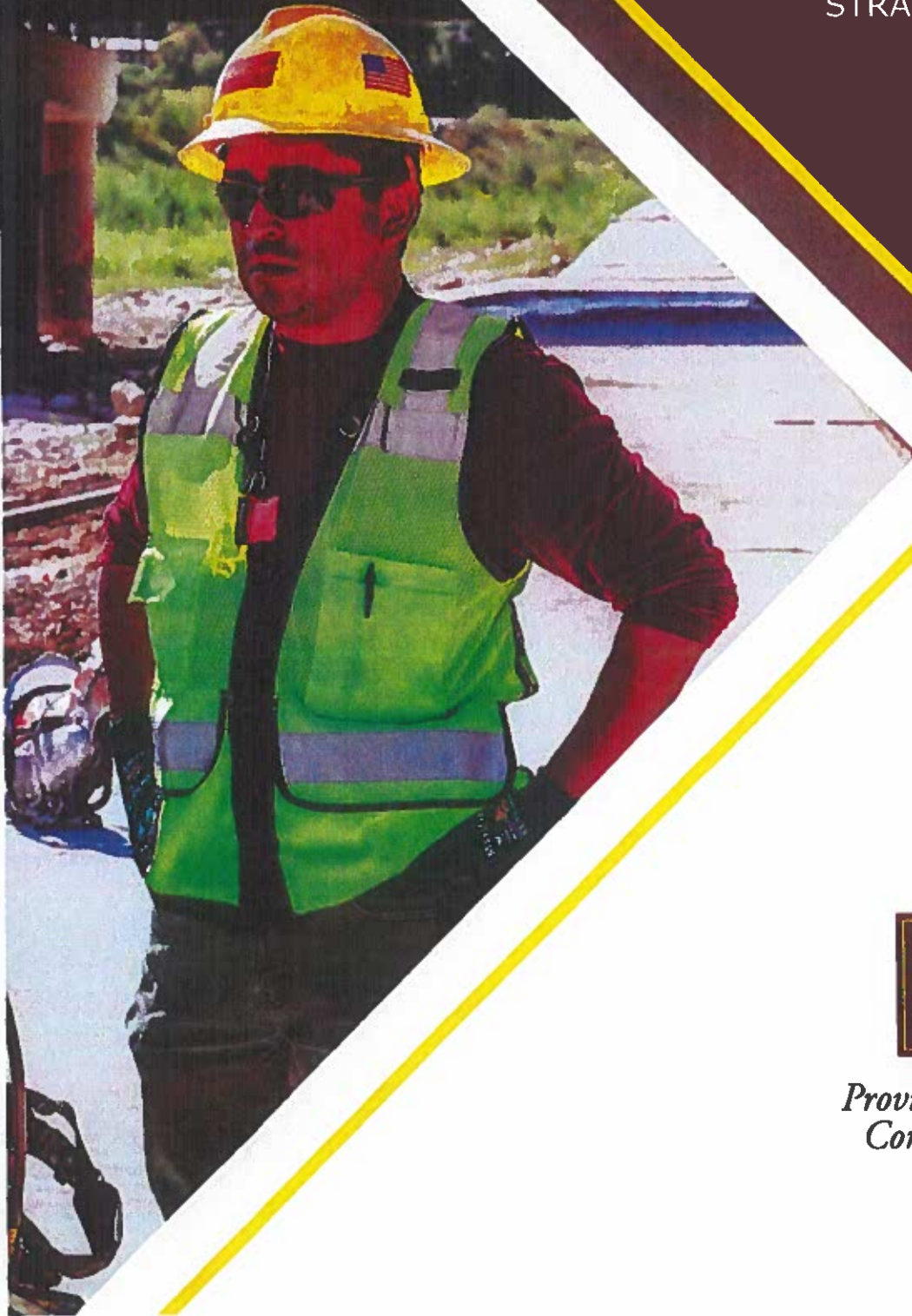
Milestone
 Summary
 Level of Effort

Actual Level of Effort

Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Late Start	Late Finish	Activity % Complete	Total Float
A7230 Insulate L2 Ductwork	5	5	0	25-Aug-26	31-Aug-26	12-Nov-26	18-Nov-26	0%	56
A7530 Install L2 Gases and Diffusers	5	5	0	01-Sep-26	06-Sep-26	19-Nov-26	25-Nov-26	0%	56
Area C/D Electrical Underground Rough In	216	216	0	17-Oct-25	22-Dec-26	19-Jan-27	19-Jan-27	0%	11
A2390 Area C/D Electrical Underground Rough In	15	15	0	17-Oct-25	08-Nov-25	24-Dec-25	16-Jan-26	0%	48
A4410 Overhead Electrical Rough-In L1	20	20	0	20-Apr-26	15-May-26	29-Jun-26	24-Jul-26	0%	49
A5720 Electrical Room Build-Out	5	5	0	09-Jun-26	15-Jun-26	23-Oct-26	23-Oct-26	0%	93
A8020 Pull Wire from Area B Electrical Room	5	5	0	16-Jun-26	22-Jun-26	26-Oct-26	30-Oct-26	0%	93
A8150 Pull Wire from Electrical Room to Receptacles	10	10	0	23-Jun-26	06-Jul-26	02-Nov-26	13-Nov-26	0%	93
A8570 Install L1 Lighting Devices	8	8	0	07-Jul-26	16-Jul-26	18-Nov-26	25-Nov-26	0%	93
A5920 In-Wall Electrical Rough-In L1	20	20	0	14-Jul-26	10-Aug-26	05-Nov-26	04-Dec-26	0%	81
A7810 Install L1 Lighting Controls	5	5	0	11-Aug-26	17-Aug-26	14-Dec-26	18-Dec-26	0%	86
A7060 Set L1 in Wall Devices	10	10	0	11-Aug-26	24-Aug-26	07-Dec-26	18-Dec-26	0%	81
A7730 L1 Device Trim Out	10	10	0	25-Aug-26	08-Sep-26	21-Dec-26	05-Jan-27	0%	81
A4600 Overhead Electrical Rough-In L2	20	20	0	18-May-26	15-Jun-26	27-Jul-26	21-Aug-26	0%	49
A5280 In-Wall Electrical Rough-In L2	20	20	0	18-Jun-26	13-Jul-26	24-Aug-26	21-Sep-26	0%	49
A6580 Pull Wire from Electrical Room to L2 Receptacles	5	5	0	07-Jul-26	13-Jul-26	19-Nov-26	25-Nov-26	0%	96
A7070 Install L2 Lighting Devices	10	10	0	17-Jul-26	30-Jul-26	30-Nov-26	11-Dec-26	0%	93
A7740 Install L2 Lighting Controls	5	5	0	18-Aug-26	24-Aug-26	28-Dec-26	05-Jan-27	0%	81
A7620 Set L2 in Wall Devices	10	10	0	25-Aug-26	08-Sep-26	21-Dec-26	05-Jan-27	0%	81
A8030 L2 Device Trim Out	10	10	0	09-Sep-26	22-Sep-26	06-Jan-27	19-Jan-27	0%	81
Off Low Voltage	50	50	0	17-Aug-25	28-Oct-25	07-Jan-27	17-Jan-27	0%	68
A8000 Set Cable Trays	25	25	0	17-Aug-26	21-Sep-26	07-Jan-27	10-Feb-27	0%	98
A6410 Pull Low Voltage Wiring	10	10	0	22-Sep-26	05-Oct-26	11-Feb-27	24-Feb-27	0%	98
A6600 Install Low Voltage Devices	10	10	0	08-Oct-26	19-Oct-26	25-Feb-27	10-Mar-27	0%	98
A7360 All Room Buildout	5	5	0	20-Oct-26	26-Oct-26	11-Mar-27	17-Mar-27	0%	98
Area C/D Plumbing Underground Rough In	15	15	0	17-Oct-25	08-Nov-25	24-Dec-25	16-Jan-26	0%	46
A4430 L1 Overhead Plumbing Rough-In	20	20	0	17-Apr-26	14-May-26	06-Jul-26	31-Jul-26	0%	55
A5110 L1 in Wall Plumbing Rough-In	20	20	0	08-May-26	05-Jun-26	27-Jul-26	21-Aug-26	0%	55
A6350 Set L1 Bathroom Fixtures	10	10	0	05-Oct-26	16-Oct-26	14-Dec-26	28-Dec-26	0%	48
A8510 Trim Out L1 Bathroom Fixtures	10	10	0	19-Oct-26	30-Oct-26	28-Dec-26	12-Jan-27	0%	48
L2 in Wall Plumbing Rough-In	20	20	0	08-Jun-26	03-Jul-26	24-Aug-26	21-Sep-26	0%	55
A5740 L2 Overhead Plumbing Rough-In	20	20	0	06-Jul-26	31-Jul-26	05-Oct-26	30-Oct-26	0%	64
A6210 Tie-In Roof Drains	5	5	0	02-Aug-26	07-Aug-26	02-Nov-26	06-Nov-26	0%	64
A6840 Gas Rough-In to RTUs	8	8	0	10-Aug-26	18-Aug-26	09-Nov-26	16-Nov-26	0%	64
A7410 Tie-In RTUs	5	5	0	20-Aug-26	28-Aug-26	19-Nov-26	25-Nov-26	0%	64
A6520 Set L2 Bathroom Fixtures	8	8	0	19-Oct-26	28-Oct-26	31-Dec-26	12-Jan-27	0%	50
A5760 Trim Out L2 Bathroom Fixtures	5	5	0	02-Nov-26	06-Nov-26	13-Jan-27	19-Jan-27	0%	48
Life Safety	275	275	0	01-Oct-25	23-Oct-26	09-Feb-27	15-Mar-27	0%	99
Fire Suppression	260	260	0	01-Oct-25	18-Oct-26	09-Feb-27	15-Mar-27	0%	100
Install Underground Supply Line From FDC to Riser	10	10	0	01-Oct-25	14-Oct-25	09-Feb-26	20-Feb-26	0%	86
A1580 Hang L1 Mains	10	10	0	19-Mar-26	01-Jun-26	31-Jul-26	13-Aug-26	0%	53

TAB 8

BID/PROPOSAL PACKAGE
STRATEGY



SpawGlass

*Providing the Absolute Best
Construction Experience*



Bid Proposal Package Strategy



City of Round Rock – Old Settler’s Park Build Out

Package 3C – Rec Center 95% CD Drawings

3300 E Palm Valley Blvd Round Rock, TX 78665

Long Lead Time Equipment and Material

There are no schedule concerns with long lead material at this time.

There are no current tariffs that could impact schedule that are known at this time, but SpawGlass will continue to monitor changes and strive to minimize any impact.

Construction Document Packages

GMP #1 was previously approved for fencing, SWPPP, earthwork, and site utilities. This work has started and is currently underway.

GMP #2 is the rest of the scopes required to complete the Admin, Rec Center, and fields.

Proposal Package Strategy

The project will be advertised for proposals from suppliers, subcontractors, and vendors for all major features of work. Proposals shall be received via mail, email, courier, or hand delivered from subcontractors and suppliers. Any addendums that may be required will be issued one week prior to receiving proposals.

The respondents will be evaluated on the subcontractors' ability to perform the work. Subcontractors will be recommended based on their company's personnel and corporate qualifications. SpawGlass will recommend the best value supplier and/or subcontractor to the Owner for concurrence prior to negotiating their contract.

SpawGlass

*Providing the Absolute Best
Construction Experience*



SpawGlass Contractors, Inc.

1111 Smith Road
Austin, TX 78721
512-719-5251

SpawGlass.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Adams Risk Management Services, LLC
Adams Insurance Service, Inc.
1111 North Loop W, Suite 600
Houston TX 77008

CONTACT
NAME: Mirta Tamez
PHONE (A/C, No, Ext): (713) 869-8346
E-MAIL: mtamez@adamsins.com
FAX (A/C, No): (713) 869-9144

INSURED
SpawGlass Contractors, Inc.
1111 Smith Road
Austin, TX 78721

SGADMIN-01

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : American Contractors Insurance Co. RRG	12300
INSURER B : ACIG Insurance Company	19984
INSURER C : Travelers Lloyds Insurance Company	41262
INSURER D : Valley Forge Insurance Company	20508
INSURER E : The Continental Insurance Company	35289
INSURER F :	

COVERAGES**CERTIFICATE NUMBER:** 527066035**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y Y	GL25ABC00046	6/1/2025	6/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 10,000,000 \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 10,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS COMP/OP AGG \$ 10,000,000 \$
D	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y Y	BUA7033775896	6/1/2025	6/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
E	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y Y	CUE7034067095	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y N N A	WCA000008325	6/1/2025	6/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E L EACH ACCIDENT \$ 1,000,000 E L DISEASE - EA EMPLOYEE \$ 1,000,000 E L DISEASE - POLICY LIMIT \$ 1,000,000
C	LEASED/RENTED EQUIPMENT		QT-630-7625B35-0-TLC-25	6/1/2025	6/1/2026	ANY ONE ITEM 1,500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability policy includes the following endorsements: 1) 1170- Additional Insured-Automatic Status as required by Contract - Blanket - Who is an insured is amended to include as Additional Insured any person or organization when you have agreed in a written contract that such person or organization be added as an additional insured on your policy. The endorsement also provides for the coverage to apply on a primary and non-contributory basis for ongoing and completed operations when required by written contract. 2) 205- Blanket Waiver of Subrogation when required in a written contract or agreement. 3) 336- Notice of Cancellation, Nonrenewal or Material Change- 30 days blanket as required by written contract. 4) 9- Aggregate Limits of insurance Per Project.

The Automobile policy includes the following endorsements: 1) CNA63359- Blanket Additional Insured as required by written contract executed prior to the bodily injury or property damage. 2) CNA63359-Blanket Waiver of Subrogation as required by written contract executed prior to the bodily injury or property See Attached...

CERTIFICATE HOLDER

City of Round Rock
221 East Main Street
Round Rock TX 78644

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Adams Risk Management Services, LLC		NAMED INSURED SpawGlass Contractors, Inc. 1111 Smith Road Austin, TX 78721	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

damage. 3) CNA63359 & CNA71527 - Primary Non-Contributory basis only when required by a written contract prior to Accident or Loss. 4) CNA68021 - Notice of Cancellation - 30 days blanket as required by written contract.

The Workers' Compensation policy includes the following endorsements: 1) WC990304 - Waiver of Subrogation - Blanket waiver for any person or organization for whom the named insured has agreed in a written contract to furnish the waiver. 2) WC420601 - Notice of Cancellation - 60 days blanket as required by written contract.

The Umbrella/Excess Liability policy applies in excess and follows form of the underlying General Liability, Automobile Liability and Employers Liability policies above including the terms of any additional insured, waiver of subrogation and 30 day notice of cancellation endorsements. The policy follows the terms and conditions of such underlying policies unless they are inconsistent with the terms of the policy.

The Equipment Floater policy includes a Blanket Automatic Loss Payee Endorsement CMU618 that provides Loss Payee status to the Certificate Holder only when there is a written contract between the Named Insured and the Certificate Holder that requires such status.

Re. Project: Old Settlers Park Buildout, Package 3C - Old Settlers Park, 3300 E. Palm Valley Blvd., Round Rock, TX 78665, Rec Center and Admin Buildings GMP #2R1

ADDITIONAL INSURED – AUTOMATIC STATUS AS REQUIRED BY CONTRACT – BLANKET

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Any person or organization that you are required by written contract to include as an additional insured on this policy if the contract is executed prior to the loss.

- A. Section II, Who Is An Insured is amended to include as an additional insured any person or organization shown in the above SCHEDULE (called additional insured), but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of your premises or your operations for the additional insured, and only to the extent and for the minimum limits required in the written contract.
- B. The insurance provided to the additional insured is subject to the following limitations:
1. Unless a written contract specifically requires additional insured coverage for your completed operations, this insurance does not apply to "bodily injury" or "property damage" occurring after "your work" for the additional insured has been completed or after that portion of "your work" out of which the "bodily injury" or "property damage" arises has been put to its intended use by any person or organization, whichever occurs first.
 2. Unless broader coverage is specifically required by written contract, this insurance provides additional insured coverage only for liability for "bodily injury", "property damage" or "personal and advertising injury" to the extent caused by the named insured's acts or omissions or the acts or omissions of those acting on the named insured's behalf. If broader coverage is specifically required by written contract, this insurance does not apply to "bodily injury" or "property damage" or "personal and advertising injury" arising out of the sole negligence, act, or omission of the Additional Insured unless additional insured coverage for an Additional Insured's sole negligence, act, or omission is specifically required by written contract.
 3. This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" for which the additional insured is obligated to pay damages by reason of the assumption of liability in a contract or agreement except to the extent that the additional insured would have been obligated to pay such damages in the absence of the contract or agreement.
 4. This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering or failure to render any professional services by any insured or on any insured's behalf, including:
 - a) The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders, drawings or specifications; or
 - b) Supervisory, inspection, architectural, or engineering services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.
 5. This endorsement shall not apply to a person or organization if any other additional insured endorsement attached to this policy specifically applies to that person or organization.
 6. The insurance afforded herein only applies to the extent permitted by applicable state law, including statutes governing additional insured coverage in the construction industry.
 7. The insurance afforded to the additional insured shall not exceed the minimum limits required in the written contract.
- C. In no event shall the insurance provided to the additional insured exceed the minimum coverage required by the written contract, including but not limited to minimum limits, minimum scope of coverage, or minimum duration of coverage. If a written contract or agreement requires that additional insured status be provided by the use of specified edition dates of the ISO CG2010 and/or CG2037, then the terms of that endorsement are incorporated into this endorsement as respects such additional insured and shall supersede the coverage grant and limitations in Sections A. and B. of this endorsement. In the event that CG2010 and/or CG2037 are required but no edition dates are specified, the 04/13 editions shall apply.
- D. This insurance is excess to any other insurance, whether primary, excess, contingent or on any other basis, available to the additional insured unless a written contract requires that this insurance be primary or primary and non-contributing. However, this insurance is always excess to other insurance, whether primary, excess, contingent or on any other basis, when the additional insured has been added to the other insurance as an additional insured.

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the mentioned Policy, other than as above stated.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: **Same as policy effective date unless otherwise indicated above.**

Policy Effective: 06/01/2025

Policy No.: GL25A00046

Endorsement No.:

Insured: SpawGlass Employee Holding Company

Premium \$

Insurance Company: American Contractors Insurance Co. RRG

**ADDITIONAL INSURED – LESSOR OF LEASED EQUIPMENT –
AUTOMATIC STATUS WHEN REQUIRED IN LEASE
AGREEMENT WITH YOU**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

- A. Section II - Who Is An Insured is amended to include as an additional insured any person or organization from whom you lease equipment when you and such person or organization have agreed in writing in a contract that such person or organization be added as an additional insured on your policy. Such person or organization is an insured only with respect to their liability caused, in whole or in part, by the maintenance, operation or use by you of equipment leased to you by such person or organization. A person's or organization's status as an insured under this endorsement ends when their contract with you for such leased equipment ends.
- B. With respect to the insurance afforded these additional insureds, the following additional exclusions apply:
- This insurance does not apply:
1. To any "occurrence" which takes place after the equipment lease expires;
 2. Unless specifically required by written contract, to "bodily injury" or "property damage" caused by the negligence of such person or organization.
- C. This insurance shall not exceed the scope of coverage, including limits, of this policy and in no event shall the insurance provided to the additional insured exceed the scope of coverage, including minimum limits, minimum duration, and minimum scope of coverage required by the contract.
- D. It is agreed and understood no other additional insured endorsement attached to this policy will apply unless such a person or organization is specifically designated in that endorsement.

This insurance is excess to any other insurance, whether primary, excess, contingent or on any other basis, available to the additional insured unless a written contract requires that this insurance be primary or primary and non-contributing. However, this insurance is always excess to other insurance, whether primary, excess, contingent or on any other basis, when the additional insured has been added to the other insurance as an additional insured.

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the mentioned Policy, other than as above stated.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: 06/01/2025

Policy No.: GL25A00046

Endorsement No.:

Policy Effective: 06/01/2025

Premium \$

Insured: SpawGlass Employee Holding Company

Insurance Company: American Contractors Insurance Company Risk Retention Group

ADDITIONAL INSURED – MANAGERS OR LESSORS OF PREMISES

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designation of Premises (Part Leased to You):

Any premises leased to you where you are required by a lease agreement to add a person or organization as an additional insured.

Name of Person or Organization (Additional Insured):

As required by the lease agreement.

Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by you or those acting on your behalf in connection with the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

- (1) Any "occurrence" which takes place after you cease to be a tenant in that premises.
- (2) Structural alterations, new construction or demolition operations performed by or on behalf of the person(s) or organization(s) shown in the Schedule.

This endorsement shall not apply to a person or organization if any other additional insured endorsement attached to this policy specifically applies to that person or organization.

The insurance afforded herein only applies to the extent permitted by applicable state law.

This insurance shall not exceed the scope of coverage, including limits, of this policy and in no event shall the insurance provided to the additional insured exceed the scope of coverage, including minimum limits, minimum scope of coverage, and minimum duration of coverage, required by the contract.

This insurance is excess to any other insurance, whether primary, excess, contingent or on any other basis, available to the additional insured unless a written contract or agreement requires that this insurance be primary or primary and non-contributing. However, this insurance is always excess to other insurance, whether primary, excess, contingent or on any other basis, when the additional insured has been added to the other insurance as an additional insured. Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the mentioned Policy, other than as above stated.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: 06/01/2025

Policy No.: GL25A00046

Endorsement No.:

Policy Effective: 06/01/2025

Insured: SpawGlass Employee Holding Company

Premium \$

Insurance Company: American Contractors Insurance Company Risk Retention Group

**ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY
OR SUBDIVISION OR POLITICAL SUBDIVISION –
PERMITS OR AUTHORIZATIONS**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE FORM
SCHEDULE**

State or Governmental Agency or Subdivision or Political Subdivision:

Any state or political subdivision that you are required to include as an additional insured as a condition for issuance of a permit or authorization.

Section II - Who Is An Insured is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision shown in the Schedule, subject to the following provisions:

- (1) This insurance applies only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- (2) This insurance does not apply to:

- a. "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- (1) Required by the contract or agreement; or
(2) Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

With respect to these additional insureds, this insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or failure to render any professional services by any insured, including:

- (1) The preparing, approving or failure to prepare or approve maps, drawings, opinions, reports, surveys, change orders, designs or specifications; or
(2) Supervisory, inspection or engineering services.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured.

This endorsement shall not apply to a person or organization if any other additional insured endorsement attached to this policy specifically applies to that person or organization.

The insurance afforded herein only applies to the extent permitted by applicable state law, including statutes governing additional insured coverage in the construction industry.

This insurance is excess to any other insurance, whether primary, excess, contingent or on any other basis, available to the additional insured unless a condition for the issuance of the permit or authorization requires that this insurance be primary or primary and non-contributing. However, this insurance is always excess to other insurance, whether primary, excess, contingent or on any other basis, when the additional insured has been added to the other insurance as an additional insured.

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the mentioned Policy, other than as above stated.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: Same as policy effective date unless otherwise indicated above.

Policy Effective: 06/01/2025

Policy No.: GL25A00046

Endorsement No.:

Insured: SpawGlass Employee Holding Company

Premium \$

Insurance Company: American Contractors Insurance Co. RRG

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name of Person(s) or Organization(s):

Any person or organization for whom you have agreed by written contract to furnish this waiver.

Section IV – Commercial General Liability Conditions, 14. Transfer of Rights of Recovery Against Others to Us Condition is amended by the addition of the following:

We waive any right of recovery we may have against any person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the mentioned Policy, other than as above stated.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: **Same as policy effective date unless otherwise indicated above.**

Policy Effective: 6/1/2025

Policy No. GL25A00046

Endorsement No.:

Insured: SpawGlass Employee Holding Company

Premium \$

Insurance Company: American Contractors Insurance Co. RRG

NOTICE OF CANCELLATION, NONRENEWAL OR MATERIAL CHANGE – CERTIFICATE HOLDERS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The certificate of insurance holders shown in the schedule below have requested that they receive written notice of cancellation, nonrenewal or material change with respect to this policy. If we decide to cancel, nonrenew or make a material change to this policy, we agree to mail or deliver sixty (60) days advance written notice to the certificate of insurance holders shown in the schedule below. However, if we are cancelling or nonrenewing due to nonpayment of premium, we will only provide the certificate of insurance holders shown in the schedule below with ten (10) days advance written notice.

The notice of cancellation, nonrenewal or material change will be mailed to the addresses provided to us by the certificate of insurance issuer. Proof of mailing will be considered sufficient proof of our good faith attempt to provide notice of cancellation, nonrenewal or material change to the certificate of insurance holders shown in the schedule below.

SCHEDULE

All certificate of insurance holders where written notice of cancellation, nonrenewal or material change to this policy is required by written contract, permit or agreement with the Named Insured.

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the mentioned Policy, other than as above stated.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: Same as policy effective date unless otherwise indicated above.

Policy Effective: 6/1/2025

Policy No.: GL25A00046

Endorsement No.:

Insured: SpawGlass Employee Holding Company

Premium \$

Insurance Company: American Contractors Insurance Co RRG

AGGREGATE LIMITS OF INSURANCE (PER PROJECT)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is hereby understood and agreed the General Aggregate Limit under Limits of Insurance, Section III, of the Coverage Form applies separately to each of your projects away from premises owned by or rented to you.

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the mentioned Policy, other than as above stated.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: same as policy eff. date unless otherwise indicated above.

Policy Effective: 6/1/2025

Policy No.: GL25A00046

Endorsement No.:

Insured: SpawGlass Employee Holding Company

Premium \$

Insurance Company: American Contractors Insurance Co RRG



CONTRACTORS EXTENDED COVERAGE ENDORSEMENT - BUSINESS AUTO PLUS

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

I. LIABILITY COVERAGE

A. Who Is An Insured

The following is added to **Section II, Paragraph A.1., Who Is An Insured:**

1. a. Any incorporated entity of which the Named Insured owns a majority of the voting stock on the date of inception of this Coverage Form; provided that,
 - b. The insurance afforded by this provision A.1. does not apply to any such entity that is an insured under any other liability "policy" providing auto coverage.
2. Any organization you newly acquire or form, other than a limited liability company, partnership or joint venture, and over which you maintain majority ownership interest.

The insurance afforded by this provision A.2.:

- a. Is effective on the acquisition or formation date, and is afforded only until the end of the policy period of this Coverage Form, or the next anniversary of its inception date, whichever is earlier.
- b. Does not apply to:
 - (1) Bodily injury or property damage caused by an accident that occurred before you acquired or formed the organization; or
 - (2) Any such organization that is an insured under any other liability "policy" providing auto coverage.
3. Any person or organization that you are required by a written contract to name as an additional insured is an insured but only with respect to their legal liability for acts or omissions of a person, who qualifies as an insured under **SECTION II – WHO IS AN INSURED** and for whom Liability Coverage is afforded under this policy. If required by written contract, this insurance will be primary and non-contributory to insurance on which the additional insured is a Named Insured.
4. An employee of yours is an insured while operating an auto hired or rented under a contract or agreement in that employee's name, with your permission, while performing duties related to the conduct of your business.

"Policy", as used in this provision A. **Who Is An Insured**, includes those policies that were in force on the inception date of this Coverage Form but:

1. Which are no longer in force; or
2. Whose limits have been exhausted.

B. Bail Bonds and Loss of Earnings

Section II, Paragraphs A.2. (2) and A.2. (4) are revised as follows:

1. In a.(2), the limit for the cost of bail bonds is changed from \$2,000 to \$5,000; and
2. In a.(4), the limit for the loss of earnings is changed from \$250 to \$500 a day.



C. Fellow Employee

Section II, Paragraph B.5 does not apply.

Such coverage as is afforded by this provision C. is excess over any other collectible insurance.

II. PHYSICAL DAMAGE COVERAGE

A. Glass Breakage – Hitting A Bird Or Animal – Falling Objects Or Missiles

The following is added to **Section III, Paragraph A.3.:**

With respect to any covered **auto**, any deductible shown in the Declarations will not apply to glass breakage if such glass is repaired, in a manner acceptable to us, rather than replaced.

B. Transportation Expenses

Section III, Paragraph A.4.a. is revised, with respect to transportation expense incurred by you, to provide:

- a. \$60 per day, in lieu of \$20; subject to
- b. \$1,800 maximum, in lieu of \$600.

C. Loss of Use Expenses

Section III, Paragraph A.4.b. is revised, with respect to loss of use expenses incurred by you, to provide:

- a. \$1,000 maximum, in lieu of \$600.

D. Hired "Autos"

The following is added to **Section III. Paragraph A.:**

5. Hired "Autos"

If Physical Damage coverage is provided under this policy, and such coverage does not extend to Hired Autos, then Physical Damage coverage is extended to:

- a. Any covered **auto** you lease, hire, rent or borrow without a driver; and
- b. Any covered **auto** hired or rented by your **employee** without a driver, under a contract in that individual **employee's** name, with your permission, while performing duties related to the conduct of your business.
- c. The most we will pay for any one **accident** or **loss** is the actual cash value, cost of repair, cost of replacement or \$75,000, whichever is less, minus a \$500 deductible for each covered **auto**. No deductible applies to **loss** caused by fire or lightning.
- d. The physical damage coverage as is provided by this provision is equal to the physical damage coverage(s) provided on your owned **autos**.
- e. Such physical damage coverage for hired **autos** will:
 - (1) Include loss of use, provided it is the consequence of an **accident** for which the Named Insured is legally liable, and as a result of which a monetary loss is sustained by the leasing or rental concern.
 - (2) Such coverage as is provided by this provision will be subject to a limit of \$750 per **accident**.

E. Airbag Coverage

The following is added to **Section III, Paragraph B.3.:**

The accidental discharge of an airbag shall not be considered mechanical breakdown.



F. Electronic Equipment

Section III, Paragraphs B.4.c and B.4.d. are deleted and replaced by the following:

- c. Physical Damage Coverage on a covered **auto** also applies to **loss** to any permanently installed electronic equipment including its antennas and other accessories
- d. A \$100 per occurrence deductible applies to the coverage provided by this provision.

G. Diminution In Value

The following is added to **Section III, Paragraph B.6.:**

Subject to the following, the **diminution in value** exclusion does not apply to:

- a. Any covered **auto** of the private passenger type you lease, hire, rent or borrow, without a driver for a period of 30 days or less, while performing duties related to the conduct of your business; and
- b. Any covered **auto** of the private passenger type hired or rented by your **employee** without a driver for a period of 30 days or less, under a contract in that individual **employee's** name, with your permission, while performing duties related to the conduct of your business.
- c. Such coverage as is provided by this provision is limited to a **diminution in value** loss arising directly out of accidental damage and not as a result of the failure to make repairs; faulty or incomplete maintenance or repairs; or the installation of substandard parts.
- d. The most we will pay for **loss** to a covered **auto** in any one accident is the lesser of:
 - (1) \$5,000; or
 - (2) 20% of the **auto's** actual cash value (ACV).

III. Drive Other Car Coverage – Executive Officers

The following is added to **Sections II and III:**

- 1. Any **auto** you don't own, hire or borrow is a covered **auto** for Liability Coverage while being used by, and for Physical Damage Coverage while in the care, custody or control of, any of your "executive officers", except:
 - a. An **auto** owned by that "executive officer" or a member of that person's household; or
 - b. An **auto** used by that "executive officer" while working in a business of selling, servicing, repairing or parking **autos**.

Such Liability and/or Physical Damage Coverage as is afforded by this provision.

- (1) Equal to the greatest of those coverages afforded any covered **auto**; and
- (2) Excess over any other collectible insurance.

- 2. For purposes of this provision, "executive officer" means a person holding any of the officer positions created by your charter, constitution, by-laws or any other similar governing document, and, while a resident of the same household, includes that person's spouse.

Such "executive officers" are **insureds** while using a covered **auto** described in this provision.

IV. BUSINESS AUTO CONDITIONS

A. Duties In The Event Of Accident, Claim, Suit Or Loss

The following is added to **Section IV, Paragraph A.2.a.:**



- (4) Your **employees** may know of an **accident** or **loss**. This will not mean that you have such knowledge, unless such **accident** or **loss** is known to you or if you are not an individual, to any of your executive officers or partners or your insurance manager.

The following is added to **Section IV, Paragraph A.2.b.:**

- (6) Your **employees** may know of documents received concerning a claim or **suit**. This will not mean that you have such knowledge, unless receipt of such documents is known to you or if you are ~~not an individual, to any of your executive officers or partners or your insurance manager.~~

B. Transfer Of Rights Of Recovery Against Others To Us

~~The following is added to **Section IV, Paragraph A.5. Transfer Of Rights Of Recovery Against Others To Us:**~~

We waive any right of recovery we may have, because of payments we make for injury or damage, against any person or organization for whom or which you are required by written contract or agreement to obtain this waiver from us.

This injury or damage must arise out of your activities under a contract with that person or organization.

You must agree to that requirement prior to an **accident** or **loss**.

C. Concealment, Misrepresentation or Fraud

The following is added to **Section IV, Paragraph B.2.:**

Your failure to disclose all hazards existing on the date of inception of this Coverage Form shall not ~~prejudice you with respect to the coverage afforded provided such failure or omission is not intentional.~~

D. Other Insurance

~~The following is added to **Section IV, Paragraph B.5.:**~~

Regardless of the provisions of Paragraphs 5.a. and 5.d. above, the coverage provided by this policy shall be on a primary non-contributory basis. This provision is applicable only when required by a written contract.

That written contract must have been entered into prior to **Accident** or **Loss**.

E. Policy Period, Coverage Territory

Section IV, Paragraph B. 7.(5).(a). is revised to provide:

- a. 45 days of coverage in lieu of 30 days.

V. DEFINITIONS

Section V. paragraph C. is deleted and replaced by the following:

Bodily injury means bodily injury, sickness or disease sustained by a person, including mental anguish, mental injury or death resulting from any of these.



ADDITIONAL INSURED - PRIMARY AND NON-CONTRIBUTORY

It is understood and agreed that this endorsement amends the **BUSINESS AUTO COVERAGE FORM** as follows:

SCHEDULE

Name of Additional Insured Person Or Organization

ANY PERSON OR ORGANIZATION THAT YOU ARE REQUIRED BY WRITTEN CONTRACT OR WRITTEN AGREEMENT TO NAME AS AN ADDITIONAL INSURED

1. In conformance with paragraph **A.1.c.** of **Who Is An Insured** of Section II - LIABILITY COVERAGE, the person or organization scheduled above is an insured under this policy.
2. The insurance afforded to the additional insured under this policy will apply on a primary and non-contributory basis if you have committed it to be so in a written contract or written agreement executed prior to the date of the "accident" for which the additional insured seeks coverage under this policy.

All other terms and conditions of the policy remain unchanged

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.



NOTICE OF CANCELLATION TO CERTIFICATEHOLDERS

It is understood and agreed that:

If you have agreed under written contract to provide notice of cancellation to a party to whom the Agent of Record has issued a Certificate of Insurance, and if we cancel a policy term described on that Certificate of Insurance for any reason other than nonpayment of premium, then notice of cancellation will be provided to such Certificateholders at least 30 days in advance of the date cancellation is effective.

If notice is mailed, then proof of mailing to the last known mailing address of the Certificateholder on file with the Agent of Record will be sufficient to prove notice.

Any failure by us to notify such persons or organizations will not extend or invalidate such cancellation, or impose any liability or obligation upon us or the Agent of Record.

All other terms and conditions of the policy remain unchanged

This endorsement, which forms a part of and is for attachment to the policy issued by the designated Insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

SpawGlass Contractors, Inc., SpawGlass Construction Corp.,
SpawGlass Civil Construction, Inc., Westland Equipment and Supplies, LLC

Form No: CNA68021XX (02-2013)
Underwriting Company: Valley Forge Insurance Company

Policy No: BUA 7033775896
Policy Effective Date: 06/01/2025

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver. This waiver does not extend to the statutory right of reimbursement from a claimant who recovers any amount under Section 417.002 of the Texas Labor Code.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. () Specific Waiver
 Name of person organization
- (X) Blanket Waiver
 Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver. This
 waiver does not extend to the statutory right of reimbursement under Section 417.002 of the Texas Labor Code.
2. Operations: CONSTRUCTION AND RELATED CONSTRUCTION RELATED WORK
 ALL TEXAS OPERATIONS
3. Premium:

 The premium charge of this endorsement shall be 2 percent of the premium developed on payroll in connection with work
 performed for the above person(s) or organization(s) arising out of the operations described.
4. Minimum Premium: \$0
5. Advance Premium: \$0

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: Same as Policy Effective Date unless otherwise indicated above.

Policy Effective Date: 6/1/2025

Policy No. WCA000008325

Endorsement No.

Premium \$

Insured SpawGlass Employee Holding Company

Carrier Name/Code: ACIG Insurance Company

TEXAS NOTICE OF MATERIAL CHANGE ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page.

In the event of cancellation or other material change of the policy, we will mail advance notice to the person or organization named in the Schedule. The number of days advance notice is shown in the Schedule.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

1. Number of days advance notice:

60 days. However, in the case of cancellation or nonrenewal due to nonpayment of premium, only 10 days advance notice will be provided.

2. Notice will be mailed to:

All certificate holders where written notice of cancellation, nonrenewal or material change to this policy is required by written contract, permit or agreement with the Named Insured. The notice will be mailed to the addresses provided to us by the certificate of insurance issuer. Proof of mailing will be considered sufficient proof of our good faith attempt to provide written notice.

This endorsement is only applicable in the state of Texas.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: Same as Policy Effective Date unless otherwise indicated above.

Policy Effective Date: 6/1/2025

Policy No. WCA000008325

Endorsement No.

Premium \$

Insured SpawGlass Employee Holding Company

Carrier Name/Code: ACIG Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET LOSS PAYEES

This endorsement modifies insurance provided under the
COMMERCIAL INLAND MARINE COVERAGE PART

The following is added to Section E – ADDITIONAL
COVERAGE CONDITIONS:

Loss Payable Provision

In the event of a Covered Cause of Loss to Covered
Property in which both you and a Loss Payee share
an insurable interest, we will:

a. Adjust the loss or damage with you; and

b. Pay any claim for loss or damage jointly to you
and the Loss Payee as your interests may
appear.

This endorsement applies to all Covered Property for
which a Loss Payee is on file with us or your
insurance agent or insurance broker.

SpawGlass Contractors, Inc., SpawGlass Construction Corp., SpawGlass Civil
Construction, Inc., Westland Equipment and Supplies, LLC

Travelers Property & Casualty Co.
Policy No. QT-630-7625B35-0-TLC-25

**Federal Insurance Company
Liberty Mutual Insurance Company**

AIA Document A312™ - 2010 Payment Bond

K42017395(Federal) 022242526(Liberty Mutual)

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR

(Name, legal status and address):
SpawGlass Contractors, Inc.
1111 Smith Road
Austin, Texas 78721

SURETY

(Name, legal status and principal place of business):
Federal Insurance Company (IN)
Liberty Mutual Insurance Company (MA)

OWNER

(Name, legal status and address):
City of Round Rock, TX
221 East Main Street
Round Rock, TX 78664

CONSTRUCTION CONTRACT

Date: July 1, 2025

Amount: \$71,496,519.00 Seventy One Million Four Hundred Ninety Six Thousand Five Hundred Nineteen & 00/100 Dollars

Description (Name and Location):

City of Round Rock – Old Settler’s Park Build Out - Rec Center GMP #2R1

BOND

Date (Not earlier than Construction Contract

Date): July 8, 2025

Amount: \$71,496,519.00 Seventy One Million Four Hundred Ninety Six Thousand Five Hundred Nineteen & 00/100 Dollars

Modifications to this Bond:

☒ None

☐ See Page 4

CONTRACTORS AS PRINCIPAL

Company: SpawGlass Contractors, Inc. (Corporate Seal)

Signature:

Name and Title: David Paden
President - Austin Region



SURETY

Company: Federal Insurance Company Liberty
Mutual Insurance Company

(Corporate Seal)

Signature:

Attorney-in-Fact Name: John A. Prince

Signed and Sealed this 8th

day of July, 2025

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, Address and Telephone)

AGENT or BROKER:

Adams Risk Management Services, LLC
1111 N Loop West Ste. 600
Houston, TX 77008
713-869-8346

OWNER’S REPRESENTATIVE (Architect, Engineer or other party)

1. The Contractor and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.
2. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.
4. When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.
5. The Surety's obligations to a Claimant under this Bond shall arise after the following:
 - 5.1 Claimants, who do not have a direct contract with the Contractor,
 1. have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
 2. have sent a Claim to the Surety (at the address described in Section 13).
 - 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).
6. If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.
7. When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:
 - 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and
 - 7.2 Pay or arrange for payment of any undisputed amounts.
 - 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing the Claimant.
8. The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.
9. Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and the Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

10. The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligations to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.
11. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.
12. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
13. Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.
14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.
15. Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

16. DEFINITIONS

16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and,
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

16.2 Claimant: An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas power, light, heat, oil gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor

and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

16.3 Construction Contract: The agreement between the Owner and the Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

16.4 Owner Default: Failure of the Owner, which has neither been remedied nor waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

17. If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

18. MODIFICATIONS TO THIS BOND ARE AS FOLLOWS:

18.1 "Claim notices for FEDERAL INSURANCE COMPANY must be sent to the following address: Chubb, PO Box 2191, Chesapeake, Virginia 23327, Attention: Surety Support Team."

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

SURETY

Company:

(Corporate Seal)

Federal Insurance Company

Signature: _____

Signature: _____

Name and Title:

Name and Title:

Address:

Address:



Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint **Andrew A. Adams, Norman E. Adams, Michael Macomber, John A. Prince and Larry D. Snider of Houston, Texas** ----

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this 10th day of April 2024.


Rupert HD Swindells, Assistant Secretary


Warren Eichhorn, Vice President



STATE OF NEW JERSEY
County of Hunterdon

SS.

On this 10th day of April, 2024 before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY**, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22, 2027


Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY** on August 30, 2016; **WESTCHESTER FIRE INSURANCE COMPANY** on December 11, 2006; and **ACE AMERICAN INSURANCE COMPANY** on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

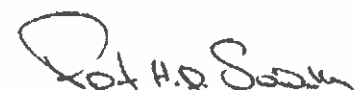
FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this 8th day of July, 2025




Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8205857- 974105

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Andrew A. Adams; John A. Prince; Larry D. Snider; Michael Macomber; Norman E. Adams

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 28th day of June, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 28th day of June, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 8th day of July, 2025.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

***Have a complaint or need help?
Tiene una queja o necesita ayuda?***

IMPORTANT NOTICE

If you have a problem with a claim or your premiums, call your insurance company first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company. If you don't, you may lose your right to appeal.

To get information or file a complaint with CHUBB:

Call Toll-free: **1-800-36-CHUBB**
Mail: Eastern Claim Service Center
600 Independence Parkway
Chesapeake, VA 23320
Attn: Surety Support

Phone: 800-252-4670 Fax: 800-664-5358
Email: ecsc.claims@chubb.com

To get help with an insurance question or file a complaint with the state:

The Texas Department of Insurance
Call with a question: 1-800-252-3439
File a complaint: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov
Mail: MC-111-1A, P.O. Box 149091
Austin, TX 78714-9091

AVISO IMPORTANTE

Si tiene un problema con un reclamo o las primas, llame primero a la empresa de seguros. Si no puede resolver el problema, el Departamento de Seguros del estado de Tejas puede ayudar.

Si registra una queja con el Departamento de Seguros del estado de tejas, tambien debe presentar una queja o apelacion a traves de su compania de seguros. Si no lo hace puede perder su derecho de apelar.

Para obtener informacion o registro de una queja con CHUBB:

Llame al: **1-800-36-CHUBB**
Correo: Eastern Claim Service Center
600 Independence Parkway
Chesapeake, VA 23320
Attn: Surety Support

Telefono: 800-252-4670 Fax: 800-664-5358
Correo electronico: ecsc.claims@chubb.com

Para ayuda con una pregunta de seguros o registrar una queja con el estado:

El Departamento de Seguros del Estado de Tejas
Preguntas: 1-800-252-3439
Quejas: www.tdi.texas.gov
Correo electronico: ConsumerProtection@tdi.texas.gov
Correo: MC-111-1A, P.O. Box 149091
Austin, TX 78714-9091



**TEXAS
IMPORTANT NOTICE**

To obtain information or make a complaint:

You may call toll-free for information or to make a complaint at
1-877-751-2640

You may also write to:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at
1-800-252-3439

You may write the Texas Department of Insurance
Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX: (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the agent or call 1-800-843-6446. If the dispute is not resolved, you may contact the Texas Department of Insurance.

**ATTACH THIS NOTICE TO YOUR
POLICY:**

This notice is for information only and does not become a part or condition of the attached document.

**TEXAS
AVISO IMPORTANTE**

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis para informacion o para someter una queja al
1-877-751-2640

Usted tambien puede escribir a:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al
1-800-252-3439

Puede escribir al Departamento de Seguros de Texas Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX # (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI)

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.