EXHIBIT



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 A133TM_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
- 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 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.

AlA 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

§ 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

§ 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)

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.
- [X] 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.
--	---	---

[X] 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

§ 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

§ 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

§ 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-Hom 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

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price: (Identify each allowance.)

Item
Escalation Allowance

Price \$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-Hom in April 2025 Administration and Recreation Center 95% Contract Drawings issued by PBK on April 21, 2025

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Item

Escalation Allowance

Price

\$1,055,344.00

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 (S 71,496,519.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Reference attached GMP package - Tab 06 The date of execution of this Amendment. [X]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. [X] By the following date: April 9th, 2027

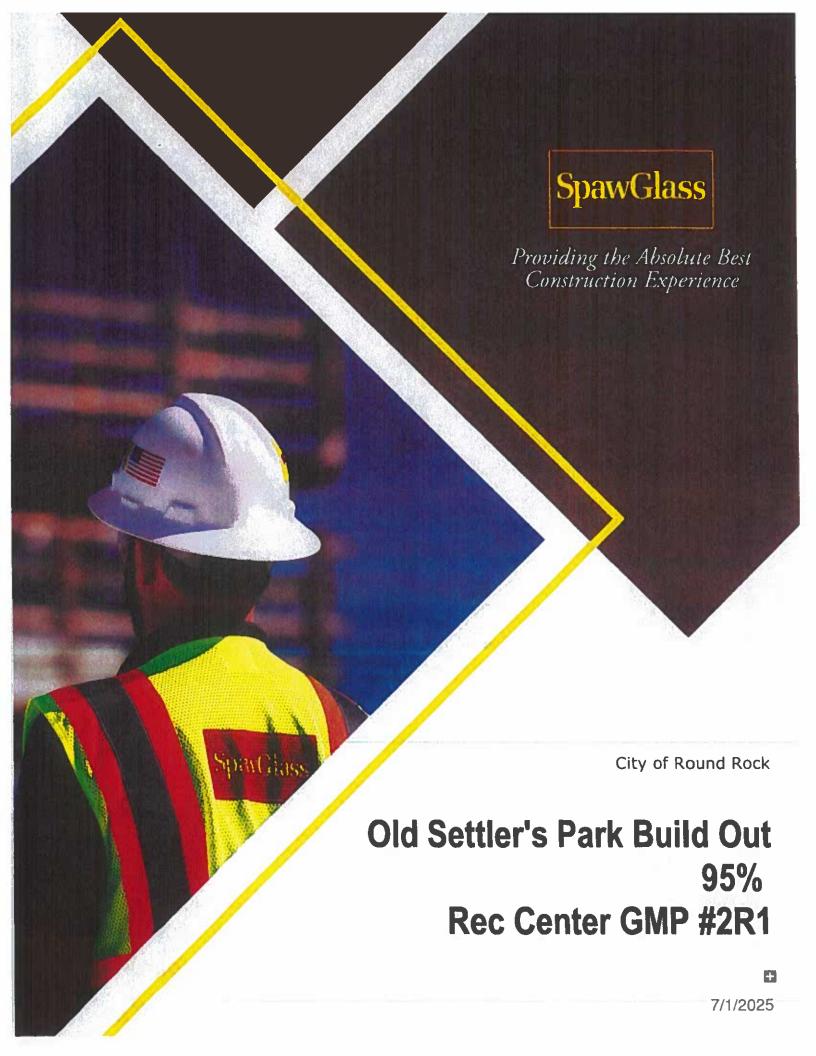
PAGE 4

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 A133TM - 2019 Exhibit A. Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report



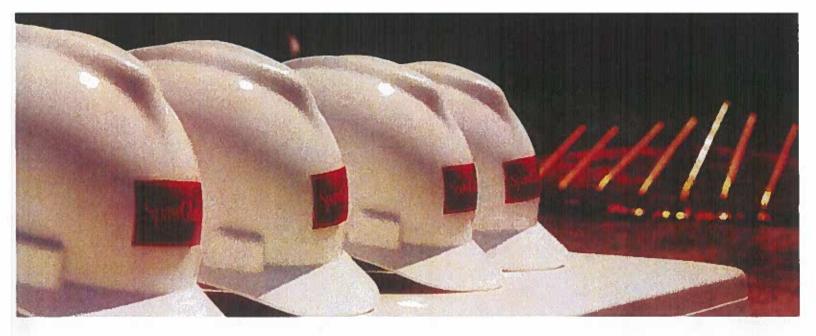


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TAB1 **GMP ESTIMATE OVERVIEW** CEUSTA Cocyo SpawGlass Providing the Absolute Best Construction Experience





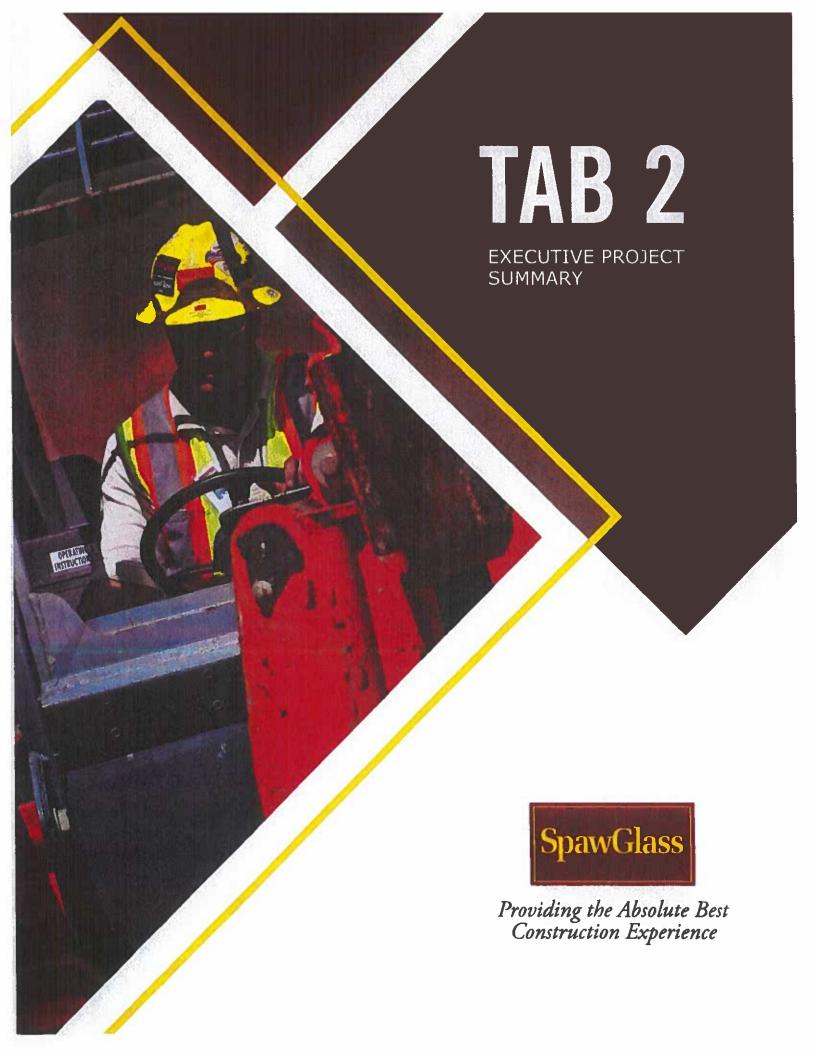
95% CD GMP OVERVIEW

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

12. TOTAL: LINE ITEMS 1 THROUGH 11:	\$ <u>71,496,519</u>
11. Construction Phase Fee (3.50%):	\$ 2,502,378
10. Design Progression Contingency (2%):	\$ <u>1,429,930</u>
9. Construction Manager's Contingency (3.0%):	\$ 2,144,896
8. Escalation/Tariffs:	\$ 1,055,344
7. Warranty:	\$ <u>178.741</u>
6. Subcontractor Default Insurance (1.25%):	\$_753.817
5. Payment & Performance Bonds:	\$ 495,149
4. General Liability Insurance:	\$ 539.084
3. Builder's Risk Insurance:	\$ 116,182
2. General Conditions:	\$ 1.975.623
1. The proposed amount for the Direct Cost of the Work:	\$ 60,305,375

Tyler Wenzel

Tyler Wenzel, Project Executive







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

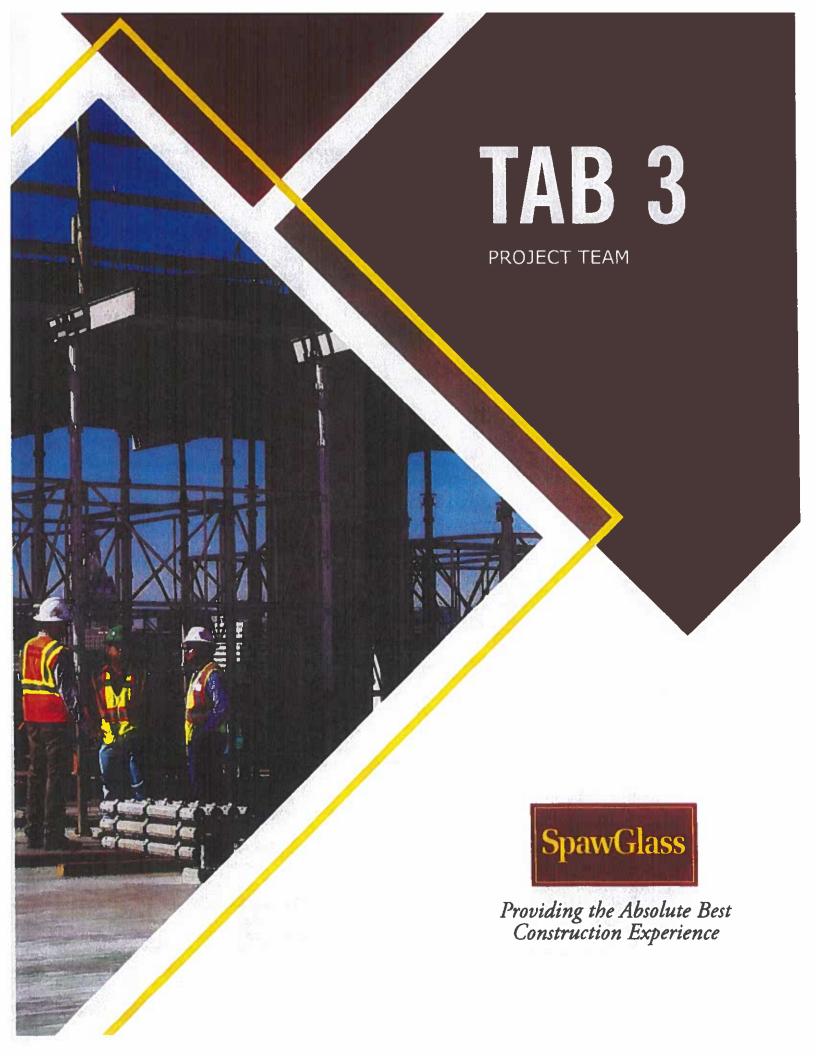
Scope of Work

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

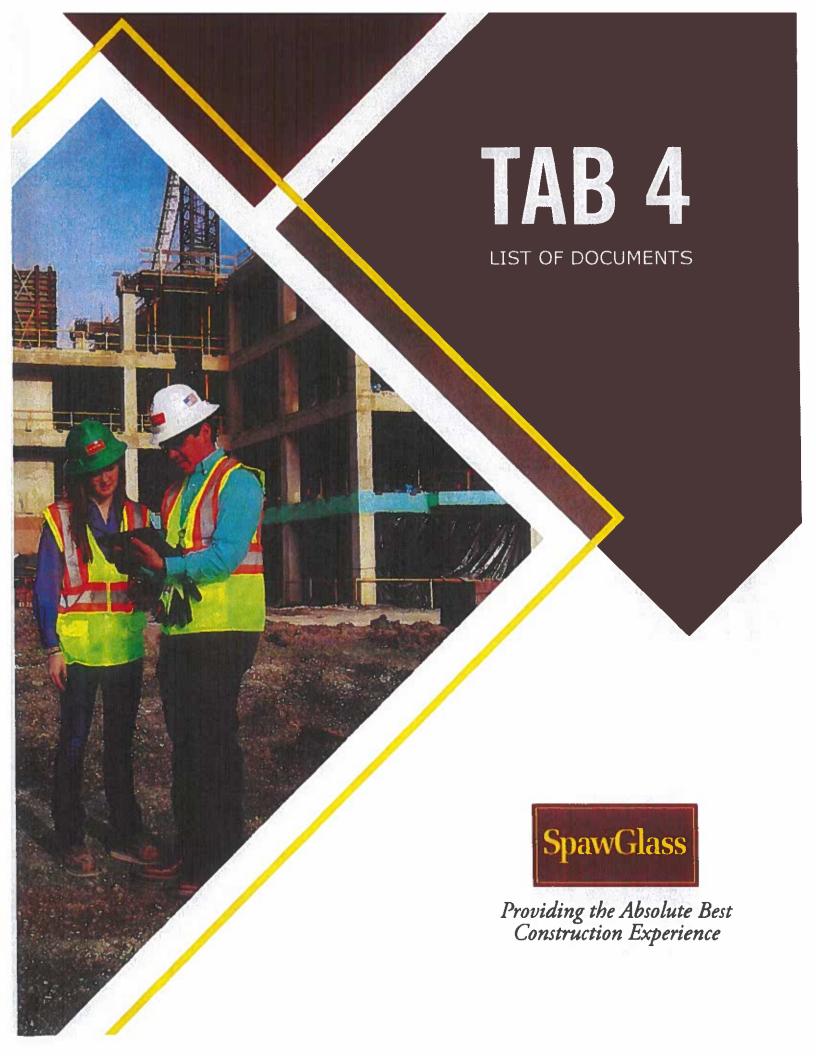
GMP #1 for earthwork and site utilities is already underway.

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.



ORGANIZATION CHART LEGEND Management Support Team Lead/Single Point-of-Contact On-site Team Safety Preconstruction/Estimating Support CITY OF ROUND ROCK TOM MCCLANAHAN DAVID PADEN SENIOR ESTIMATOR **DIVISION PRESIDENT ADAM WARDEN JOEY GEORGE ESTIMATOR OPERATIONS MANAGER BRIAN CLAXTON JUAN MARQUEZ** SAFETY COORDINATOR **BIM/VDC COORDINATOR** TYLER WENZEL PROJECT EXECUTIVE/ PRECONSTRUCTION SERVICES MANAGER HARRISON HOLLEY **PARKER BLASCHKE** SENIOR SUPERINTENDENT SENIOR PROJECT MANAGER **CHRIS SOTO ASSISTANT SUPERINTENDENTS** ASSISTANT PROJECT MANAGER **DAYLON DYESS ASSISTANT PROJECT MANAGER**

QUALITY CONTROL COORDINATOR







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
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CA 302 AIRNASIUM FIELD STONE GRADING PLAN	4/21/2025
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A732 - DETAILS - METAL FABRICATION	4/21/2025
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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
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S-101D-FOUNDATION PLAN-AREA D	4/21/2025
S-101M-FOUNDATION PLAN-MISC	4/21/2025
S-102-COMPOSITE SECOND FLOOR FRAMING PLAN	4/21/2025
S-102B-SECOND FLOOR AND LOW ROOF FRAMING PLAN -AREA B	4/21/2025
S-102C-MEZZANINE AND LOW ROOF FRAMING PLAN -AREA C	4/21/2025
S-102D-LOW ROOF FRAMING PLAN -AREA D	4/21/2025

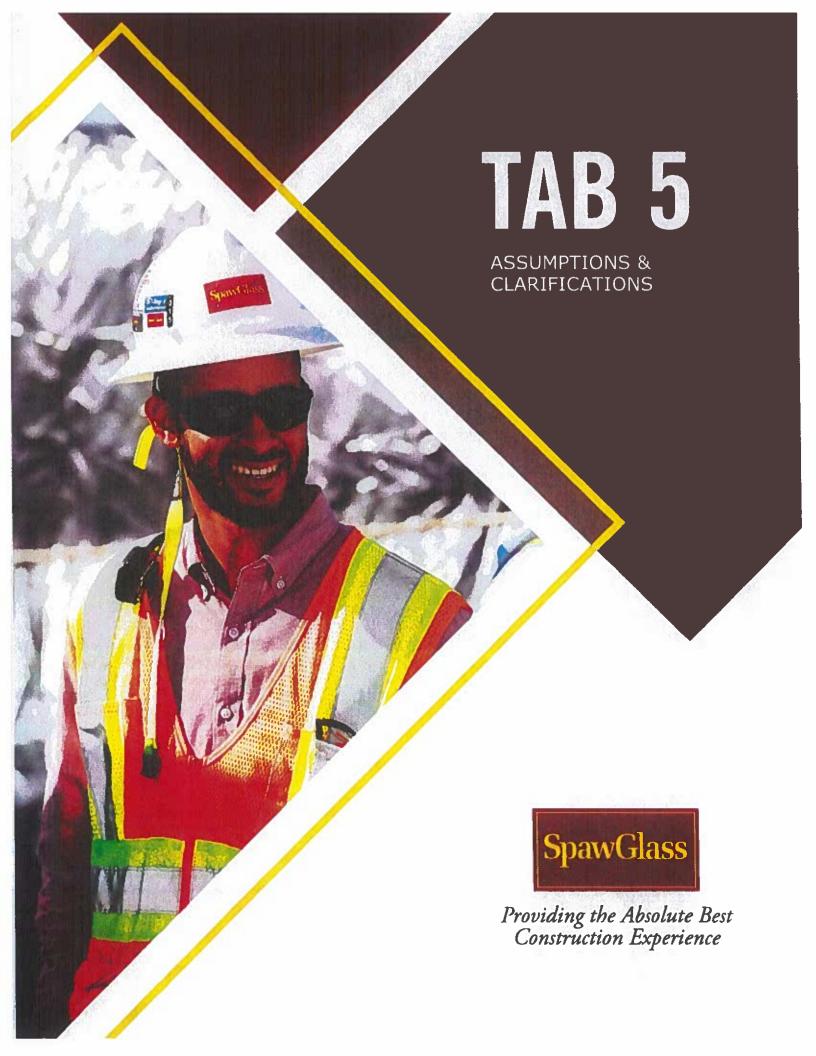
S-102M-MEZZANINE AND LOW ROOF FRAMING PLAN -MISC	4/21/2025
S-103-COMPOSITE ROOF FRAMING PLAN	4/21/2025
S-103A-ROOF FRAMING PLAN -AREA A	4/21/2025
S-103B 1-ROOF FRAMING PLAN -AREA B	4/21/2025
S-103C-ROOF FRAMING PLAN -AREA C	4/21/2025
S-300-AND STL REINF NOTES AND TYP DETAILS	4/21/2025
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S-302-GENERAL GRADE BEAM NOTES AND TYP DETAILS	4/21/2025
S-302A-GENERAL GRADE BEAM NOTES AND TYP DETAILS	4/21/2025
S-303-GENERAL FOUNDATION NOTES AND TYP DETAILS	4/21/2025
S-304-GENERAL FOUNDATION NOTES AND TYP DETAILS	4/21/2025
S-310-FOUNDATION DETAILS	4/21/2025
S-311-FOUNDATION DETAILS	4/21/2025
S-312-FOUNDATION DETAILS	4/21/2025
S-313-FOUNDATION DETAILS (CMU)	4/21/2025
S-314-FOUNDATION DETAILS (CMU)	4/21/2025
S-315-ELEVATOR PIT DETAILS	4/21/2025
S-320-FOUNDATION SECTIONS AND DETAILS	4/21/2025
IS-400-GENERAL CMU NOTES AND TYP DETAILS	4/21/2025
S-401-GENERAL CMU NOTES AND TYP DETAILS	4/21/2025
S-402-MISC CMU DETAILS	4/21/2025
S-403-MISC CMU DETAILS	4/21/2025
S-500-GENERAL STEEL NOTES AND TYP DETAILS	4/21/2025
S-500MB-PEMB NOTES & DETAILS	4/21/2025
S-501-GENERAL STEEL NOTES AND TYP DETAILS	4/21/2025
S-502-GENERAL STEEL NOTES AND TYP DETAILS	4/21/2025
S-503-GENERAL STEEL CONNECTION NOTES AND TYP DETAILS	4/21/2025
S-504-COMPOSITE STEEL NOTES AND TYP DETAILS	4/21/2025
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
S-509-TYPICAL STEEL DECK DETAILS	4/21/2025
S-510-COMPOSITE FRAMING DETAILS	4/21/2025
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
S-523-ROOF FRAMING DETAILS	4/21/2025
S-524-ROOF FRAMING DETAILS	4/21/2025
S-526-ROOF FRAMING DETAILS	4/21/2025
	4/21/2025
S-527-ROOF FRAMING DETAILS S-530-ADMIN BUILDING SECTIONS	4/21/2025
S-531-ADMIN BUILDING SECTIONS S-531-ADMIN BUILDING SECTIONS	4/21/2025
S-531-ADMIN BUILDING SECTIONS S-532-REC BUILDING SECTIONS	4/21/2025
S-532-REC BUILDING SECTIONS S-533-REC BUILDING SECTIONS	4/21/2025
	4/21/2025
S-534-REC BUILDING SECTIONS S 600 TYPICAL WIND REACING ELEVATIONS	
S-600-TYPICAL WIND BRACING ELEVATIONS	4/21/2025

S-610	D-TYPICAL WIND BRACING DETAILS	4/21/2025
XS-51	13-COMPOSITE FRAMING DETAILS	4/21/2025
XS-51	14-COMPOSITE FRAMING DETAILS	4/21/2025
XS-52	22-ROOF FRAMING DETAILS -CMU	4/21/2025
XS-52	25-ROOF FRAMING DETAILS -CMU	4/21/2025
XS-54	40-ROOF TRUSS PROFILES AND DETAILS	4/21/2025
XS-70	00-TYPICAL LADDER DETAILS	4/21/2025
AG01	-SIGNAGE & GRAPHICS PLANS	4/21/2025
AG02	2-SIGNAGE & GRAPHICS PLANS	4/21/2025
AG03	3-SIGNAGE & GRAPHICS PLANS	4/21/2025
AQ0.	0-POOL REFERENCE PLAN	4/21/2025
AQ1.	0-POOL STRUCTURAL PLANS	4/21/2025
AQ1.	1-POOL STRUCTURAL NOTES AND DETAIL	4/21/2025
AQ1.	2-POOL STRUCTURAL SECTIONS	4/21/2025
AQ2.	0-WELLNESS POOL PLAN & SECTIONS	4/21/2025
AQ2.	1-WELLNESS POOL DETAILS	4/21/2025
AQ3.	0-COLD PLUNGE POOL PLAN & SECTIONS	4/21/2025
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
AQ5.	1-POOL MECHANICAL PLANS & SECTIONS	4/21/2025
AQ5.	2-POOL MECHANICAL DETAILS	4/21/2025
AQ5.	3-POOL MECHANICAL DETAILS	4/21/2025
AQ5.	4-POOL MECHANICAL DETAILS	4/21/2025
AQ6.	0-POOL SYSTEMS SCHEMATICS	4/21/2025
M000	0-MECHANICAL ISOMETRIC VIEW	4/21/2025
M11:	1-MECHANICAL LEVEL 1 FLOOR PLAN -AREA A & B	4/21/2025
	2-MECHANICAL LEVEL 1 FLOOR PLAN -AREA C & D	4/21/2025
M12:	1-MECHANICAL LEVEL 2 FLOOR PLAN -AREA B	4/21/2025
M12	2-MECHANICAL LEVEL 2 FLOOR PLAN -AREA C	4/21/2025
M21:	1-MECHANICAL LEVEL 1 PIPING PLAN -AREA B	4/21/2025
M21	2-MECHANICAL LEVEL 1 PIPING PLAN -AREA C & D	4/21/2025
M22	1-MECHANICAL LEVEL 2 PIPING PLAN -AREA B	4/21/2025
M22	2-MECHANICAL LEVEL 2 PIPING PLAN -AREA C EQUIPMENT	4/21/2025
M30	1-MECHANICAL ROOF PLAN -OVERALL	4/21/2025
M40	1-MECHANICAL DETAILS	4/21/2025
M40:	2-MECHANICAL DETAILS	4/21/2025
M50	1-MECHANICAL SCHEDULES	4/21/2025
M50	2-MECHANICAL SCHEDULES	4/21/2025
M60	1-MECHANICAL SCHEMATICS	4/21/2025
M60	2-MECHANICAL VRF SYSTEM PIPING SCHEMATICS	4/21/2025
E000	D-LEGEND, NOTES, AND ABBREVIATIONS	4/21/2025
E001	1-LEGEND, NOTES, AND ABBREVIATIONS	4/21/2025
E100	0-ELECTRICAL SITE PLAN	4/21/2025
E113	1-ELECTRICAL POWER LEVEL 1 FLOOR PLAN -AREA A	4/21/2025
	2-ELECTRICAL POWER LEVEL 1 FLOOR PLAN -AREA B	4/21/2025
E113	3-ELECTRICAL POWER LEVEL 1 FLOOR PLAN -AREA C	4/21/2025

E114-ELECTRICAL POWER LEVEL 1 FLOOR PLAN -AREA D	4/21/2025
E115-ELECTRICAL POWER LEVEL 1 CEILING PLAN -AREA A	4/21/2025
E116-ELECTRICAL POWER LEVEL 1 CEILING PLAN -AREA B	4/21/2025
E117-ELECTRICAL POWER LEVEL 1 CEILING PLAN -AREA C	4/21/2025
E118-ELECTRICAL POWER LEVEL 1 CEILING PLAN -AREA D	4/21/2025
E121-ELECTRICAL POWER LEVEL 2 FLOOR PLAN -AREA B	4/21/2025
E122-ELECTRICAL POWER LEVEL 2 FLOOR PLAN -AREA C	4/21/2025
E123-ELECTRICAL POWER ROOF PLAN -AREA B	4/21/2025
E124-ELECTRICAL POWER ROOF PLAN -AREA D	4/21/2025
E125-ELECTRICAL POWER LEVEL 2 CEILING PLAN -AREA B	4/21/2025
E126-ELECTRICAL POWER LEVEL 2 CEILING PLAN -AREA C	4/21/2025
E211-ELECTRICAL LIGHTING LEVEL 1 CEILING PLAN -AREA A	4/21/2025
E212-ELECTRICAL LIGHTING LEVEL 1 CEILING PLAN -AREA B	4/21/2025
E213-ELECTRICAL LIGHTING LEVEL 1 CEILING PLAN -AREA C & D	4/21/2025
E221-ELECTRICAL LIGHTING LEVEL 2 CEILING PLAN -AREA B	4/21/2025
E222-ELECTRICAL LIGHTING LEVEL 2 CEILING PLAN -AREA C	4/21/2025
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
E601-ELECTRICAL DETAILS	4/21/2025
E602-ELECTRICAL DETAILS	4/21/2025
E603-ELECTRICAL DETAILS	4/21/2025
E604-ELECTRICAL DETAILS	4/21/2025
E605-ELECTRICAL DETAILS	4/21/2025
FP101-FIRE PROTECTION FLOOR PLANS	4/21/2025
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
P402-PLUMBING DETAILS AND SCHEDULES	4/21/2025
P403-PLUMBING DETAILS AND SCHEDULES	4/21/2025
G-0.1-GENERAL NOTES	4/21/2025
C-1.0-EROSION CONTROL PLAN	4/21/2025
C-1.1-EROSION CONTROL PLAN	4/21/2025
C-1.2-EROSION CONTROL PLAN	4/21/2025
C-1.3-EROSION CONTROL PLAN	4/21/2025
C-2.0-GRADING PLAN	4/21/2025
C-2.1-GRADING PLAN	4/21/2025

C-2.2-GRADING & DRAINAGE PLAN	4/21/2025
C-3.0-STORM PLAN	4/21/2025
C-3.1-STORM PLAN	4/21/2025
C-4.0-UTILITY PLAN	4/21/2025
C-4.1-UTILITY PLAN	4/21/2025
C-4.2-C-4.2 UTILITY PLAN	4/21/2025
C- 5.0-PAVING PLAN	4/21/2025
C- 5.1-PAVING PLAN	4/21/2025
C-6.0-CONSTRUCTION DETAILS	4/21/2025
C-6.1-CONSTRUCTION DETAILS	4/21/2025
L-0.0-LANDSCAPE OVERALL PLAN	4/21/2025
L-1.0-EXISTING CONDITIONS	4/21/2025
L-2.0-DEMOLITION PLAN	4/21/2025
L-2.1-DEMOLITION PLAN	4/21/2025
L-2.2-DEMOLITION PLAN	4/21/2025
L-2.3-DEMOLITION PLAN	4/21/2025
L-2.4-DEMOLITION PLAN	4/21/2025
L-2.5-DEMOLITION PLAN	4/21/2025
L-3.0-SITE PLAN ENLARGEMENT	4/21/2025
L-4.0-SITE DETAILS	4/21/2025
L-4.1-SITE DETAILS	4/21/2025
L-4.2-SITE DETAILS	4/21/2025
L-4.3-SITE DETAILS	4/21/2025
L-4.4-SITE DETAILS	4/21/2025
L-4.5-SITE CUTSHEETS	4/21/2025
L-5.0-LANDSCAPE PLAN	4/21/2025
L-5.1-LANDSCAPE PLAN	4/21/2025
L-5.2-LANDSCAPE PLAN	4/21/2025
L-5.3-LANDSCAPE PLAN	4/21/2025
L-5.4-LANDSCAPE PLAN	4/21/2025
L-5.5-LANDSCAPE PLAN	4/21/2025
L-5.6-PLANT SCHEDULE	4/21/2025
L-6.0-LANDSCAPE DETAILS	4/21/2025
L-7.0-IRRIGATION PLAN	4/21/2025
L-7.1-IRRIGATION PLAN	4/21/2025
L-7.2-IRRIGATION PLAN	4/21/2025
L-7.3-IRRIGATION PLAN	4/21/2025
L-7.4-IRRIGATION PLAN	4/21/2025
L-7.5-IRRIGATION PLAN	4/21/2025
L-7.6-IRRIGATION PLAN	4/21/2025
L-7.7-RRIGATION NOTES & SCHEDULE	4/21/2025
L-8.0-IRRIGATION DETAILS	4/21/2025
L-8.1-IRRIGATION SPECIFICATIONS	4/21/2025
PF-0.0-PLAYING FIELD OVERALL PLAN	4/21/2025
PF-1.0-PLAYING FIELD FENCING & NETTING PLAN NORTH	4/21/2025
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
PF-3.2-PLAYING FIELD GRADING PLAN	4/21/2025
PF-3.3-PLAYING FIELD GRADING PLAN	4/21/2025
PF-4.0-PLAYING FIELD SUBDRAINAGE PLAN	4/21/2025
PF-4.1-PLAYING FIELD SUBDRAINAGE PLAN	4/21/2025
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 OMPLEX 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







City of Round Rock - Old Settler's Park Build Out
Package 3C - Rec Center BUIDLINGS 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

- SpawGlass general requirements assume an 18-month project construction schedule.
- 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.





- 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

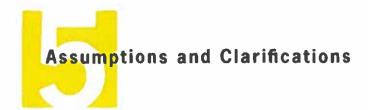
- 1. Concrete includes all building and structural.
- 2. Class B finish.
- 3. Gym seating is priced as cast in place concrete with Geofoam fill.
- 4. The drilled piers are priced as straight shaft with an assumed depth of 25' to bearing stratum with embedment into the bearing surface of 2X the pier diameter.
- 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

- 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

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





- 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

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

<u> Division 07 - Thermal and Moisture Protection</u>

- 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.
- Specification 08 33 32 calls for the Overhead Coiling 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
 coiling 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 Ametro 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.





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

Division 10 - Specialties

- 1. Includes tollet 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.
- "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.
- The covered Terrace area does not include fire sprinkler coverage as this is intended to be a pedestrian walkway.
- 4. No fire pump included.





Division 22 - Plumbina

- 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

- Infrastructure and raceways for LV. No conductors or equipment, to be provided by City.
- 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

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

Division 32 - Exterior Improvements

- 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.





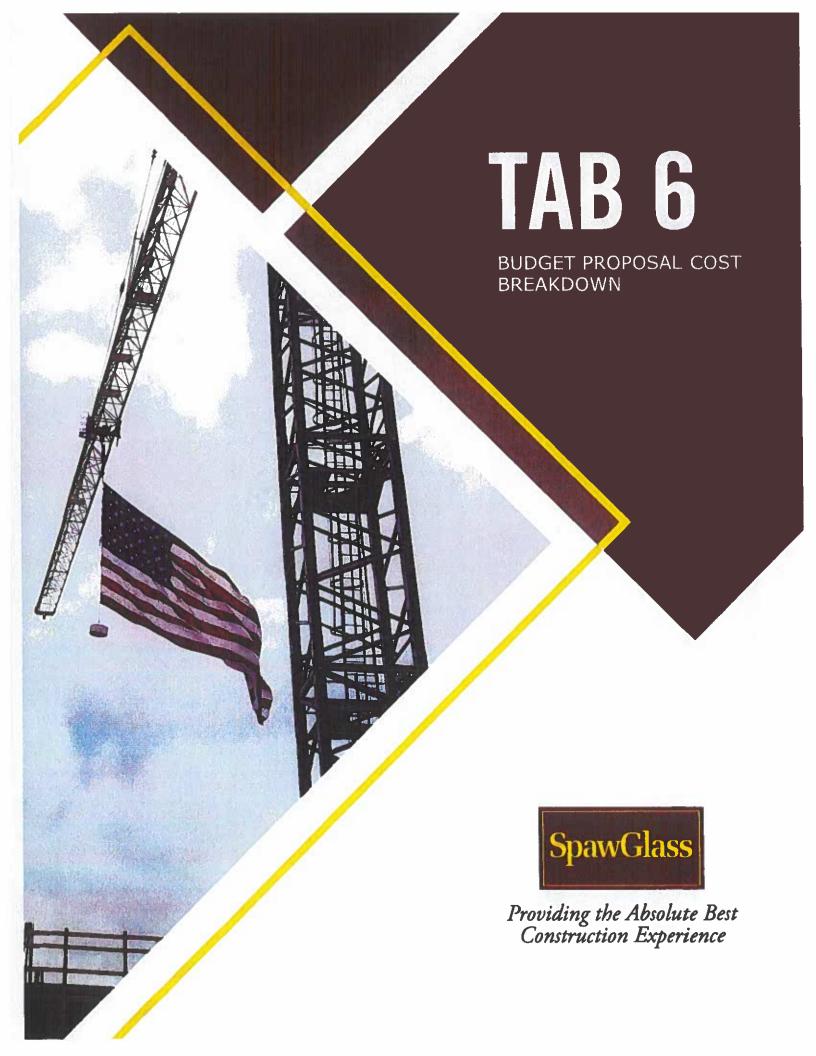
- 6. Airnasium fencing is priced as 8' High with one manual slide gate.
- 7. 6' Padding on Airnasium Columns is included. (Not Fencing)
- 8. Includes natural turf and synthetic turf playing fields, drainage, and irrigation systems.
- 9. Includes reference points "Tick Marks" for multisport layout markings.
- 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
- Preconstruction costs for the Project are not included in this budget.
- 5. Contaminated soils hauling or disposal



Estimate Date: 06/30/2025

Documents Date: 04/21/2025



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 %

Estimate Date: 06/30/2025 Documents Date: 04/21/2025



Recreation Center Buildings and Site Improvements - GMP Revision 01

95% GMP Revision 01

Estimate Date:

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Project Size (SF):

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Tom McClanahan

Project Location. Round Rock			
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 %
irnasium - Covered Turf, Court, and ickleball (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 %
dministration 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 %

Estimate Date: 06/30/2025

Documents Date: 04/21/2025

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 %

Estimate Date: 06/30/2025 Documents Date: 04/21/2025

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	\$ <i>71,496,519</i>	\$ 632.97	100.00 %

Documents Date: 04/21/2025

Documents Date: 04/21/2025



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 %
emote 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 %

Documents Date: 04/21/2025

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 %
Tollet 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 %
ecreation 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 %

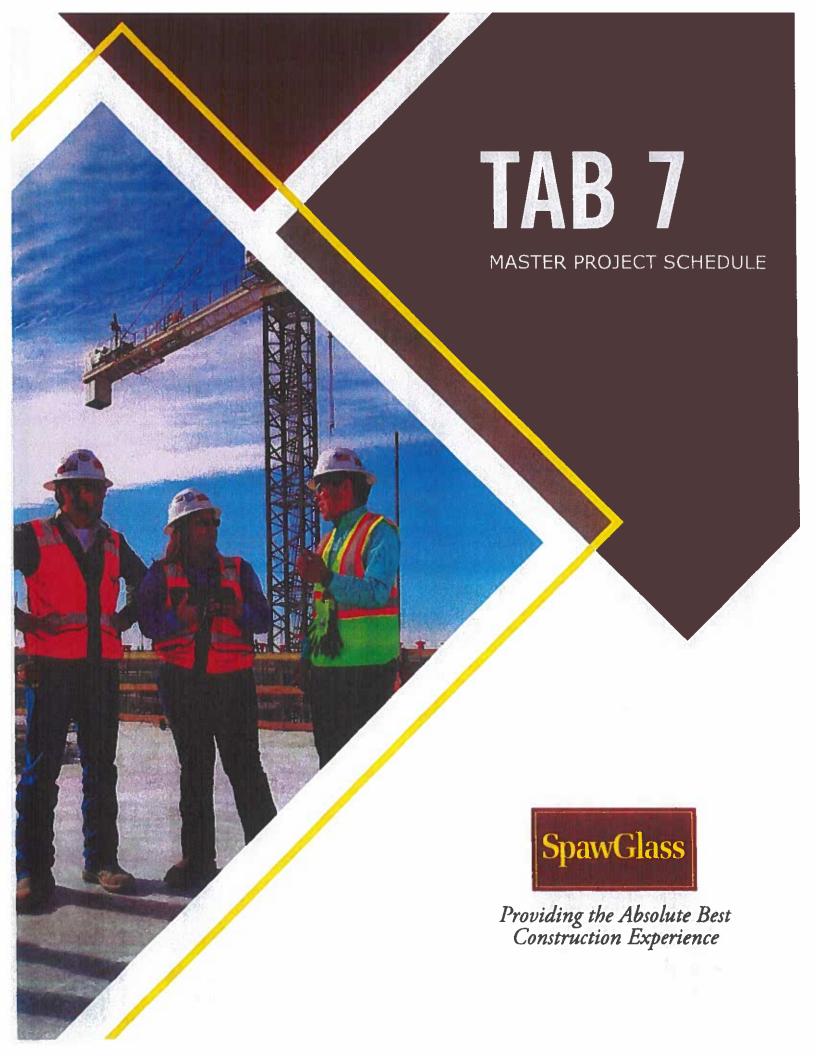
Recreation Center Buildings and Site Improvements - GMP Revision 01 95% GMP Revision 01 Page 3 of 5 Estimate Date: 06/30/2025 Documents Date: 04/21/2025

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 %

Documents Date: 04/21/2025

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 %

Estimate Date: 06/30/2025 Documents Date: 04/21/2025



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A1160	Uniting NTP Received 05.23.23.23.								38	Complete Package CNP Approved by CoBR (Based on SENCOS)
A1300	Compiler Package GMP Approved by CoRR (Based on 30% CU1)				H	M.San.25	77.0425 77.0425		25	Complete Parkage RTF Reposite DOC/71/2025
A1830	Complex Package NTP Received XXXYY2025	-							2	. File Department David Lafve Controlation
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CORR OSP - 3C Rec Center
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Actual Level of Billort

Actual Work + Mentone

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CoRR OSP - 3C Rec Center
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Actual Level of Sfort

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Page 4 of 22				Actual Lave	of Effort				CORR	3SP - 3C	Rec C	
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	では、 一日の 日本の 日本の 日本の 日本の 日本の 日本の 日本の 日本の 日本の 日		T. T.	17/100 P	0	072Novan	25-460-20				
A1650	Underground Electrical Rough-In		2	2	0	07-NON-25	10-Nov-25		28-04-28 ON	265	The state of the s
A2540	In-West Electrical Rough-In		9	9	0	22-Feb-23	04-Feb-28			967	Control of the contro
A2820	Overhead Sectioni Rough-in		9	wD.	0	06-Feb-28	11-1-12		Spring Ca	947	The state of the s
A2970	Install Light Platume		sn:	40	0	12-Feb-28	18480-28	150 170 HO	10 10 10 10 10 10 10 10 10 10 10 10 10 1	248	e Electrical Director
A3160	Electrical Tilen Out	100	0	0		The works	The second second	-		100	1
		ALL THE PARTY OF T	8	The same			10 1100		18.Ost.28	274	O Sinderstound Plumbins Reugh-In
A1840	Underground Plumbing Rough-in		40	40	0	07-1604-03	SHOWE		inches on	340	0 Tacing VAM STR: 31-66.30
A1950	The Into WMM_STRV 31+86.30		un.	0		CHONE	Chorace and	414		274	STATE OF THE PARTY
A2130	In-Wall Plumbhig Rough-In		in .	w .		08-Dep.25	12-190-25	-17	20 ten 27 096	38	Duemage Plumbing Roughern
A2830	Overhead Pumbing Rough-in		4	•		05-08-150 05-08-150	11 Mar 26	Set Toward		222	Fi of baland white Planatarion Booglad to Fi
A3320	Impall Vent Penetration Booted to Roof		64	N ·		30-88-00	21-mar-10	-10		308	a Ingell Plumbing Folume
A3440	Instell Pumbing Paties				0	(SAPPAS)	Chrysten Co.		ļ	100	
		Colored Section	4	2		24.Den.25	29.Deo.25	12-Jen-27 13-J	13-Jan-27 0%	992	a Irasal Hill Decembrames
A2330	hratall HM Doors/Frames		N 0	4 0	9 6	200	00-lan-26	-		257	- Inde Worker
A2410	Irustal Windows		7 0	4 0	9 0	12. lan.28	13-100-28		15-Jan-27 0%	257	sécolas, poddejesí -
A2470	Waterpool Windows		4 0	4 0		Mark St.	10-Feb-26			237	· Majappd Dojns & Ejteder Rynelastina
A2980	Waterpool Cours & Exterior Penetrations		4 0			MARCH 28	10.Geb.28	1	Ĺ	234	Analyd Roof Culton
A2980	Install Roof Curbs		7 6	4 6		25.Mar 25	27-May-26	10			24 Page 20 14
A3240	Install SSARR		, ,			20.4m28	34.404.78		12-Feb-27 0%	702	- Ingalaba Afric
A3840	Insulate Attic			,		-	STATE OF			705	
		を持ている	2	2		12-Feb-25	13-Feb-28	04Feb-27 05Feb-27	40-27 0%	248	1
A2980	Install Plywood Cellings					42.Cab.26	18-545-26	01-Feb-27 06-F			n Inglal Tongue & Grope Gellige
A3000	Install Tongue & Orone Callings		0	n		05-08-1-71	101				
Start Date: 13-Feb-25	Actual Work	+ + Mestons	1	Actual Level of Effort	of Effort		2	P1051.0	CoRR OSP - 3C Rec Center	. 3C Re	
Finish Date: 16-Mer-27 Date Date: 30-Jun-25	Celtral Remainles Work	Summery Summery							WBS La	WBS Layout - All Activities Page 7 of 22	O Jaw Chass
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Fresh Live Staff Late Finish Activity % Total

Integrito	State (state	Duration	Dumtion	Duracon					в		
43300	201	3	60	0	30-Mar-26	01-Apr-26	18-Jan-27 20-Jan-27	2	204		
43.00	Tarrondo	2	8	0	02-Apr-26	03-Apr-26	21-Jan-27 22-Jan-27		304		I (restal Lify Djacks
N3400		6	60	0	10-Apr-26	14-Apr-28	29-Jan-27 02-Feb-27	%6	204		- Anagal Tobal Partitions
A3480	INTERNATIONAL PRODUCTS	67	e	0	15-Apr-28	17-Apr-28	03-Feb-27 05-Feb-27	%0	204		· Install Tolds Accessories
A3580	Ingola Notes Accessoring	~	~	0	20-Apr-26	21-Apr-26	08-Feb-27 09-Feb-27	×60 -	204		· India Atticladdec
A3610	INTERNATION OF THE PROPERTY OF	283	263	0	04-Sep-25	14-04-28	24-Feb-26 19-Jen-27		23		
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A1900	Drift Lights Pole Base Pless	S 101	2 in	0	09-04-25	15.00425		Ĺ	118	9	Reintorpa & Place Laytoole Beens
A2010	Reinforce & Place Lightpole Seess	ĥ	Ť.	c	09-Jan-26	29-lan-26	21-Apr-26 11-May-28	8	22		Form Curb and Gutain
A2110	Form Curb and Guiter	ū å	<u>ā</u>		30. Jan. 26	19-Feb-28			22		Reinfolco Curb and Guttain
A2350	Reinforce Curb and Gutter	0 6	2 6		20 Eat. 28	SC seed of			22		C Please Curb and Kluther
A2580	Place Curb and Gutter	2	2 4	> 0	06.14m.28	12.44m.26			72		a Forn Emergency Chive: Lane
A4390	Form Emergency Doire Lane	n 4	n 4	0 0	06 Adm 26	12.84m.26			2		o Place Weading Course of Applial at Parlong
A1410	Place Wearing Course of Asphalt at Parking Lot	n ş	n \$		OR Mare 26	10.44m28			22		O Install Bodynds
A2890	Install Bollands	2 4	2 4		12.1800.28	19-May 28			72		a Reinfolte Emirgency Dinie Line
A4460	Reinforce Emergency Orive Lane	n 6	n e	۰ د	20.14mc.28	22.8Am.78			22		# Place Concrete Emergency Onnel Lane
A4530	Place Concrete Emergency Drive Lans	7 9	4 \$		24.1604.28	08-Aos-28			121		C Form Typical Sidewalks
A2900	Form Typical Scientifica	2 5	2 5		07-Aor-26	20-Aor-26	+-		121		D Raphtyce Typical Sideralia
A3200	Reinforce Typical Sciencella	2 4	2 4		21 Apr.26	27-Ans-26			121		p. Place Typical Bioloughs
A3450	Place Typical Scientific	n S	n ş		28.474.28	11.Mev.26		L	521		Co Forth Discolative Sitherstalk
A3510	Form Decorative Sidewalk	5 6	2 5		12.44m.28	28-44m-28			521		C) Rentocos Decoratives Schweite
A3670	Reinforce Decorative Sidewalk.	2 5	2 9		27.44m.28	09-hm-28			125		C Pace Decourse Siderals
A3630	Place Decorative Sidewalk	2 4	2 u		25.10.28	28-hm-28			121		d CleanySeal Faretg Joints
A6510	Clear/Seal Paving Johns	n \$, 5		30-km-26	13-14-26			121		to Jorn Sealant Cure Time
A6780	Joint Sealant Cure Time	2 ur) w		24-Sep-28	30-Sep-26			88		a Place 2" HMAC III
A3120	Place 2" HMAC at Asphalt Paving Aveas) v	, vo		01-04-26	07-Oct-26	06-Jan-27 12-Jan-27	36	8		Power West Pearly
A7320	Power Warth Paving	· v) vc		08-Oct-26	14-0ct-26		%0 /	65		o Justini Supring
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A4580	Induli Ingadon Mains	o a	0 00		08-May-26	19-44er-26	28-Oct-26 06-Nov-26	¥6	121		co Install Impation Branch Lines
A4970	Install Impation Branch Lines	, ,			20.4Am-26	22-May-26	09-Nov-26 11-Nov-28	8 0%	121		The in Impation Supply and Contident
A5500	Tie in Ingadon Supplyand Controllers	> 427	, vo	0	26-May-26	01-Jun-26	12-Nov-26 18-Nov-26	8 0%	121		o Conference
A5640	Do line west	-	-	0	02-Jun-26	02-Jun-26	30-Nov-26 30-Nov-26	8 9%	128		Lendecapa Architect Site Welt to
A5950	Landscape Architect Site Weak to Howerw (fee weeks	- 67	- 10	0	02-Jun-26	08-Jun-26		8 0%	121		a hyddal Tdp Sol
A5940	Indianal Top Soil	seri	10	0	09-Jun-26	15-Am-26	30-Nov-26 04-Deo-26	8 0%	121		a Implif beet/Perts
A6180	Indian Bees/Plants	47	2	0	16-Jun-28	22-Jun-25	07-Dec-26 11-Dec-28	80 0%	121		o bretail National Rust
AGSZO	PARTIES FLIT	OAK	3.0	0	04-Sep-25	20-Nev-26	28-Oct 25 17-Mar 27	1	- 62	L	Camping
Camplex Buildout		3:0	340		04-Sep-25	20-Nov-26	28-0d-25 17-Mar-27	7	70		B SA VALE
Area B		200	24		P.3.Son.75	22.Dae 25	28.00.25 17-feb-26	10	917	ł	- Foundation
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Plan		-	-	0	05-Sep-25	06-Sep-25	29-08-25 29-08-25	8	8	del,	Inappod Plan Flastriogramyams @ B
A1920	Imped Per Kermonnen & D		40	0	04-Sep-25	10-Sep-25	28-Oct-25 (IS-Nov-25	200	8	g.	To No. Company of the
A1870	No Par Cognig B	, fo	2		05-Sep-25	25-Sep-25	29-0d-25 18-Nov-25	5 0%	8	0	Dell Plans Drop Cagais/Install Ancho! Bolls Place Piers @ 8
A1910	Dat Plans Dept Capperment Archive Bother and Plans of D	1	15	1	170035	10-Dec 25	12.0eo 25 (05-765-26				Ondo Beets
Aren Beatre	Furnamin (Partie Barret & 3	15	55		17-04-25	08-Nov-25			88		Charles Claus Bears 6 3
42170	Form Charle Bearing B	10	10	0	07-Nov-25	20-NO4-25	07-Jan-26 20-Jan-26	3	38		C) Form Grade Beards (2) B.
200		li	1	of Effort	l		100	CoDD OSP - 3C Rec Center	3C Rec	Center	
Start Date: 13-Feb-25 Finish Date: 16-Mar-27	Achae Work Surraining Work	Ì		Š	- 16		3	WBS Layo	WBS Layout - All Activities	thes	SpawGlass
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	20 OKP - 3C Bec Center	80 8	2	05-00-26 05-00-26		1	1	1111		Set L1 Bathroom Plature Thin Out L1 Bathroom Flature
p ImDat. Hebrorn	2 te			28-Sep-28 05-Oct-28						noon Puture
0 L.1 Overheed Plumbrog-Kought-In	25 2			03-Jun-28						L.1 Overhead Plumbing Roughlin
	3	8	D6-144-26 O4-Aug-26	19-Mary-26	22-Apr-28		R	8		1 in Well Direction Residen
			TEALS IZENZI	TO-CORPER	CZ-486-02	0	15	15		Area B Underground Plumbing Rough in
Ansa B.Underground Pursbing Rough In:	38	g	Salar S Handle	97006					The Control of the Co	- 1000 - 1000 - 1000
	3	5		19-Nov-26		0	20	30	Charles 17:00 Called	AV Room Buldout
Av. Room Buildon	00 6	\$ 8		22-0ci-26						Install Low Voltage Devices
	08	Š		08-Oct-28		0		ę		Pull Low Voltage Withg
	8 8	5 3	-	24-Sep-28	3					Set Cable Tays
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o PuliWin trạm Eachmal Recom to	82	8	19-Nov-26 25-Nov-26	14-34-28						in-Wall Bestical Rough in LZ
cy In-Wall Electrical Sough in t. 2	8	Š		01-14-28	18_4m28	2 2	2 9	0 9		Overhead Sectioni Rough-In L.2
d Overhead Electrical Rough-fri L.2	15	ě	Statement of the statem	DESCRIPTION OF THE PERSON OF T						
	61	ž	21-Deo-26 05-Jen-27	06-Oct-26	23-Sep-28	0 23	10	10		L.1 Device Tim Out
County of the state of the stat	19	8		22-Sep-26	16-Sap-26 2	0 16	10	ι'n		Install 1 Lichting Controls
	71	š		08-Sep-26	01-Sep-26 (0 01	ets	wh		Sect 1 to Wal Darban
q rystal Lighting Devices	61	8		31-Aug-28		0 20	8			Pull 1999 from Electrical Accounts Assessments
Co. Pul Wee from Bectical Room to	28	8	02-Nov-26 13-Nov-26	07-Jul-28		0 24	10	t		Pul Wire from XPMR to Estands Room
a Pull Ware from XTMR to Bactrical Rd	28	%6	27-00-26 30-00-26	23-Jun-26		0				Electrical Foods State-Cut
a Electrical Room Bellet Out	23	%6	20-04-26 26-04-28	17-Jun-26		1,	ın			In-Wall Electron Rough-In L.1
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C Overhead Electrical Rough-In Life	28	%6	26-lun-26 23-lut-26	05-May-28	08-404-26	0	202	2		
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Oncort	R 8	5 8	Z3-Now-28 Z3-Now-26	07-14-26			-	-		CoRR Meter Impedion
Cody them industrial	202	6		28-Mar-28			10	10		Install EV Chapters
Ave B. Underground Electron Rough In	98	%6	200	16-001-25	¥.		21	15		Area B Underground Electrical Rough In
			15 Nov 25 19 Ann 27	92.000					The second second	Install L.2 Machanical Controls
D hydraft 2, Medium C	3	86		24-Sep-26						ingital L2 Gibes and Diffusions
o Install 2:Gribs and De	4	8		24.Can.26		1	0 4	n v		Ingulates 12 Ductwork
o Intuitio L2 Duction	3 38	8		28-Aug-28	00-4mg-co	H				L.2 Refrigerant Rough-In
O L. Reingéant Roughin	3 9	86		10-4mg-co		0 0	+			L.2 Condensate Rough-In
ch L.2 Condensate Rough-in	3 9	8 8		22-11-20			4			Set L.2 Above Celling Units
o Se L.2 Above Celling	8 9	8 8	01-00-20 07-00-20 01-00-20 14-01-26	13-11-20			+			L.2 in-Wall Mechanical Rough In
a 121n-labil Machenical Rough In	8 8	Š	actache actache	02-m-20			H			L.2 Dudwork Rough In
C L 2 Duckhork Ribugh In	2 9	5 8			7.5					Install Roof Curbs
			O'Aug 25 CANOP CO				22.0		And the Party of t	
	*	Š	19-Nov-26 25-Nov-26	24-Sep-26	18-Sap-26 2	0 10	2	10		Ingest L. 1 Mechanical Controls
	\$	Š					8	sin		Install L.1 Giffee and Diffuses

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				8	ŀ	W 14 W	Pd - b4.28	10-Aug 16-Sep-26	L	7	(2 lg Wat P Limbing Rough-in
A6200	L.2 in Well Plumbhg Rough in		8	8 :	+	- Annual	200.00		36	3	0 3.2 Overhead Plumbing Real
A6600	L.2 Overhead Plumbing Rough-In		9	P		02-02-00	00-17-00		4	3	September 1
A7190	Te-in Rod Drains		sp.	10		16-tu-de	0-m-77		ı.	\$ 8	Cas South to 620%
A7360	Gas Rough-in to RTU's		9	5		30-10-28	12-Aug-26			00 00	S C C C C C C C C C C C C C C C C C C C
A7780	Tie h RTU's		so.	10		13-Aug-26	19-4mp-26			8 8	D Tee 2 Stephoon
A8610	Set L.2 Bethnoom Pistures		ę	0		29-Sep-26	12-00-28		25	3 8	
A8630	Thin Out L.2 Bethroom Flitures		2	22		13-001-28	19-00-58	-		3	
de Safety			P	100	0	97/47/00	30 O - 28	28 - 25 - 25 - 27 - 27 - 27 - 27 - 27 - 27		2	
fir Stantestin			100	108		04Ksp-26	le-Details		Ų.		
A5800	Hang L.1 Mains		5	9		20-May-28	03-Jun-28		5	9	
A5910	Set Fire Suppression Riesr to L.2		s	w	0	04-Jun-28	10-Jun-28			4 5	
A6060	Intal L.1 Branch Lines		5	9		11-Jun-26	24-Jun-28			3	
A6270	Hang L.2 Meine		9	0		25-Jun-28	08-Jul-28			3 3	
A6480	Intell L.2 Branch Lines		9	9		08-10-50	22-74-28			9 :	
A6670	Set Sprintips Heads in Hard Lid Cellings		10	10		23-14-28	29-70-28			9	
A6830	Hardiid Vieual Impedion		-	-	6		30-74-26			2 2	
AB140	Set Sprinter Heads in Orld Celling		κ'n	រភ	0		24-Sep-28			8 8	30000
A£330	Drop Celling Visual Impedion			-		25-Sep-26	25-Sep-28			2 3	
A8320	Thin Out Spiritider Heads		0	9		55-Sep-28	08-001-28			8	
A8420	Set Tempers & Flores		s.	so.		09-Oct-28	15-00-28			22	
A6480	Hydrostatic Test		-		0	16-001-28	16-04-28	16-May-27 16-May-27	27 0%	8	
an Martin			1	- CE F.	1	1000	Selection of the leading of the lead	_			
40000	Ser/Build Out Flich		15	5		22,14.26	11-Aug-26			R	
A8130	Set Devices		9	9	-	8-Sep-26	01-04-26			8 8	
ABACIO	Te in Devices		10	00		02-0ct-28	15-00-28			8	
A8630	Test and Toubleshoot Devices		10	10		16-001-28	29-004-28			8 8	
ASSEZO	Area B Re-Alem Impedion		-		0	30-0ct-26	30-04-28	16-Mar-27 16-Mar-27	27	2	
Security			G	S	-	godet-to	21				
A4280	Ave B Bevelor Pa Alam Rough-in		10	10	0	06-May-26	12-May-28			10.	Anna St Charles (42) Voltage Rus
A4840	Area B Bavelor High Voltage Rough-in		S	100	0	28-May-26	01-Jun-28		5 3	2 5	The state of the s
A4850	Are B Bevelor Sump Pump Beddical Rough-In		MO.	NO.	0	26-May-26	01-Jun-26			8 8	
A4950	Install Asse B Bevettor Pt Lighting		*	8	0	05-hun-20	Security St.	Torres 12-march		ā ģ	
A4960	Install Area B Gevelor Sump Pump		'n	n	0	02-4m-20	De-Allinea			976	9.
A5310	Area B Bevetor Low Voltage Rough-in		ъ	ю .	0 (Contraction of the contraction o	0 14 00	10 Cat 27 70 Cat 27		15.8	- programme B Pt Lepton
A6720	Install Area B PR Ladder		- (- 0	,	9 14.36	44.14.28			156	Anapla Ayea & Elevator Carl Pa
A6770	Install Area B Bevalor Car Rafe		2	N (0 0	13-11-00	10 14 26			95	Should Ama 3 Sevelor Car
A8830	Install Assa B Elevator Car		24	N 1	5	200	Daniel or			161	Carnett High Williags to Per
A7010	Comment High Voltage to Area B Benetor Cer		7	7	0	07-71	20.00			25	- Connect Live Voltage to Aver B
A7020	Connect Low Voltage to Avea B Elevetor Car		2	7		17-20-00	200		-	2	· Build Loody Side Cultur Viel
A7240	Build Lobby Side CMU Visit		2	2		20-11-20	20 17 25		ŀ	3	6. Instructions Sittlement Phones
A7290	Install Avea B Elevator Rooding		6	24	0	24-III-22	21.40			3	C Ass B Elvetor Adjutantent
A7420	Avea B Bevator Adjustment		2	21	0	29-111-02	0.00			3 3	i Taer Asaci B Elevebor on EM
A7540	Test Area B Bavetor on EM Power		2	2		30-88-20	31-01-02		200	3	Complete Paragraphy
A7330	Complete Penetration Finetopping at Area B Elevenor		10	10		27-718-25	31-11-20	- 5			
Esterairs		Control of the Contro	121	12		20-Mar 26 so-Mar 26	2: Sep 20	30-200 Brown 18-200		8	
10 504.35	Actual Work	• • Milestone		 Actual Level of Effort 	of Effort			3	SR OSP	- 3C Re	CoRR OSP - 3C Rec Center
Frieh Date: 16-Mar-27 Date Date: 30-Jun-25	<u> </u>	Summery Level of Effort							WBS La	WBS Layout - All Activities Page 11 of 22	Spama

CYOSELLWAY-LCASAL

Glyty ID	Activity Name	Duration	Duranon	Duration				Compete	Foar	
	The state of the s	un	50	97	19-Jun-28 2	25-tun-28	09-Oct-26 15-Oct-26	36	æ	O Install Short Warnington
ASCSO	HELE BOX WELLOW	ĸ	ın	0	28-Jun-28	02-14-26	16-04-28 22-04-28	8	2	ST COLUMN
V6460		u	45	20	-	02-14-28	16-04-28 22-0ct-26	ž	2	Colored Individual
A6470	Install MAYP-03	n 4	, ,			00-14-26		H	2	B head MAYPOS
A6530	India MMP-05	5	, .			46.14.28			2	Supply Mark Oc
A6790	Initial MWP-04	an .	n 1			2000		P	R	o India MyP-06
A7030	tradal MMP-08	NO.	ın -	0		Shall-so	DE-HENCE LE-PEN-CO		. 8	STATE OF THE PARTY
A8840	Install Joint Sealants	2	2	0	7 82-082-91	07-d95-17	Double Property	ł	1	
Spring County							07 Aug 28 43 Aug 28	ž	s	a: Initial Plud Applied Whentproofing A: Pa
A5050	Install Puts Applied Waterproofing & Plantings	ιĊ	L	0		07-6-07-7	Departed and the control		3 8	o least 2 des 0 MMP (bostone
A5370	Install 2-Citis @ MMP Localitins	KD.	W 7	0		03-4m-28			2 3	
A5670	Step-in Z-Glits	£	ro.	8		10-Jun-28			8 8	
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A6240	Invited Natural Stone	ω	un.	0		01-146-28			3 8	_
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A6190	Inspiral Rigid Insulation	ın I	LD	0		Challen Co	To Name of Poston 26		3 5	D Depart Marie Sone
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A4300	Frame L.2 Extentor CFMF Walls @8	2 5	2 9		+	OC 160-26			23	Co Install Li Essetz Sheathing
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Finish Date: 16-Mar-27 Data Date: 30-Jun-25	Carco Remaining Work Terror Level of Effort							WBS Layor Page	WBS Layout - All Activities Page 13 of 22	
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Actual Level of Effort Milestons
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A5720	Bestical Room Build-Out	52	vo.	Đ	08-Jun-28	15-Jun-28		8	Z :	D. C.
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A6150	Pull Whe from Electrical Room to Recepticles	9	9	0	23-Jun-28	08-70-29		5 8	2 8	o Insight L. Lighting Devices
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A5920	In-Wall Bechtal Rough In L 1	8	R	0	14-14-28	10-Aug-26	US-NOW-20 UN-UNIO-20	5 8	5 8	o Install I. I Lighting Cortrols
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A6970	Gas Rough-In to RTU's	0 4	o 14	, ,	20-Aug-28	26-Aug-28		%0	3	a. 19 n RT/2
A7410	Te h RTU's	n e		> 0	10.04.26	28-04-28		š	8	a Set L2 Barboom
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A1590	Install Underground Supply Line From FDC to Riser	2 5	2 9	0	40 14-170	04. Jan 28	31, bil.78 13.Aun.26	Š	3	□ Hang L. (Mains
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Finish Date: 16-Mar-27 Data Date: 30-Jun-25	Cathol Ramaring Work Cathol Carlo of Effort							Page	Page 16 of 22	
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A5160	Intel L.1 Standy Lines	2 9	2 5		D. Pro-76	AR. 14.26			S		I
A5480	Hang L.2 Mains	9	9	0	C3-MIN-CD	O-m-co	navisco o mariana		3 5	C. Marrie C. Mar	
ASRED	Intel L.2 Branch Lines	9	ę	0	07-Jul-28	ZO-18-02		5	3 :		
46100	Sat Sortidar Heads in Hard Lid Celings	w.	ю	0	21-34-26	27-34-28		É	3		
46700	Linealist Visual Instruction	-	-	0	28-M4-26	28-14-28		É	8		
A77780	See Sortetier Hearts in Gid Cellins	*	•	0	18-Sap-26	23-Sep-28	29-Deo/36 04-Jan-27		2		
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A8380	Test and Toubleshoot Devices		, v	, ,	20-08	220428			8		Age C Fe Aim
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A4850	Area C Elevator High Vollage Rough-in	ا م	b		07-family-00	2019		ļ.	1,00	s Aria C Eleatr Sunt Plum Claids	Army Pump Shacks
A4060	Area C Bevelor Sump Pump Bectical Rough-In	n	n	5	02-600-01	074			3	Children Cilibrator PR Lighting	Heater PR Lighting
A4830	Install Area C Benefor Pit Lighting	7	7	0	28-Mary-20	27-4481-72			3 8		Sims Pur
A4740	Install Ass C Bevelor Sump Pump	5	~	0	28-May-28	27-Many-28			3 !		
A4820	Anna C Elevator Fire Atlanti Rough-In	e	r3	0	26-May-26	28-May-28			9		
A5010	Avea C Elevator Low Voltage Rough-In	ĸ	ю	0	29-May-26	04-Jun-26			9 5		
A6700	Install Ase C Pt Ladder	-	-	0	10-14-26	10-14-28			8 5		
A6780	Inspal Avea C Elevator Car Rails	7	2	0	13-345-28	4-11-38		5 8	000		
A6820	Install Assa C Bevelor Car	2	8	0	15-14-28	16-11-26			8 9	Cosse	for Voltage to A
A6000	Connect High Voltage to Area C Elevator Cen	7	7	0	(Alberto	2000	04 March 100 March 100		5	Compate	Cornect Live Sotiage to Ame C
A7000	Connect Low Voltage to Assa C Elevator Car	2	71	0	(Alleco	anna anna anna anna anna anna anna ann		ŧ.	3 5	• Bull Lobs	Bulled Lobbly Side Clark Wall
A7120	Build Lobby Side CARU Wei	~	7	0	21-78-72	22-211-00			3		Install Ared C Elevanor Floorer
A7130	Install Area C Bevelor Rooking	60	e	0	21-44-00	23-111-22			3 3		Age C Elvetor Adultment
A7280	Area C Bevelor Adjustment	8	2	0	24-14-28	27-Jul-26			8 9		Complete Personal Person
A7260	Complete Penetration Fleetopping at Aven C Bevelor	S	S	0	23-Jul-26	28-14-28		5	100		Park Fore
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A2000	Express Pools & Backwarth Basin	10	ħ	0	1-Sep-25	01-00-23		5 8	5 3		
A2550	Install Pool Plying	έū	ស៊ិ	0	02-00-29	22-00-22			5 2		
A2060	FRP Pool@sain Room	10	0	0	23-00-25	05-Nov-25			5		
A2680	FRP Providesh Walls	9	9	0	08-Nov-25	19-Nov-25			7.		
A27.20	Pool Well MEP Rough in	9	0	0	11-Now-25	24-Nov-25			8 3		
A2800	Baddil Hydrotherapy Pools	vo.	S	0	25-Nov-25	03-Dec-25			5 3		
A3660	Install Pool Taro	8	8	0	23-Apr-26	20-May-26			9 ;		
A3090	Install Pool Pump	5	P	0	27-May-26	08-Van-28			8 3		
ATOM	Install Pool Heater	2	2	0	10-jun-28	23-Jun-28			3 1		
A3360	Install Pool Chamical Feeders	00	9	0	24-Jun-26	07-70-28		5 8	3 8	A)	O Inches (IV Treatment Equipm
A3470	Imital LV Teachment Equipment	10	9	0	08-114-28	21-11-12			3 3		4
A3750	Involved Comb Roules	ın	w	0	22-14-28	25-14-28		5	8		A Section 1
A3820	Install Prished Surface in Pools	01	9	0	29-701-28	11-Aug-26	29-Oct-26 11-Nov-26		2		╢
	7,000		me Actual Level of Pifort	A Pflor			2	CARR OSP - 3C Rec Center	3C Rec		
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A6040	Install Ruid Applied Welenproofing & Parthings	ם נ	n i		20 Mary 26	O'S. hon. 28			28	52 (ma) 0	and Z-(Shr) @ MMP Lipostons
A6230	Install Z/Gits @ MWP Locations	o 4	n 4		01. hm28	DS-lan-28		Į	3	D2 4-408 4	1 total
A5300	Strb-in Z-Girts	n u	n 4	, ,	Other Die	09-bm28		F	23	A.	Rigid Institution
A5480	Install Rigid Insulation	o ¥	o f	, .	06-84-26	28-444-28		Ļ	8		Install Natural Stone
A5800	India National Stores	ā.	<u> </u>		29-71-26	18-Aug-26			2		negal Brids Weinspot
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A5360	install Ruid Applied Waterproofing & Plankings	LD	10	0	26-May-26	01-Jun-26	12.08-28 18.08-28	\$ 8	8 8		O MAP Louise
A5560	Image Z/Cirts @ MWP Locations	un u	in i		00-10-00	15. bm.26			2 22		-PhZGts
A5080	Step-in Z-Glita	n sé	n so		12-Am-26	18-Jun-26			2	1	al Rigel Instantion
A5800	Indian Royal Manual Co.	15	<u>र</u>		29-14-26	18-Aug-26	29-Oct-26 18-Nov-26	8 0%	8	0	- Pretail Method State
Adhan	Francis Colors	15	15	0	19-Aup-28	09-Sep-26			28		Presid Brick
A8220	Institute LAMPS-220/849F-03	6	N)	0	10-Sep-26	16-Sep-28			8		COLUMN CONTRACTOR
46410	Install MAP-05	5	IO.	0	17-Sep-25	23-Sep-26	21-Dec-25 28-Dec-25		28		
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A9710	Geofoam Stair & Seating Concrete Pours	55	ž.	0	09-Jen-26	25 Jan 28		5 8	8 8		
A4140	Frame L.1 Edwich CFMF Wells @ C/D	9	\$ ¥	0 0	08-Apr/26	17-404-28 22-404-28	19-Aun-26 72-Sep-28	4	8 8		
A8330	Install Non Structural CMU	9	9 :		200	04 144 .00		ļ	5	d Paralize	Especie CFMF WALE ID C/D.
A4330	Frame L.2 Exterior CFMF Walls @ C/D	9	P 9	0 0	20-405-00	Or Many 26	28-Can-28		113		Experts Steething
A4340	Install L.1 Experior Sheathing	2 5	2 9		Company or	Of Mary 26	10. hm 26	ļ	9	p hatal.2	Extentor Sheething @ CdD
A4450	Irrated L.2 Extentor Shouthing @ C/D	2 :	2 9		O-00-17	45.16m.28	20.64.28	Ļ	35	THE CO.	tador CPNF Visiti
A4570	Frame Interior CFMF Walls	2 .	2 4		10 May 20	22 144.28	MAIN 28	L	3	98 900	is Side Top of Wash Adjacent to Oye
A5100	One Side Top of White Adjacent to Overhead Mechanical Units	0	n 4		10 May 20	01. km 28		ļ	35		Took Topodd Out Avea Allectin
A5410	Tape/Float Tapped Out Aveas Adjacant to Overhead Mechanical Units	n \$	n \$	0	26. May 28	Of hard		ļ	8		Plet Side Shaethook
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A6370	Install in-Well Insufation	n 9	n Ş	5 6	70.14.26	11-Aun-26	22-Seo-28		28		Instill Second Side Sheetpo
A6560	Install Second Side Sheetbook	2 4	2 u		10 Aun 28	14.Aug.26	30-Dao-28	ŀ	8		· Pask Elpoped Celfrok
A6710	Paint Exposed Cellings	n u	, u		12-Aug-28	18-Aup 26	30-Nov-28		22		o Install Interior Storeholm We
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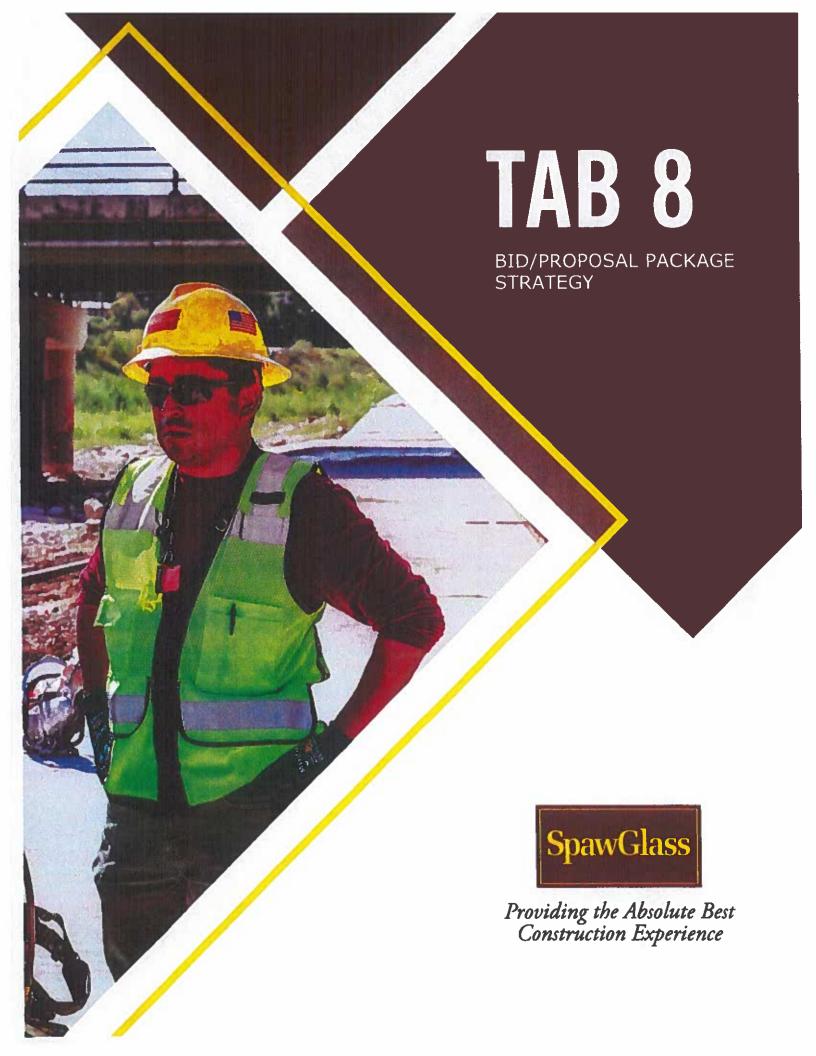
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A8010	Indian Burne County System	u	M.	ŀ	H			940	75		6 Injustination Statether
A7150	fresal Interior Storefront Door Assemblies	D 4	D 14	Ť				ļ	8		C Taperfloot Calenge
A7210	TaparRost Calings	Р	n w		H		-	Ļ	22		o Interest Interest Contain We
A7470	inistal Interior Curtain Well Assembles) «	9 40	0 24		٠		Ā	8		q TapaPhoet Roord Walls
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96730	Install Soud Absorptive Celling	10	រព	0 12	12-Oct-28	16-Oct-28			2		
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46040	Sast Exposed Concrete Room	ĸ	10	0 16					48		
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A8880	Install Carpet Thes	10	0 '	8 8	-	08-NOV-20	21-U60-20 US-UB-27		8 2		. Indel Suc held
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A2580	Express Grade Beams @ A	Đ	0		+	C7-ACAI-C			178		Port Grade Seame 10 A
A2750	Form Grade Bearns @A	0	5 .	H	+	01-Dec-25	30-00-00 12-40g-00		178		Response Grade Bearns @ A
A2880	Rainforce Grade Beams (B.A.	60	ED .				Security of the 36		172		- Place Grade Bears & A
A3130	Place Childe Beams (3 A	m	m 1						178		o Indial Walterfore G.A.
A3140	Index Waterstops @A	NO.	'n	0 17	17-Deo-23	C2-080-67	Towns or district			15	1
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A3430	Place SOG @ A	en	8	Ť		OZ-UBY-JO	September 1990	ļ.			ATT Shoke
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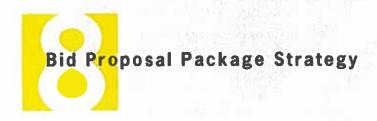
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A6500	Erect Area A PEMB Fremmig 190th UL Ab - Air					13-44-25 09	99-Oct-26 09-Oct-26	860	2		- Avel A Boli Lp Inspection
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A8740	Install Avea A Roof Pertmater Angle	n	n		Ï						a Aria A Dataling
A6750	Area A Detailing	en-	0	0					3 8		- Anna A.Weldmo Inspection
A7040	Aves A Weighty Inspection	-		0			-	5 1	3 8		6 Indial Alloy Darking
A7090	Install Aves A Roof Decking	un.	9					5 8	3 5		Ales A Rief Deck Indosector
A7380	Area A Roof Deck Inspection	-	1	0	15	29-14-28 27	27-08-28 27-08-28	5	2		
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The same of the sa		202	101	0 3		12 Aug 26 11			8		and the second
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A7440	Area A Overhand Bedtical Rough-in	9	9	0				8	3 1		The state of the s
A7880	Pull Wile to Devices	0	6	0 13					2 :		
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9000	Area A Lighting Controls Installation	9	3	0 21	21-Aug-25 25-4	25-Aug-28 15	15-Jan-27 19-Jan-27	ś	8		W. Orto Foundation
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Actual Level of Effort Actual Work + Meetone
Semaking Work - Summary
Critical Remaining Work - Level of Effort Start Date: 13-Feb-25 Finish Date: 16-Mar-27 Data Date: 30-Jun-25 Run Date: 30-Jun-25

CoRR OSP - 3C Rec Center WBS Layout - All Activities Page 22 of 22







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

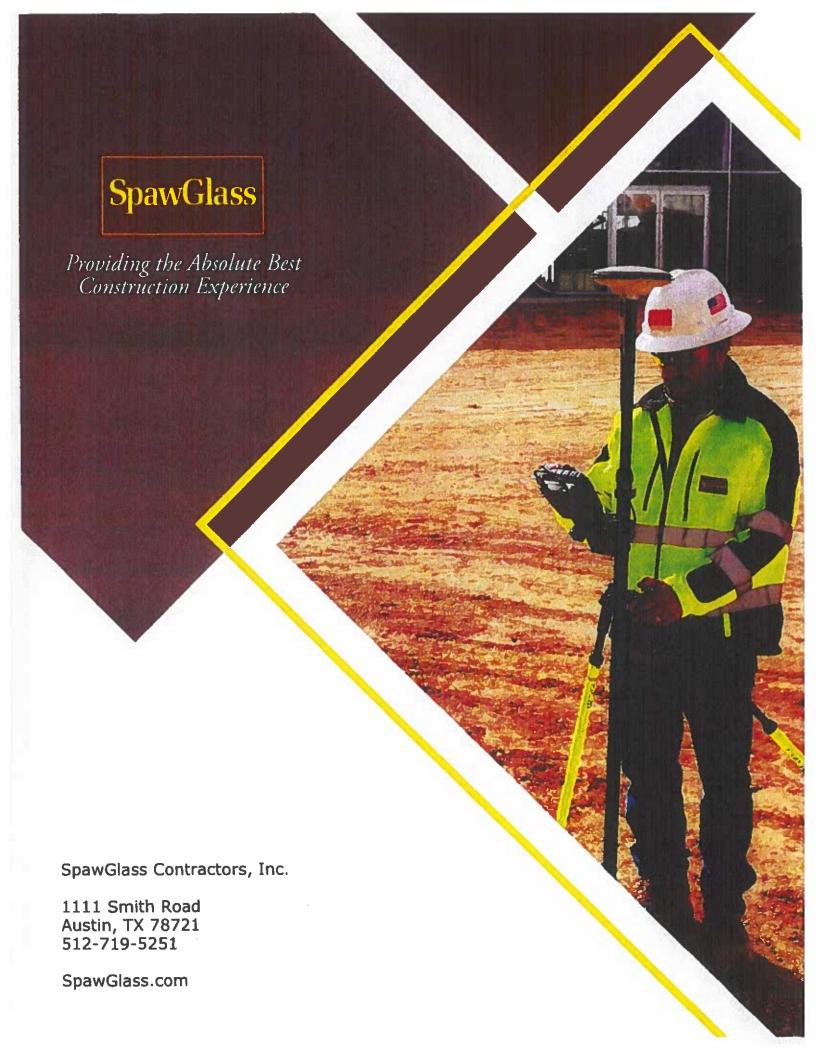
GMP #1 was previously approved for fencing, SWPPP, earthwork, and site utilities. This work has started and is currently underway.

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.





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		CONTACT NAME: Mirta Tamez		
Adams Risk Management Services, LLC Adams Insurance Service, Inc.		PHONE (A/C, No, Ext): (713) 869-8346	FAX (A/C, No): (713) 869-9144
1111 North Loop W, Suite 600		E-MAIL ADDRESS: mtamez@adamsins.com		
Houston TX 77008	, .	INSURER(S) AFFORDING CO	VERAGE	NAIC #
		INSURER A: American Contractors Insurar	ice Co. RRG	12300
INSURED	SGADMIN-01	INSURER B : ACIG Insurance Company		19984
SpawGlass Contractors, Inc. 1111 Smith Road		INSURER C : Travelers Lloyds Insurance C	ompany	41262
Austin, TX 78721		INSURER D : Valley Forge Insurance Comp	any	20508
		INSURER E: The Continental Insurance Co	ompany	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,

NSR LTR		TYPE OF INSURANCE	ADDL INSD		POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	3
A	X	CLAIMS-MADE X OCCUR	Y	Y	GL25ABC00046	6/1/2025	6/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 10,000,000 \$ 100,000
		18.2.4						MED EXP (Any one person)	\$ 5,000
ŧ								PERSONAL & ADV INJURY	\$ 10,000,000
	GEN	L'L AGGREGATE LIMIT APPLIES PER:				İ		GENERAL AGGREGATE	\$ 10,000,000
		POLICY X PRO-						PRODUCTS - COMP/OP AGG	\$ 10,000,000
		OTHER:							\$
D	AUI	OMOBILE LIABILITY	Υ	Υ	BUA7033775896	6/1/2025	6/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 5,000,000
	Χ	ANY AUTO						BODILY INJURY (Per person)	\$
		OWNED SCHEDULED AUTOS ONLY AUTOS						BODILY INJURY (Per accident)	\$
	Χ	HIRED X NON OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
									\$
E		UMBRELLA LIAB X OCCUR	Υ	Υ	CUE7034067095	6/1/2025	6/1/2026	EACH OCCURRENCE	\$ 10,000,000
	X	EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$ 10,000,000
		DED RETENTIONS	İ						\$
В		RKERS COMPENSATION EMPLOYERS' LIABILITY		Υ	WCA000008325	6/1/2025	6/1/2026	X PER OTH-	
		PROPRIETOR PARTNER EXECUTIVE N	N/A					E.L. EACH ACCIDENT	\$1,000,000
	(Mar	ndatory in NH)	14,12					E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
	DES	s, describe under CRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
С	LEA	SED/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 Matérial 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..

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CANCELLATION

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

AGENCY CUSTOMER ID: SGADMIN-01

LOC#:

ACORD	
ACOND	

ADDITIONA	L REMA	ARKS SCHEDULE Page 1 of 1
AGENCY Adams Risk Management Services, LLC		NAMED INSURED SpawGlass Contractors, Inc. 1111 Smith Road
POLICY NUMBER		Austin, TX 78721
CARRIER	NAIC CODE	
ADDITIONAL REMARKS		EFFECTIVE DATE:
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO AC	ODD CODM	
FORM NUMBER: 25 FORM TITLE: CERTIFICATE O		NSURANCE
		n required by a written contract prior to Accident or Loss. 4) CNA68021 - Notice
The Workers' Compensation policy includes the following endorse for whom the named insured has agreed in a written contract to fu written contract.	ements: 1) WC9 emish the waive	990304 - Waiver of Subrogation - Blanket waiver for any person or organization er. 2) WC420601 - Notice of Cancellation - 60 days blanket as required by
The Umbrella/Excess Liability policy applies in excess and follows above including the terms of any additional insured, waiver of sub conditions of such underlying policies unless they are inconsistent	rogation and 3	derlying General Liability, Automobile Liability and Employers Liability policies 0 day notice of cancellation endorsements. The policy follows the terms and of the policy.
The Equipment Floater policy includes a Blanket Automatic Loss I when there is a written contract between the Named Insured and	Payee Endorse the Certificate I	ment CMU618 that provides Loss Payee status to the Certificate Holder only Holder that requires such status.
Re. Project; Old Settlers Park Buildout, Package 3C - Old Settlers	Park 3300 F	Palm Valley Blvd., Round Rock, TX 78665, Rec Center and Admin Buildings
GMP #2R1		, and valley street, record recox, 17, 70005, recognition and Admin Buildings

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:
 - 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:
 - The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders, drawings or specifications; or
 - 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.
- 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.5

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 alternations, 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:

- 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:

- 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 Orc	anizatio	n(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



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



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:

- 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.

Form No: CNA63359XX (04-2012)

Underwriting Company: Valley Forge Insurance Company

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



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:

- 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.

Form No: CNA63359XX (04-2012)

Underwriting Company: Valley Forge Insurance Company

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



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:

- 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.:

Form No: CNA63359XX (04-2012)

Underwriting Company: Valley Forge Insurance Company

Policy No: BUA 7033775896

Policy Effective Date: 06/01/2025



(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.

Form No: CNA63359XX (04-2012) Underwriting Company: Valley Forge Insurance Company Policy No: BUA 7033775896 Policy Effective Date: 06/01/2025





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.

Form No: CNA71527XX (10-2012)

Underwriting Company: Valley Forge Insurance Company

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







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

(Ed. 04-07)

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.

ch		

3.

- 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
- The premium charge of

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

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 cancelation 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



Surety 202B Halls Mill Road, PO Box 1650 Whitehouse Station, NJ 08889-1650

O + 908,903,3485 F + 908 903 3656

Federal Insurance Company Liberty Mutual Insurance Company

AIA Document A312TM - 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	SURETY	
(Name, legal status and address): SpawGlass Contractors, Inc.	(Name, legal status and principal place	of business):
SpawGlass Contractors, Inc.	Federal Insurance Company (IN)	
Austin, Texas 78721	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 Nine	teen & 00/100 Dollars
Description (Name and Location):	•	
	Park Build Out - Rec Center GMP #2R1	
BOND		
Date (Not earlier than Construction Contract		
Date): July 8, 2025	Y	
Amount: \$71,496,519.00 Seventy One Million Four I	Hundred Ninety Six Thousand Five Hundred Nine	_
Wodifications to this boild.	None None	☐ See Page 4
CONTRACTORS AS PRINCIPAL	SURETY	
Company: SpawGlass Contractors Inc. (Opporate SA)	Company:	(Community See)
=0: 1953	Federal Insurance Company Liberty	(Corporate Seal)
7	Mutual Insurance Company	
Signature:	Signature:	
Name and Title. David baden	Attorney-in-Fact Name: John A. Princ	e "/ 6/ / / /
President - Austin Region '''''		
Signed and Sealed this 8th	day of July 2025	

(FOR INFORMATION ONLY - Name, Address and Telephone)

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

AGENT or BROKER:

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

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

713-869-8346

Printed in cooperation with the American Institute of Architects (AIA) by Chubb. The language in this document conforms to the language used in AIA Document A312 tu - 2010.

- 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.

Form 15-02-0574-FED (Rev. 11/16)

- 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.
- 22 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.
- 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;
 - .4a 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;
 - .6the 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 addition	onal signatures of adde	ed parties, other than those appearing	on the cover page.)
CONTRACTOR AS PRINCIPAL		SURETY	
Company:	(Corporate Seal)	Company:	(Corporate Seal)
		Federal Insurance Company	
Signature:		Signature:	
Name and Title:		Name and Title:	
Address:		Address:	

Printed in cooperation with the American Institute of Architects (AIA) by Chubb. The language in this document conforms to the language used in AIA Document A312 TM - 2010.

Form 15-02-0574-FED (Rev. 11/16)



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.

STATE OF NEW IERSEY County of Hunterdon



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 Conture **NOTARY PUBLIC OF NEW JERSEY** No 50202369 Commission Expires August 22,2027

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
- 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, (2) 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.
- 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
- 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.
- 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."

1. 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

- the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- 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 Fax (908) 903-3656 Telephone (908) 903-3493



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 Massachusetts under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein collectively called the "Companies".	, and West American Insurance Company is a corporation duly organized
Adams; John A. Prince; Larry D. Snider; Michael Macomber; Norman E. Adams	
	
all of the city of Houston state of TX each individually if the execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all under of these presents and shall be as binding upon the Companies as if they have been duly signed by the presidences.	
IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the thereto this 28 ± 200 day of 3 ± 200 .	Companies and the corporate seals of the Companies have been affixed
	Liberty Mutual Insurance Company
INSUR INSUR	The Ohio Casualty Insurance Company
Signature of the state of the s	West American Insurance Company
1912) (1919) (1991) (1991) (1991)	Marke
	A Variet 1. lary
SI ACHO HA	Ву:
C C C C C C C C C C C C C C C C C C C	David M. Carey, Assistant Secretary
State of PENNSYLVANIA ss County of MONTGOMERY	
	wledged 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 therein contained by signing on behalf of the corporations by himself as a duly authorized officer.	David M. Carey, Assistant Secretary witedged himself to be the Assistant Secretary of Liberty Mutual Insurance grauthorized so to do, execute the foregoing instrument for the purposes Pennsylvania, on the day and year first above written.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, I	Pennsylvania, on the day and year first above written.
Sh PAS	
Commonwealth of Pennsylvania - Notary Seal Teresa Pastella, Notary Public	
Montgomery County	- There fatelles
Ny commission express March 29, 2025 Commission number 1126044	By: Colore Public Nation Date:
Member, Pennsylvania Association of Notaries	Teresa Pastella, Notary Public
ARY PUR	
This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and A	uthorizations of The Ohio Casualty Insurance Company, Liberty Mutual
Insurance Company, and West American Insurance Company which resolutions are now in full force and effect r	eading 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	e Corporation to make, execute, seal, acknowledge and deliver as surety a
any and all order to hind the Cornoration by their cignature and execution of any such instruments and	to attach thereto the seal of the Cornoration. When so executed such
instruments shall be as binding as if signed by the President and attested to by the Secretary. Any pow	er 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 o	fficer or officers granting such power or authority.
Commonwealth of Pennsylvania - Notary Seal Teresa Pastella, Notary Public Montgomery County My commission expless March 26, 2025 Commonwealth of Pennsylvania - Notary Seal Teresa Pastella, Notary Public Montgomery County My commission expless March 26, 2025 Member, Pennsylvania Association of Notaries This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and A Insurance Company, and West American Insurance Company which resolutions are now in full force and effect of the 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 President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, sub, have full power to bind the Corporation by their signature and execution of any such instruments and instruments shall be as binding as if signed by the President and attested to by the Secretary. Any pow provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the carticle 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 s	
shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, exc	ecute, seat, acknowledge and deliver as surety any and all undertakings, $lacksquare$
bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set for	
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, au	thorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-

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-infact 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, Assistant Secretary

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

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

Fax: 800-664-5358 Phone: 800-252-4670

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

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.

AVISO IMPORTANTE

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 tiena 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.