



# AIA Document A133<sup>®</sup> – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, is incorporated into the accompanying AIA Document A133<sup>™</sup>-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 2 - Lakeview  
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, Austin, TX 78721

### TABLE OF ARTICLES

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

### ARTICLE A.1 GUARANTEED MAXIMUM PRICE

#### § A.1.1 Guaranteed Maximum Price

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

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Thirteen Million Four Hundred Ninety-Four Thousand Two Hundred Sixty Dollars and No Cents (\$ 13,494,260.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as 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 necessary information and where the author has added to or deleted from the original AIA text.

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

AIA Document A201<sup>™</sup>-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.

Established as follows:

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

October 10th, 2024

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.

Init.

[ X ] By the following date: September 26<sup>th</sup>, 2025

§ 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.)*

Old Settlers Park Lakeview Project Manuel as issued by Waeltz and Prete, Inc. Civil Engineers on June 6<sup>th</sup>, 2024

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:  
*(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)*

Old Settlers Park Lakeview 90% Set as issued by Waeltz & Prete, Inc. Civil Engineers on June, 14<sup>th</sup>, 2024

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	Price
Site - Primary Ductbank Allowance from New Switchgear Location to Lakeview Transformer Site	\$200,000.00

Site - Oncor Pole Elimination Allowance	\$25,000.00
Site - Temporary Power Allowance	\$50,000.00
Restroom – Electrified Hardware Allowance	\$10,000.00
Stage – Temporary Casing of Drilled Piers Allowance	\$50,000.00
Stage – Increased Drilled Pier Depth Allowance	\$30,000.00

§ 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)*

Craig Morgan Mayor  
*(Printed name and title)*

  
**CONSTRUCTION MANAGER** *(Signature)*

David Paden 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 15:47:03 ET on 07/19/2024.

## **PAGE 1**

Old Settlers Park Buildout – Package 2 - Lakeview  
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, Austin, TX 78721

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirteen Million Four Hundred Ninety-Four Thousand Two Hundred Sixty Dollars and No Cents (\$ 13,494,260.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

## **PAGE 2**

Reference attached GMP Package – TAB 06

...

Established as follows:

...

October 10th, 2024

## **PAGE 3**

By the following date: September 26<sup>th</sup>, 2025

...

Old Settlers Park Lakeview Project Manuel as issued by Waeltz and Prete, Inc. Civil Engineers on June 6<sup>th</sup>, 2024

...

Old Settlers Park Lakeview 90% Set as issued by Waeltz & Prete, Inc. Civil Engineers on June, 14<sup>th</sup>, 2024

...

<u>Site - Primary Ductbank Allowance from New Switchgear Location to Lakeview Transformer Site</u>	<u>\$200,000.00</u>
<u>Site - Oncor Pole Elimination Allowance</u>	<u>\$25,000.00</u>
<u>Site - Temporary Power Allowance</u>	<u>\$50,000.00</u>
<u>Restroom – Electrified Hardware Allowance</u>	<u>\$10,000.00</u>
<u>Stage – Temporary Casing of Drilled Piers Allowance</u>	<u>\$50,000.00</u>
<u>Stage – Increased Drilled Pier Depth Allowance</u>	<u>\$30,000.00</u>

PAGE 4

Reference attached GMP Package – TAB 05

...

Craig Morgan Mayor

David Paden Division President

## **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 15:47:03 ET on 07/19/2024 under Order No. 4104243609 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

\_\_\_\_\_  
*(Signed)*

\_\_\_\_\_  
*(Title)*

\_\_\_\_\_  
*(Dated)*

A photograph of a construction site at sunset. A concrete pump truck with a long, articulated boom is positioned on a raised embankment, pouring concrete into a large, flat area below. Several workers in high-visibility vests and hard hats are visible on the ground level, some standing near rebar structures. The sky is filled with soft, golden light from the setting sun, creating a dramatic atmosphere. The image is framed by a large, stylized geometric shape composed of overlapping triangles in maroon, white, and grey, with a yellow border.

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# TAB1



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# Project Cost Summary



## 90% CD ESTIMATE 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 2 Lakeview, a CMAR price based on the 90% CD Drawings, as follows:

1. The proposed amount for the Direct Cost of the Work:	\$ <u>11,550,177</u>
2. General Conditions	\$ <u>255,934</u>
3. Builder's Risk	\$ <u>35,085</u>
4. General Liability Insurance (0.78%)	\$ <u>105,255</u>
5. Payment & Performance Bonds	\$ <u>103,713</u>
6. Subcontractor Default Insurance (1.25% of C.o.W.)	\$ <u>144,377</u>
7. Warranty (.25%)	\$ <u>33,736</u>
8. Contractors Contingency (3.00%)	\$ <u>404,828</u>
9. Construction Phase Fee (3.50%)	\$ <u>456,327</u>
10. Design Progression Contingency (3.00%)	\$ <u>404,828</u>
11. <b>TOTAL: LINE ITEMS 1 THROUGH 10:</b>	\$ <b><u>13,494,260</u></b>

Tyler Wenzel

Tyler Wenzel, Project Executive

# TAB 2



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## Executive Summary



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

**Package 2 - Lakeview 90% CD Drawings**

**3300 E Palm Valley Blvd Round Rock, TX 78665**

### **Scope of Work**

Package 2 - Lakeview is the construction of the new stage, pavilion, and restroom. This includes demo of existing structures and site, earthwork, site utilities, concrete flatwork, retaining walls, food truck infrastructure, playground, fishing dock, structures, and landscaping.

### **Overview**

The new Lakeview package demo’s out the existing waterfront area and builds it out. This work is planned to be completed in one main package:

- Construction is planned to start in September 2024. This work will coincide with the Package 3A.1 package. Allowances will be made for the Cross Country events in September and November. Sod installation is planned to occur during April – August, allowing 3 months of establishment prior to Substantial Completion.

# TAB 3



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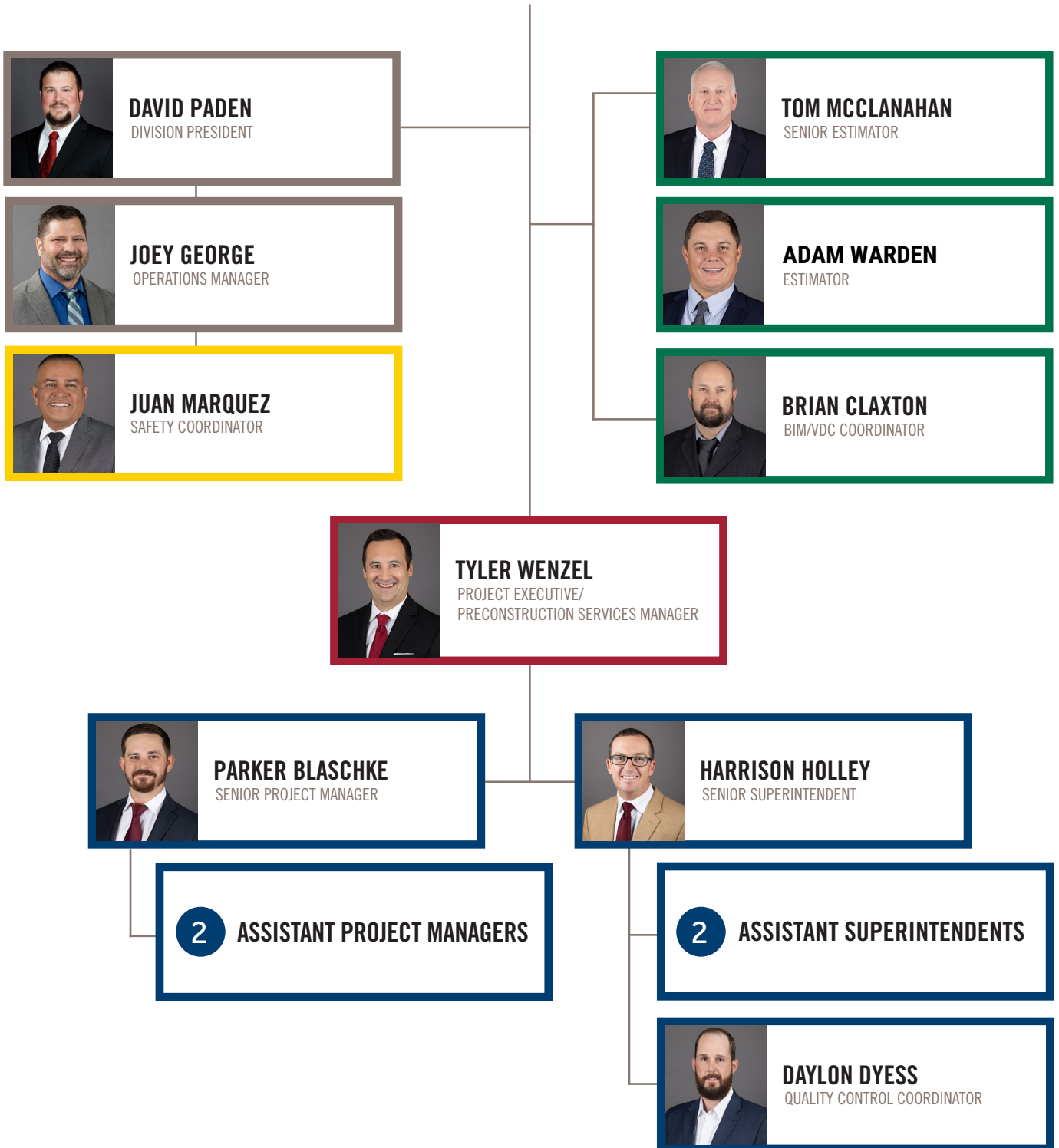
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# ORGANIZATION CHART

**LEGEND**

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

## CITY OF ROUND ROCK



# TAB 4



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# List of Documents



**City of Round Rock – Old Settler’s Park Build Out**  
**Package 2 – Lakeview 90% CD Drawings**  
**3300 E Palm Valley Blvd Round Rock, TX 78665**

## Lakeview – 90% CD Drawings

#	SHEET TITLE	ISSUE DATE	REVISION DATE
C-1	COVER SHEET	6/6/2024	
C-2	SHEET INDEX (1 OF 2)	6/6/2024	
C-3	SHEET INDEX (2 OF 2)	6/6/2024	
C-4	GENERAL NOTES	6/6/2024	
C-5	SWPPP NOTES	6/6/2024	
C-6	OVERALL SITE PLAN	6/6/2024	
C-7	EXISTING CONDITIONS AND DEMO PLAN 1	6/6/2024	
C-8	EXISTING CONDITIONS AND DEMO PLAN 2	6/6/2024	
C-9	TREE LIST	6/6/2024	
C-10	EROSION AND SEDIMENTATION CONTROL	6/6/2024	
C-11	SITE & DIM CONTROL PLAN - 000	6/6/2024	
C-12	SITE & DIM CONTROL PLAN - 100	6/6/2024	
C-13	SITE & DIM CONTROL PLAN - 101	6/6/2024	
C-14	SITE & DIM CONTROL PLAN - 200	6/6/2024	
C-15	SITE & DIM CONTROL PLAN - 201	6/6/2024	
C-16	SITE & DIM CONTROL PLAN - 300	6/6/2024	
C-17	SITE & DIM CONTROL PLAN - YONDERS POINT	6/6/2024	
C-18	GRADING PLAN - 000	6/6/2024	
C-19	GRADING PLAN - 100	6/6/2024	
C-20	GRADING PLAN - 101	6/6/2024	
C-21	GRADING PLAN - 200	6/6/2024	
C-22	GRADING PLAN - 201	6/6/2024	
C-23	GRADING PLAN - 300	6/6/2024	
C-24	GRADING PLAN - YONDERS POINT (1 OF 2)	6/6/2024	
C-25	GRADING PLAN - YONDERS POINT (2 OF 2)	6/6/2024	
C-26	OVERALL PAVING, STRIPING, & SIGNAGE PLAN	6/6/2024	
C-27	OVERALL UTILITY PLAN	6/6/2024	
C-28	STORM & DOWNSPOUT PLAN		
C-29	WWL "A" PLAN & PROFILE BEG. TO STA 7	6/6/2024	
C-30	WWL "A" PLAN & PROFILE 7 TO STA 13	6/6/2024	
C-31	WWL "A" PLAN & PROFILE 13 TO STA END	6/6/2024	
C-32	WATER PLAN	6/6/2024	
C-33	ESC DETAILS	6/6/2024	
C-34	SITE DETAILS (1 OF 3)	6/6/2024	
C-35	SITE DETAILS (2 OF 3)	6/6/2024	
C-36	SITE DETAILS (3 OF 3)	6/6/2024	
C-37	WATER DETAILS (1 OF 2)	6/6/2024	
C-38	WATER DETAILS (2 OF 2)	6/6/2024	
C-39	WASTEWATER DETAILS (1 OF 2)	6/6/2024	
C-40	WASTEWATER DETAILS (2 OF 2)	6/6/2024	
C-41	STORM DETAILS	6/6/2024	





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#	SHEET TITLE	ISSUE DATE	REVISION DATE
A2-101	RESTROOM FLOOR PLAN	5/17/2024	
A2-102	RESTROOM RCP	5/17/2024	
A2-103	RESTROOM ROOF PLAN	5/17/2024	
A2-200	RESTROOM EXTERIOR ELEVATIONS	5/17/2024	
A2-201	RESTROOM EXTERIOR ELEVATIONS	5/17/2024	
A2-300	RESTROOM BUILDING SECTIONS	5/17/2024	
A2-301	RESTROOM WALL SECTIONS	5/17/2024	
A2-400	RESTROOM ENLARGED PLANS	5/17/2024	
A2-401	RESTROOM INTERIOR ELEVATIONS	5/17/2024	
A2-402	RESTROOM INTERIOR ELEVATIONS	5/17/2024	
A2-500	RESTROOM ARCH. DETAILS	5/17/2024	
A2-600	RESTROOM DOOR SCHEDULE & DETAILS	5/17/2024	
A2-700	RESTROOM FINISH SCHEDULE	5/17/2024	
A3-101	STAGE FLOOR PLAN	5/17/2024	
A3-102	STAGE RCP	5/17/2024	
A3-103	STAGE ROOF PLAN	5/17/2024	
A3-200	STAGE EXTERIOR ELEVATIONS	5/17/2024	
A3-201	STAGE 3D VIEW	5/17/2024	
A3-300	STAGE BUILDING SECTIONS	5/17/2024	
A3-301	STAGE WALL SECTIONS	5/17/2024	
A3-500	STAGE ARCH. DETAILS	5/17/2024	
A3-600	STAGE DOOR SCHEDULE & NOTES	5/17/2024	
S001	GENERAL STRUCTURAL NOTES	5/24/2024	
S002	GENERAL STRUCTURAL NOTES	5/24/2024	
S003	GENERAL STRUCT'L NOTES, SPECIAL INSPECTIONS & ABBRV'TNS.	5/24/2024	
S1-101	FOUNDATION PLAN	6/3/2024	
S1-102	SECOND FLOOR FRAMING PLAN	5/24/2024	
S1-103	LOW ROOF FRAMING PLAN	5/24/2024	
S1-104	HIGH ROOF FRAMING PLAN	5/24/2024	
S2-101	FOUNDATION PLAN	5/24/2024	
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S401	CMU DETAILS	5/24/2024	
S501	STEEL DETAILS	5/24/2024	
S502	STEEL DETAILS	5/24/2024	
S503	STEEL DETAILS	5/24/2024	
S504	STEEL DETAILS	5/24/2024	



# List of Documents



#	SHEET TITLE	ISSUE DATE	REVISION DATE
MEP0.0	MEP GENERAL NOTES	5/29/2024	
MEP1.0	MEP SITE PLAN	5/29/2024	
MEP2.0	MEP SITE LIGHTING PLAN	5/29/2024	
MEP2.1	SITE PHOTOMETRIC PLAN	5/29/2024	
MEP3.0	MEP SITE DETAILS	5/29/2024	
M0.0	MECHANICAL NOTES & SYMBOLS	5/29/2024	
M1.0	RESTROOM MECHANICAL PLAN	5/29/2024	
M2.0	MECHANICAL SCHEDULE & DETAILS	5/29/2024	
P0.0	PLUMBING NOTES & SYMBOLS	5/29/2024	
P1.0	RESTROOM DRAIN & VENT PLAN	5/29/2024	
P1.1	RESTROOM WATER SUPPLY PLAN	5/29/2024	
P2.0	PLUMBING SCHEDULES & RISERS	5/29/2024	
P3.0	PLUMBING DETAILS	5/29/2024	
E0.0	ELECTRICAL NOTES	5/29/2024	
E0.1	ELECTRICAL SYMBOLS	5/29/2024	
E1.0	RESTROOM ELECTRICAL POWER PLAN	5/29/2024	
E1.1	RESTROOM ELECTRICAL LIGHTING PLAN	5/29/2024	
E2.0	PAVILION ELECTRICAL PLAN – 1 <sup>ST</sup> LEVEL	5/29/2024	
E2.1	PAVILION ELECTRICAL PLAN – 2 <sup>ND</sup> LEVEL	5/29/2024	
E3.0	STAGE ELECTRICAL PLAN	5/29/2024	
E4.0	ELECTRICAL SCHEDULES & RISER DIAGRAM	5/29/2024	
E4.1	ELECTRICAL SCHEDULES	5/29/2024	
E4.2	ELECTRICAL SCHEDULES	5/29/2024	
E5.0	ELECTRICAL DETAILS	5/29/2024	

# TAB 5



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# Assumptions and Clarifications



**City of Round Rock – Old Settler’s Park Build Out  
Package 2 - Lakeview 90% CD Drawings  
3300 E Palm Valley Blvd Round Rock, TX 78665**

## **GENERAL QUALIFICATIONS**

1. Waeltz & Prete, Inc. is the civil engineer/prime consultant of record.
2. Mode Design Company is the architect of record.
3. Ecoland Design Group is the landscape architect of record.
4. KSS Engineers is the structural engineer of record.
5. Bacorn Bros, LLC is the MEP engineer of record.
6. Architectural, Civil and Structural specification manual was provided to SpawGlass.
7. MEP specifications were not provided other than general notes in the 90% CD Drawings.
8. Based on an anticipated NTP of October 2024.
9. The baseline schedule is based on a 5-day work week.
10. 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. SpawGlass to coordinate weekend work with owner special events and inspections.
11. 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.
12. LEED Certifications or Green Building Programs are not incorporated into the project.
13. Builders Risk Insurance is provided by SpawGlass. Builder’s Risk deductible to be paid from construction contingency.
14. Performance & Payment Bonds are provided by SpawGlass.
15. General Liability is provided by SpawGlass and carried by each individual subcontractor.
16. 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.
17. Owner must accept GMP within 60 calendar days, at which time pricing will expire.
18. General conditions were originally based on one overall project and GMP during the RFP/RFQ time, and not 6.51% as later outlined by the City. Any general conditions savings or losses from this package are to be rolled into the other GMP packages.
19. Assumes No Asbestos Containing Material Onsite, City of Round Rock to provide Environmental Survey prior to demolition start.
20. Reference Alternate Spreadsheet for alternates not included in base proposal.



## **SPECIFIC QUALIFICATIONS**

### **Division 01 – General Requirements and General Conditions**

1. SpawGlass general requirements assume a 12 month project construction schedule.
2. SpawGlass general conditions are included in the cost reports under indirect costs.
3. Construction photos will be taken on a regular basis by SpawGlass. Digital files will be turned in monthly. Aerial photos are not included and assumed to be by owner.
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 unknown factors will be funded from the CM Contingency, if funds remain AND approved by Owner.
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 to be by Owner.
12. No sound/vibration monitoring included.
13. Dust control included in GR's.
14. No arborist included, city to use their own arborist. This city arborist includes tree trimming for construction activities and monthly reports that will be provided to SpawGlass on the tree health.

### **Division 02 – Existing Conditions**

1. The extent of demolition includes removal of playground, flatwork, fencing, restrooms, asphalt, concrete, etc. as shown on the demo plans.
2. Tree removal is included. Maintenance and care of existing trees to remain by Owner.

### **Division 03 – Concrete**

1. All structural and site concrete is included as shown on the contract drawings.
2. Exposed concrete to be Class A finish. Non-exposed concrete to be Class C finish.
3. Temporary casing of piers is included at Pavilion. An allowance of \$50,000 is included for temporary casing of piers at Stage.
4. Piers at Stage are assumed to be 26', but without competent limestone bearing strata shown in the geotechnical report we have included an allowance of \$30,000.
5. Pilot holes are not included for piers.



# Assumptions and Clarifications

## **Division 04 – Masonry**

1. Cast Stone caps are included at all seat walls in lieu of limestone cap as shown on Sheet H7.
2. Veneer is included as gray leuders random gray ashlar. If limestone can be provided to match existing veneer at Yonder's point, alternate pricing will be provided.
3. Standard quadrovent weeps at stone veneer in lieu of stainless weeps and/or aluminum vents as referenced in the drawings and specifications.

## **Division 05 – Metals**

## **Division 06 – Wood, Plastics, and Composites**

1. Wood blocking included.

## **Division 07 – Thermal and Moisture Protection**

1. Assumed sidewalks require expansion (40' OC) and control joints (10' OC) as outlined on Civil drawings.
2. Insulation is included at Restroom roof only.
3. Includes manufacturers standard color finish on standing seam metal roof.
4. Includes manufacturers standard color finish on metal downspouts and gutters.
5. Includes cast iron downspout boots, no finish.
6. Water repellant/damp proofing on CMU and veneer walls is not included.

## **Division 08 – Openings**

1. An allowance of \$10,000 has been included for electrified door hardware at the restrooms. All other hardware assumed to be a hard key.

## **Division 09 – Finishes**

1. Includes painting of steel structures as shown.
2. Includes painting of steel bollards, dumpster gates and railings.
3. Level 5 Finish is not included.
4. Painting of roof deck above ceiling grid is not included.

## **Division 10 – Specialties**

1. Includes Hadrian Overhead Braced solid plastic toilet partitions and screens, in manufacturers standard finish.

## **Division 11 – Equipment**





# Assumptions and Clarifications



## **Division 12 – Furnishings**

## **Division 13 – Special Construction**

## **Division 14 – Conveying Equipment**

1. None included.

## **Division 21 – Fire Suppression**

1. None included.

## **Division 22 – Plumbing**

1. Manual plumbing fixtures at restrooms.

## **Division 23 – HVAC and Controls**

1. Temporary 40 ton AC unit, not included.
2. In-house start-up of Split systems for Restroom and State, exhaust fans and electric unit heaters for Restroom is included.
3. HVAC controls to be stand-alone. Integration with BAS is not included.
4. Test and Balance is included.

## **Division 26 – Electrical**

1. The transformer and conductors to transformer and from transformer to meter by Oncor.
2. Generator is to be provided by City.

## **Division 27 – Communications**

1. No conductors or equipment have been included, to be provided by City.

## **Division 28 – Electronic Safety & Security**

1. No security included.
2. No fire alarm included.



# Assumptions and Clarifications



## **Division 31 – Earthwork**

1. All fill under buildings to be low-PI onsite select fill.
2. Geo-Grid is included underneath all special sidewalks in lieu of select fill or flexible base as allowed by SCI Engineering Lakeview Geotechnical Addendum Letter, 6/27/2024.
3. SWPPP measures as shown are included.
4. SpawGlass assumes that all water can be taken from existing City of Round Rock water utilities on-site, and no water will need to be trucked in from other cities due to water restrictions.

## **Division 32 – Exterior Improvements**

1. Includes mill and overlay of existing parking area.
2. Includes site paving as shown.
3. Included foundations for butter block walls where taller than 2' (greater than one course).
4. Trees are assumed to be provided and delivered to the site by City of Round Rock.
5. Includes delivery by subcontractor from CoRR yard and install of mulch, furnished by City of Round Rock.
6. Standard limestone quarry block is included. If existing block can be utilized, equitable credit for proposed block will be provided to owner.

## **Division 33 – Utilities**

1. All gas has been excluded. Electric heaters shown, no gas required for food trucks.
2. French drains behind retaining walls were not included.

## **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
  - c. Certified Arborist



## Assumptions and Clarifications



4. Preconstruction costs for the Project are not included in this budget.
5. Contaminated soils – hauling or disposal

# TAB 6



**SpawGlass**

*Providing the Absolute Best  
Construction Experience*



# CoRR OSP Lakeview Project - 90% CD GMP - Revision 01

## 90% CD - GMP Revision 01

Estimate Date:	07/18/2024	Documents Date:	06/06/2024
Project Size (SF):	19,859	Project #:	3023121.03
Project Location:	Round Rock	Lead Estimator:	Tyler Tuscher

ITEM	COST	COST   SF	% OF TOTAL
General Requirements (1,590,044 SF)	394,700	0.25	2.92 %
Site - 36.50 Acres (1,590,044 SF)	6,127,380	3.85	45.41 %
Pavillion (12,760 SF)	2,053,396	160.92	15.22 %
Restrooms (1,406 SF)	752,326	535.08	5.58 %
Stage (4,340 SF)	1,455,548	335.38	10.79 %
Seating Walls (525 SF)	405,184	771.78	3.00 %
Alternates (0 SF)	361,643		2.68 %
Indirect Costs	1,944,083	97.89	14.41 %
<i>Total Cost</i>	<i>\$ 13,494,260</i>	<i>\$ 679.50</i>	<i>100.00 %</i>



# CoRR OSP Lakeview Project - 90% CD GMP - Revision 01

## 90% CD - GMP Revision 01

Estimate Date:	07/18/2024	Documents Date:	06/06/2024
Project Size (SF):	19,859	Project #:	3023121.03
Project Location:	Round Rock	Lead Estimator:	Tyler Tuscher

ITEM	COST	COST   SF	% OF TOTAL
<b>General Requirements (1,590,044 SF)</b>	<b>394,700</b>	<b>0.25</b>	<b>2.92 %</b>
Div. 01 - General Requirements	394,700	0.25	100.00 %
<b>Site - 36.50 Acres (1,590,044 SF)</b>	<b>6,127,380</b>	<b>3.85</b>	<b>45.41 %</b>
Div. 02 - Existing Conditions	94,200	0.06	1.54 %
Div. 04 - Masonry	46,000	0.03	0.75 %
Div. 05 - Metals	54,224	0.03	0.88 %
Div. 07 - Thermal & Moisture Protection	70,504	0.04	1.15 %
Div. 09 - Finishes	2,095	0.00	0.03 %
Div. 10 - Specialties	65,000	0.04	1.06 %
Div. 26 - Electrical	1,713,461	1.08	27.96 %
Div. 31 - Earthwork	826,582	0.52	13.49 %
Div. 32 - Exterior Improvements	2,415,304	1.52	39.42 %
Div. 33 - Utilities	840,010	0.53	13.71 %
<b>Pavilion (12,760 SF)</b>	<b>2,053,396</b>	<b>160.92</b>	<b>15.22 %</b>
Div. 03 - Concrete	447,538	35.07	21.80 %
Div. 04 - Masonry	54,000	4.23	2.63 %
Div. 05 - Metals	922,960	72.33	44.95 %
Div. 06 - Wood, Plastics & Composites	3,325	0.26	0.16 %
Div. 07 - Thermal & Moisture Protection	170,815	13.39	8.32 %
Div. 08 - Openings	8,773	0.69	0.43 %
Div. 09 - Finishes	119,385	9.36	5.81 %
Div. 10 - Specialties	37,197	2.92	1.81 %
Div. 26 - Electrical	240,403	18.84	11.71 %
Div. 31 - Earthwork	49,000	3.84	2.39 %
<b>Restrooms (1,406 SF)</b>	<b>752,326</b>	<b>535.08</b>	<b>5.58 %</b>
Div. 03 - Concrete	38,223	27.19	5.08 %

ITEM	COST	COST   SF	% OF TOTAL
Div. 04 - Masonry	83,700	59.53	11.13 %
Div. 05 - Metals	105,000	74.68	13.96 %
Div. 06 - Wood, Plastics & Composites	41,550	29.55	5.52 %
Div. 07 - Thermal & Moisture Protection	40,083	28.51	5.33 %
Div. 08 - Openings	37,055	26.35	4.93 %
Div. 09 - Finishes	57,725	41.06	7.67 %
Div. 10 - Specialties	27,625	19.65	3.67 %
Div. 22 - Plumbing	141,097	100.35	18.75 %
Div. 23 - Heating, Ventilating & Air Conditioning	30,000	21.34	3.99 %
Div. 26 - Electrical	138,268	98.34	18.38 %
Div. 31 - Earthwork	12,000	8.53	1.60 %
<b>Stage (4,340 SF)</b>	<b>1,455,548</b>	<b>335.38</b>	<b>10.79 %</b>
Div. 03 - Concrete	365,955	84.32	25.14 %
Div. 04 - Masonry	283,000	65.21	19.44 %
Div. 05 - Metals	353,065	81.35	24.26 %
Div. 06 - Wood, Plastics & Composites	6,925	1.60	0.48 %
Div. 07 - Thermal & Moisture Protection	65,386	15.07	4.49 %
Div. 08 - Openings	17,600	4.06	1.21 %
Div. 09 - Finishes	40,828	9.41	2.80 %
Div. 10 - Specialties	1,469	0.34	0.10 %
Div. 11 - Equipment	800	0.18	0.05 %
Div. 23 - Heating, Ventilating & Air Conditioning	13,000	3.00	0.89 %
Div. 26 - Electrical	269,520	62.10	18.52 %
Div. 31 - Earthwork	38,000	8.76	2.61 %
<b>Seating Walls (525 SF)</b>	<b>405,184</b>	<b>771.78</b>	<b>3.00 %</b>
Div. 04 - Masonry	297,000	565.71	73.30 %
Div. 07 - Thermal & Moisture Protection	8,569	16.32	2.11 %
Div. 32 - Exterior Improvements	99,615	189.74	24.59 %
<b>Alternates (0 SF)</b>	<b>361,643</b>		<b>2.68 %</b>
Div. 26 - Electrical	-115,340		-31.89 %
Div. 31 - Earthwork	260,000		71.89 %
Div. 32 - Exterior Improvements	216,983		60.00 %

ITEM	COST	COST   SF	% OF TOTAL
<i>Indirect Costs</i>	<i>1,944,083</i>	<i>97.89</i>	<i>14.41 %</i>
General Conditions - 7%	255,934	12.89	1.90 %
Builder's Risk Insurance	35,085	1.77	0.26 %
General Liability Insurance	105,255	5.30	0.78 %
Payment and Performance Bonds	103,713	5.22	0.77 %
Subcontractor Default Insurance (SDI): 1.25% on COW	144,377	7.27	1.07 %
Warranty	33,736	1.70	0.25 %
Contractor's Contingency	404,828	20.39	3.00 %
Design Progression / Owner's Contingency	404,828	20.39	3.00 %
Overhead and Profit	456,328	22.98	3.38 %
<i>Total Cost</i>	<i>\$ 13,494,260</i>	<i>\$ 679.50</i>	<i>100.00 %</i>





# CoRR OSP Lakeview Project - 90% CD GMP - Revision 01

## 90% CD - GMP Revision 01

Estimate Date: 07/18/2024 Documents Date: 06/06/2024  
Project Size (SF): 19,859 Project #: 3023121.03  
Project Location: Round Rock Lead Estimator: Tyler Tuscher

ITEM	QUANTITY   UM	UNIT COST	TOTAL COST
<i>General Requirements</i>			<i>394,700</i>
<i>General Requirements</i>			<i>394,700</i>
As-Builts / Drawings	2.0 Sets	378.88	758
Water, Ice, & Cups (for Field)	12.0 Mos	400.00	4,800
First Aid Kits	4.0 Each	324.75	1,299
General Safety Supplies	12.0 Mos	216.50	2,598
Fire Extinguishers	1.0 LS	2,000.00	2,000
Portable Toilets - Rental & Handwash Stations	12.0 Mos	1,000.00	12,000
Material Handling - Equipment	1.0 LS	30,413.00	30,413
Misc. Small Tools	1.0 LS	16,237.50	16,238
Temporary Fencing - Rental (6' h Chain Link Fence w/ Driven Posts)	1.0 LS	40,000.00	40,000
Project Signs (SpawGlass)	4.0 Each	1,267.95	5,072
OSHA Required Signs	1.0 Each	1,182.78	1,183
Layout/Dimensional Control	1.0 LS	36,490.00	36,490
Licensed Professional Certified Survey	1.0 LS	6,000.00	6,000
Daily Housekeeping	1.0 LS	103,300.00	103,300
Final Cleaning - Site - LOC / Work Area Disturbed	1.0 LS	45,000.00	45,000
Trash Dumpsters (40 Yd.) - Pulls	75.0 Each	541.25	40,594
Dust Control EQ	1.0 LS	27,213.00	27,213
Surface Water Pumping / Dewatering	1.0 LS	15,413.00	15,413
Project Milestone Events	1.0 LS	4,330.00	4,330
<i>Site - 36.50 Acres</i>			<i>6,127,380</i>
<i>Demolition</i>			<i>94,200</i>
Demolition of Site Components per C7 and C8. Includes Demolition of Restroom Building	1.0 LS	94,200.00	94,200
<i>Masonry / Stone</i>			<i>46,000</i>

ITEM	QUANTITY   UM	UNIT COST	TOTAL COST
Masonry - Site	1.0 LS	46,000.00	46,000
<i>Structural/Miscellaneous Steel</i>			<i>54,224</i>
Miscellaneous Steel - Site	1.0 LS	54,224.00	54,224
<i>Waterproofing / Dampproofing / Joint Sealants</i>			<i>70,504</i>
Joint Sealants - Site	1.0 LS	70,504.00	70,504
<i>Painting / Wall Coverings</i>			<i>2,095</i>
Painting - Site	1.0 LS	2,095.00	2,095
<i>Signage / Identification Devices</i>			<i>65,000</i>
Signage - Site	1.0 LS	65,000.00	65,000
<i>Electrical</i>			<i>1,713,461</i>
Electrical - Site	1.0 LS	1,438,461.00	1,438,461
Primary Ductbank Allowance from New Switchgear Location to Lakeview Transformer Site	1.0 Allow.	200,000.00	200,000
Oncore Pole Elimination Allowance	1.0 Allow.	25,000.00	25,000
Temporary Power Allowance	1.0 Allow.	50,000.00	50,000
<i>Earthwork</i>			<i>672,000</i>
Earthwork - Site	1.0 LS	672,000.00	672,000
<i>Erosion Control</i>			<i>154,582</i>
Erosion Control - Site	1.0 LS	95,432.00	95,432
Erosion Control Maintenance - Site	1.0 LS	59,150.00	59,150
<i>Asphalt Coatings / Microsurfacing</i>			<i>125,000</i>
Existing Parking Lot - Fill Cracks & Seal Coat	1.0 LS	13,000.00	13,000
Mill & Overlay of Existing Street ILO Fill Cracks & Seal Coat (ADD to Fill Crack & Seal Coat Number)	1.0 LS	112,000.00	112,000
<i>Site Concrete</i>			<i>1,549,271</i>
Cast-In-Place Concrete - Site - Includes all Sidewalks, Paving, Curbs, Pads, and Footings	1.0 LS	1,549,271.00	1,549,271
<i>Traffic Markings/Signage</i>			<i>11,250</i>
Traffic Markings/Signage - Site	1.0 LS	11,250.00	11,250
<i>Retaining Walls</i>			<i>181,267</i>
Quarry Cut Limestone Blocks	1.0 LS	181,267.00	181,267
<i>Landscaping / Irrigation</i>			<i>548,516</i>
Landscape and Irrigation	1.0 LS	548,516.00	548,516
<i>Site Utilities</i>			<i>840,010</i>
Site Utilities	1.0 LS	840,010.00	840,010

ITEM	QUANTITY   UM	UNIT COST	TOTAL COST
<i>Pavilion</i>			<i>2,053,396</i>
<i>Cast-In-Place Concrete (Building)</i>			<i>447,538</i>
Cast-In-Place Concrete - Pavilion	1.0 LS	447,538.00	447,538
<i>Masonry / Stone</i>			<i>54,000</i>
Masonry - Pavilion	1.0 LS	54,000.00	54,000
<i>Structural/Miscellaneous Steel</i>			<i>922,960</i>
Structural Steel Fabrication and Erection - Pavilion	1.0 LS	922,960.00	922,960
<i>Wood Blocking</i>			<i>3,325</i>
Rough Carpentry - Pavilion	1.0 LS	3,325.00	3,325
<i>Waterproofing / Dampproofing / Joint Sealants</i>			<i>5,512</i>
Joint Sealants - Pavilion	1.0 LS	5,512.00	5,512
<i>Roofing</i>			<i>165,303</i>
Standing Seam Metal Roof - Pavilion	1.0 LS	165,303.00	165,303
<i>Doors / Frames / Hardware</i>			<i>8,773</i>
Doors, Frames, Hardware Including Installation - Pavilion	1.0 LS	8,773.00	8,773
<i>Painting / Wall Coverings</i>			<i>110,385</i>
Painting - Pavilion	1.0 LS	110,385.00	110,385
<i>Concrete Floor Finishes</i>			<i>9,000</i>
Concrete Sealer - Pavilion	1.0 LS	9,000.00	9,000
<i>Signage / Identification Devices</i>			<i>35,000</i>
Signage - Pavilion - Includes Corten Signage and Panels	1.0 LS	35,000.00	35,000
<i>Fire Protection Specialties</i>			<i>2,197</i>
Fire Protection Specialties - Pavilion	1.0 LS	2,197.00	2,197
<i>Electrical</i>			<i>240,403</i>
Electrical - Pavilion	1.0 LS	240,403.00	240,403
<i>Earthwork</i>			<i>49,000</i>
Earthwork - Pavilion	1.0 LS	49,000.00	49,000
<i>Restrooms</i>			<i>752,326</i>
<i>Cast-In-Place Concrete (Building)</i>			<i>38,223</i>
Cast-In-Place Concrete - Restroom Building	1.0 LS	38,223.00	38,223
<i>Masonry / Stone</i>			<i>83,700</i>
Masonry - Restrooms	1.0 LS	83,700.00	83,700

ITEM	QUANTITY   UM	UNIT COST	TOTAL COST
<i>Structural/Miscellaneous Steel</i>			<i>105,000</i>
Structural Steel Fabrication and Erection - Restrooms	1.0 LS	105,000.00	105,000
<i>Wood Framing</i>			<i>41,550</i>
Rough Carpentry - Restrooms - Includes Hardi Fascia and Fiber Cement Soffit and Ceilings	1.0 LS	41,550.00	41,550
<i>Waterproofing / Dampproofing / Joint Sealants</i>			<i>11,141</i>
Joint Sealants - Restrooms	1.0 LS	11,141.00	11,141
<i>Roofing</i>			<i>28,942</i>
Standing Seam Metal Roof Including Insulation - Restrooms	1.0 LS	28,942.00	28,942
<i>Doors / Frames / Hardware</i>			<i>29,755</i>
Doors, Frames, Hardware Including Installation - Restrooms	1.0 LS	19,755.00	19,755
Electrified Hardware Allowance	1.0 Allow.	10,000.00	10,000
<i>OH/Coiling Doors / Grilles</i>			<i>7,300</i>
Overhead Door at Restroom	1.0 LS	7,300.00	7,300
<i>Painting / Wall Coverings</i>			<i>34,725</i>
Painting - Restrooms	1.0 LS	34,725.00	34,725
<i>Concrete Floor Finishes</i>			<i>23,000</i>
Concrete Sealer and Epoxy - Restrooms	1.0 LS	23,000.00	23,000
<i>Signage / Identification Devices</i>			<i>1,800</i>
Signage - ADA & Typical Building	1.0 LS	1,800.00	1,800
<i>Toilet Compartments/Accessories</i>			<i>25,825</i>
Toilet Compartments, Accessories, and Fire Protection Specialties - Restrooms	1.0 LS	25,825.00	25,825
<i>Plumbing</i>			<i>141,097</i>
Plumbing - Restrooms	1.0 LS	141,097.00	141,097
<i>HVAC</i>			<i>30,000</i>
HVAC - Restrooms	1.0 LS	30,000.00	30,000
<i>Electrical</i>			<i>138,268</i>
Electrical - Restrooms	1.0 LS	138,268.00	138,268
<i>Earthwork</i>			<i>12,000</i>
Earthwork - Restrooms	1.0 LS	12,000.00	12,000
<i>Stage</i>			<i>1,455,548</i>
<i>Cast-In-Place Concrete (Building)</i>			<i>365,955</i>

ITEM	QUANTITY   UM	UNIT COST	TOTAL COST
Cast-In-Place Concrete - Stage	1.0 LS	285,955.00	285,955
Temporary Casing of Drilled Piers if Required - Allowance	1.0 Allow.	50,000.00	50,000
Allowance for Increased Drilled Pier Depth	1.0 Allow.	30,000.00	30,000
<i>Masonry / Stone</i>			<i>283,000</i>
Masonry - Stage	1.0 LS	283,000.00	283,000
<i>Structural/Miscellaneous Steel</i>			<i>353,065</i>
Structural Steel Fabrication and Erection - Stage	1.0 LS	353,065.00	353,065
<i>Wood Blocking</i>			<i>6,925</i>
Rough Carpentry - Stage	1.0 LS	6,925.00	6,925
<i>Waterproofing / Dampproofing / Joint Sealants</i>			<i>5,003</i>
Joint Sealants - Stage	1.0 LS	5,003.00	5,003
<i>Roofing</i>			<i>60,383</i>
Standing Seam Metal Roof - Stage	1.0 LS	60,383.00	60,383
<i>OH/Coiling Doors / Grilles</i>			<i>17,600</i>
Coiling Doors at Stage	1.0 LS	17,600.00	17,600
<i>Painting / Wall Coverings</i>			<i>37,275</i>
Painting - Stage	1.0 LS	37,275.00	37,275
<i>Concrete Floor Finishes</i>			<i>3,553</i>
Concrete Sealer - Stage	1.0 LS	3,553.00	3,553
<i>Signage / Identification Devices</i>			<i>1,100</i>
Signage	1.0 LS	1,100.00	1,100
<i>Fire Protection Specialties</i>			<i>369</i>
Fire Protection Specialties - Stage	1.0 LS	369.00	369
<i>Loading Dock Equipment</i>			<i>800</i>
Dock Bumpers - 1 Pair	1.0 LS	800.00	800
<i>HVAC</i>			<i>13,000</i>
HVAC - Stage	1.0 LS	13,000.00	13,000
<i>Electrical</i>			<i>269,520</i>
Electrical - Stage	1.0 LS	269,520.00	269,520
<i>Earthwork</i>			<i>38,000</i>
Earthwork - Stage	1.0 LS	38,000.00	38,000
<i>Seating Walls</i>			<i>405,184</i>
<i>Masonry / Stone</i>			<i>297,000</i>

ITEM	QUANTITY   UM	UNIT COST	TOTAL COST
Masonry - Seating Walls	1.0 LS	297,000.00	297,000
<i>Waterproofing / Dampproofing / Joint Sealants</i>			<i>8,569</i>
Joint Sealants - Stage	1.0 LS	8,569.00	8,569
<i>Site Concrete</i>			<i>99,615</i>
Cast-In-Place Concrete Seating Walls	1.0 LS	99,615.00	99,615
<i>Alternates</i>			<i>361,643</i>
<i>Electrical</i>			<i>-115,340</i>
Alternate Electrical - Stage - MPS and Panel E with Cam Locks	1.0 LS	34,660.00	34,660
Alternate Electrical - Aluminum Feeders ILO Copper - All Areas	1.0 LS	-150,000.00	-150,000
<i>Earthwork</i>			<i>260,000</i>
Alternate Earthwork - Yonder's Point	1.0 LS	260,000.00	260,000
<i>Landscaping / Irrigation</i>			<i>216,983</i>
Alternate - Hydromulch Disturbed Areas - Yonder's Point	1.0 LS	15,000.00	15,000
Alternate - Temp Irrigation Hydromulch Areas - Yonder's Point	1.0 LS	15,000.00	15,000
Alternate - Irrigation North Area	1.0 LS	186,983.00	186,983

*Total - Direct Costs*

*\$ 11,550,177*



**General Conditions**

Name: City of Round Rock - OSP  
 Location: 8  
 Bid Date:  
 Priced By: Paden

Duration (Mos): 33.0  
 Duration (Wks): 143.0  
 Total GCs: \$ 3,878,755  
 Cost / Mo: \$ 117,538  
 Total From GRs GL BR Bond Type: 0  
 \$ 51,728.08 \$ 1,055,600.00 \$ 210,000.00 \$ 896,368.00  
 6,092,450.66 4.35%  
 USE: 6,093,000.00

Template updated on: 10/20/2022

				8.250%		<--- Enter Sales Tax Rate							
Description	Quantity	Unit	Labor Unit Price	Labor Total (w/ Burden)	Material Unit Price	Material Total (w/ Sales Tax)	Subcontract Unit Price	Subcontract Total	Equipment Unit Price	Equipment Total (w/ Sales Tax)	Total	Total By Category	
<b>Project Personnel</b>													
Operations Manager		Wks	2,500.00	-		-		-		-	-	-	
Project Executive - Tyler Wenzel	-	Wks	3,395.00	-		-		-		-	-	-	
Sr. Project Manager - Parker	143.0	Wks	2,900.00	566,314		-		-		-	566,314	-	
Assistant Project Manager - Field/Site	143.0	Wks	2,540.00	496,013		-		-		-	496,013	-	
Assistant Project Manager - Roadway	77.4	Wks	1,545.00	163,303		-		-		-	163,303	-	
Sr. Superintendent - Harrison	143.0	Wks	3,330.00	650,285		-		-		-	650,285	-	
Superintendent - TBD	143.0	Wks	2,600.00	507,730		-		-		-	507,730	-	
Superintendent - TBD	-	Wks	2,860.00	-		-		-		-	-	-	
Assistant Superintendent - TBD	94.6	Wks	2,100.00	271,290		-		-		-	271,290	-	
Assistant Superintendent - TBD	64.5	Wks	2,100.00	184,971		-		-		-	184,971	-	
Assistant Superintendent - TBD	-	Wks	1,600.00	-		-		-		-	-	-	
PMA	-	Wks	650.00	-		-		-		-	-	-	
Project Engineer / Expeditor	-	Wks	1,100.00	-		-		-		-	-	-	
Submittal Clerk/FSS	143.0	Wks	1,200.00	234,337		-		-		-	234,337	-	
Quality Control Manager		Wks	2,000.00	-		-		-		-	-	-	
Quality Control - Architectural		Wks	1,600.00	-		-		-		-	-	-	
Quality Control - Structural		Wks	1,600.00	-		-		-		-	-	-	
Quality Control - MEP		Wks	1,600.00	-		-		-		-	-	-	
Proj. Safety Coordinator (PSC) / Safety Proctor	143.0	Wks	2,000.00	390,562		-		-		-	390,562	-	
Project Safety Assistant (PSA)		Wks	1,650.00	-		-		-		-	-	-	
MEP Coordinator / Specialist - Dayton - OPP. GRs / COW	-	Wks	2,586.00	-		-		-		-	-	-	
LEED Coordinator		Wks	1,400.00	-		-		-		-	-	-	
BIM Engineer	-	Wks	1,450.00	-		-		-		-	-	-	
Scheduler		Wks	2,000.00	-		-		-		-	-	-	
Safety Engineer (Consultant)	200.0	Hrs	-	-	100.00	21,650	-	-	-	-	21,650	-	
Structural Engineer (Consultant)		Hrs	-	-	125.00	-	-	-	-	-	-	-	
Mechanical Engineer (Consultant)		Hrs	-	-	150.00	-	-	-	-	-	-	-	
IN COW Waterproofing / Building Envelope (Consultant)	-	Hrs	-	-	125.00	-	-	-	-	-	-	-	
Add Line													
<b>Subtotal:</b>												<b>3,486,454</b>	
<b>Misc. Expenses for Project Personnel</b>													
Computers (\$180 per person per month)	231.0	Mos	-	-	300.00	75,017	-	-	-	-	75,017	-	
Cell Phones	231.0	Wks	-	-	88.00	22,005	-	-	-	-	22,005	-	
NA Vehicle Allowances		Wks	300.00	-		-		-		-	-	-	
NA Parking Allowances	-	LS	-	-	16,000.00	-		-		-	-	-	
NA Relocation Expenses (Out of Town)		Each	-	-	1,500.00	-		-		-	-	-	
NA Housing Allowances (Out of Town)		Wks	275.00	-		-		-		-	-	-	
NA Living / Per Diem Allowances (Out of Town)		Wks	175.00	-		-		-		-	-	-	
NA Travel Allowance - President (Out of Town)		Trips	-	-	500.00	-		-		-	-	-	
NA Travel Allowance - Ops. Mgr. (Out of Town)		Trips	-	-	500.00	-		-		-	-	-	
NA Travel Allowance - Proj. Exec. (Out of Town)		Trips	-	-	500.00	-		-		-	-	-	
Add Line													
<b>Subtotal:</b>												<b>97,022</b>	
<b>Construction Documentation</b>													
Construction Documents (Blueprint Repro.)	10.0	Sets	-	-	350.00	3,789	-	-	-	-	3,789	-	
Construction Documents (CDs)		LS	50.00	-	75.00	-		-		-	-	-	
As-Built Documents	3.0	Sets	-	-	500.00	1,624	-	-	-	-	1,624	-	
COW/BIM CAD Generated As-Built Documents		LS	-	-	15,000.00	-		-		-	-	-	
P6 Scheduling Software	33.0	Mos	-	-	195.00	6,966	-	-	-	-	6,966	-	
Construction Schedules (Color Copies)		Mos	-	-	50.00	-		-		-	-	-	
Project Reference Manuals	1.0	LS	-	-	1,500.00	1,624	-	-	-	-	1,624	-	
Digital Cameras		Each	-	-	250.00	-		-		-	-	-	
Video Cameras		Each	-	-	500.00	-		-		-	-	-	
Job Photos / Videos	-	Mos	100.00	-		-		-		-	-	-	
MV in COW as GR Professional Aerial Photos	33.0	Mos	-	-	325.00	11,610	-	-	-	-	11,610	-	
Add Line													
<b>Subtotal:</b>												<b>25,612</b>	
<b>Health &amp; Safety</b>													
First Aid Kits (for Office Trailers)	2.0	Each	-	-	300.00	650	-	-	-	-	650	-	
First Aid Supplies (for Office Trailers)	33.0	Mos	-	-	200.00	7,145	-	-	-	-	7,145	-	

Temp. Fire Extinguishers (for Office Trailers)	10.0	Each			-	65.00	704								704
Add Line															
<b>Subtotal:</b>															8,498
<b>Temp. Utilities</b>															
GC Only, SITE GR Electric Power Consump. (for Office Trailers)	33.0	Mos				500.00	17,861								17,861
GC Only, SITE GR Temp. Water Meter (for Office Trailers)	1.0	Each				400.00	433								433
GC Only, SITE GR Water Consumption (for Office Trailers)	33.0	Mos				250.00	8,931								8,931
Add Line															
<b>Subtotal:</b>															27,225
<b>Field Offices (SG Staff)</b>															
Office Trailers - Mobilization & Demobilization	2.0	Each				10,000.00	21,650								21,650
Office Trailers - Setup / Takedown (Incl. Steps & Land.)	1.0	Each	1,400.00	2,069		1,000.00	1,083								3,152
Office Trailers - Rental (13 months per year)	33.0	Mos				2,200.00	78,590			700.00	25,006				103,595
Furniture - Rental (13 months per year)		Mos				200.00									
Desks, Tables, & Chairs	6.0	LS				1,500.00	9,743								9,743
File Cabinets		Each				250.00									
Plans Racks		Each				500.00									
Copy Machines / Scanners - Rental	33.0	Mos				450.00	16,075								16,075
Fax Machines - Rental		Mos				50.00									
Office & Janitorial Supplies (Incl. Copier Paper)	33.0	Mos				400.00	14,289								14,289
Computers		Each				280.00									
Printers		Each				250.00									
Refrigerators	1.0	Each				500.00	541								541
Microwaves	1.0	Each				150.00	162								162
Coffee Machines	1.0	Each				125.00	135								135
Water Coolers - Water & Rental	33.0	Mos				165.00	5,894								5,894
Ice Machines - Rental	33.0	Mos				200.00	7,145								7,145
Telephone Systems		Each				900.00									
Telephone Line Charges		Mos				88.00									
Long Distance Charges		Mos				200.00									
Internet Setup Costs (Includes Setup Service & Hardware Pkg.)	1.0	LS				3,000.00	3,248								3,248
Internet Service Charges	33.0	Mos				650.00	23,220								23,220
iPAD Data Charges		Mos				50.00									
Jobsite Radios - Rental		Mos				40.00									
Delivery / Courier Services	33.0	Mos				300.00	10,717								10,717
Postage / Shipping Expenses	33.0	Mos				200.00	7,145								7,145
Select Fill Pads for Office Trailers		SF							2.00						
Add Line															
<b>Subtotal:</b>															226,709
<b>Field Offices (Owner)</b>															
<b>Subtotal:</b>															-
<b>Temp. Sanitary Facilities</b>															
<b>Subtotal:</b>															-
<b>Temp. Signage</b>															
In GRs Project Sign (SpawGlass)	-	Each	125.00			1,000.00									
In GRs Project Sign (Owner)	-	Each	125.00			1,000.00									
OSHA Required Signs	2.0	LS	250.00	739		750.00	1,624								2,363
Add Line															
<b>Subtotal:</b>															2,363
<b>Mobilization / Demobilization</b>															
<b>Subtotal:</b>															-
<b>Miscellaneous</b>															
Project Milestone Events	3.0	LS				1,500.00	4,871								4,871
Partnering Costs		LS				3,000.00									
Employee Identification System		LS				1,000.00									
Temp. Use of Existing Elevators		Mos				2,500.00									
Add Line															
<b>Subtotal:</b>															4,871
<b>Total General Conditions:</b>															
						\$ 3,467,612	\$ 386,136	\$ -	\$ 25,006	\$ 3,878,755	\$ 3,878,755				



# TAB 7



**SpawGlass**

*Providing the Absolute Best  
Construction Experience*

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Q	Qtr 3, 2024	Qtr 4, 2024	Q	Qtr 2, 2025	Qtr 3, 2025	Qtr 4, 2025	Q	Q	Qtr 3, 2026	Qtr 4, 2026	Q	27					
						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O
<b>CoRR OSP - Preconstruction Schedule</b>		848	705	15-Jan-24 A	15-Mar-27														▼	CoR			
<b>Milestones</b>		770	657	23-Feb-24 A	15-Mar-27														▼	Mile			
MSTONE-1C	**NTP for Preconstruction Activities	0	0	23-Feb-24 A		or Preconstruction Activities:																	
MSTONE-1C	GMP Approval _ 2 - Lakeview	0	0		09-Aug-24	◆ GMP Approval _ 2 - Lakeview																	
MSTONE-1C	GMP Approval _ 3A.1 - Harrell Pkwy, Lakeview Parking & Apex Fields Relocation	0	0		13-Aug-24	◆ GMP Approval _ 3A.1 - Harrell Pkwy, Lakeview Parking & Apex Fields Relocation																	
MSTONE-1C	Construction Start _ 3A.1 - Harrell Pkwy, Lakeview Parking & Apex Fields Relocation	0	0	14-Oct-24		◆ Construction Start _ 3A.1 - Harrell Pkwy, Lakeview Parking & Apex Fields Relocation																	
MSTONE-1C	Construction Start _ 2 - Lakeview	0	0	24-Oct-24		◆ Construction Start _ 2 - Lakeview																	
MSTONE-1C	GMP Approval _ 3B - Tennis / Pickleball	0	0		31-Oct-24	◆ GMP Approval _ 3B - Tennis / Pickleball																	
MSTONE-1C	GMP Approval _ 3A.2 - Harrel Pkwy	0	0		15-Nov-24	◆ GMP Approval _ 3A.2 - Harrel Pkwy																	
MSTONE-1C	GMP Approval _ 3B- Maintenance Area	0	0		19-Nov-24	◆ GMP Approval _ 3B- Maintenance Area																	
MSTONE-1C	Construction Start _ 3B - Tennis / Pickleball	0	0	10-Dec-24		◆ Construction Start _ 3B - Tennis / Pickleball																	
MSTONE-11	Construction Start _ 3A.2 - Harrel Pkwy	0	0	26-Dec-24		◆ Construction Start _ 3A.2 - Harrel Pkwy																	
MSTONE-11	GMP Approval _ 3C - Rock'N River	0	0		27-Dec-24	◆ GMP Approval _ 3C - Rock'N River																	
MSTONE-1C	Construction Start _ 3B- Maintenance Area	0	0	30-Dec-24		◆ Construction Start _ 3B- Maintenance Area																	
MSTONE-11	Construction Start _ 3C - Rock'N River	0	0	04-Feb-25		◆ Construction Start _ 3C - Rock'N River																	
MSTONE-11	GMP Approval _ 3A.3 - Harrel Pkwy (Bridge)	0	0		19-Feb-25	◆ GMP Approval _ 3A.3 - Harrel Pkwy (Bridge)																	
MSTONE-11	Construction Start _ 3A.3 - Harrel Pkwy (Bridge)	0	0	27-Mar-25		◆ Construction Start _ 3A.3 - Harrel Pkwy (Bridge)																	
MSTONE-11	GMP Approval _ 3C - Rec Center Complex	0	0		30-Apr-25	◆ GMP Approval _ 3C - Rec Center Complex																	
MSTONE-11	Construction Start _ 3C - Rec Center Complex	0	0	06-Jun-25		◆ Construction Start _ 3C - Rec Center Complex																	
MSTONE-11	GMP Approval _ 3D - Multi-Purpose Center Expansion	0	0		25-Jun-25	◆ GMP Approval _ 3D - Multi-Purpose Center Expansion																	
MSTONE-12	Substantial Completion _ 2 - Lakeview	0	0		25-Sep-25*	◆ Substantial Completion _ 2 - Lakeview																	
MSTONE-11	Substantial Completion _ 3A.1 - Harrell Pkwy, Lakeview Parking & Apex Fields Relocation	0	0		26-Sep-25*	◆ Substantial Completion _ 3A.1 - Harrell Pkwy, Lakeview Parking & Apex Fields Relocation																	
MSTONE-11	Construction Start _ 3D - Multi-Purpose Center Expansion	0	0	29-Sep-25		◆ Construction Start _ 3D - Multi-Purpose Center Expansion																	
MSTONE-12	Substantial Completion _ 3B - Tennis / Pickleball	0	0		13-Oct-25	◆ Substantial Completion _ 3B - Tennis / Pickleball																	
MSTONE-12	Substantial Completion _ 3A.2 - Harrel Pkwy	0	0		21-Oct-25*	◆ Substantial Completion _ 3A.2 - Harrel Pkwy																	
MSTONE-12	Substantial Completion _ 3A.3 - Harrel Pkwy (Bridge)	0	0		24-Nov-25*	◆ Substantial Completion _ 3A.3 - Harrel Pkwy (Bridge)																	
MSTONE-12	Substantial Completion _ 3B- Maintenance Area	0	0		22-Jan-26	◆ Substantial Completion _ 3B- Maintenance Area																	
MSTONE-12	Substantial Completion _ 3C - Rock'N River	0	0		26-Mar-26*	◆ Substantial Completion _ 3C - Rock'N River																	
MSTONE-12	Substantial Completion _ 3C - Rec Center Complex	0	0		28-Oct-26*	◆ Substantial Completion _ 3C - Rec Center Complex																	
MSTONE-12	Substantial Completion _ 3D - Multi-Purpose Center Expansion	0	0		15-Mar-27	◆ Substantial Completion _ 3D - Multi-Purpose Center Expansion																	
<b>Early Procurement</b>		335	265	23-Feb-24 A	18-Jun-25	▼ Early Procurement																	
<b>Administration</b>		95	25	23-Feb-24 A	09-Jul-24	▼ Administration																	
A5200	SG compile and turn in early package for long lead items	15	10	23-Feb-24 A	14-Jun-24	SG compile and turn in early package for long lead items																	
A5210	CoRR review package and release SG to proceed with long lead items	15	15	17-Jun-24	09-Jul-24	CoRR review package and release SG to proceed with long lead items																	
<b>Submittals</b>		40	40	10-Jul-24	04-Sep-24	▼ Submittals																	
A5220	3A.1 - Harrell Pkwy Contech Pedestrian Underpass Submittal	40	40	10-Jul-24	04-Sep-24	3A.1 - Harrell Pkwy Contech Pedestrian Underpass Submittal																	
A5240	3A.1 - Harrell Pkwy Pedestrian Bridge Detailing and Submittal Approval	40	40	10-Jul-24	04-Sep-24	3A.1 - Harrell Pkwy Pedestrian Bridge Detailing and Submittal Approval																	
<b>Procurement</b>		200	200	05-Sep-24	18-Jun-25	▼ Procurement																	
A5250	3A.1 - Harrell Pkwy Pedestrian Bridge Procurement	180	180	05-Sep-24	20-May-25	3A.1 - Harrell Pkwy Pedestrian Bridge Procurement																	
A5230	3A.1 - Harrell Pkwy Contech Pedestrian Underpass Procurement	200	200	05-Sep-24	18-Jun-25	3A.1 - Harrell Pkwy Contech Pedestrian Underpass Procurement																	
<b>2 - Lakeview</b>		478	335	26-Jan-24 A	26-Sep-25	▼ 2 - Lakeview																	
<b>Issues &amp; Constraints</b>		0	0																				
<b>Design</b>		176	33	26-Jan-24 A	19-Jul-24	▼ Design																	
LKWV-100	SG Receipt of Lakeview 60% Drawings	1	0	26-Jan-24 A	26-Jan-24 A	SG Receipt of Lakeview 60% Drawings																	
LKWV-104	Development of Lakeview 90% Drawings	60	1	08-Feb-24 A	03-Jun-24	Development of Lakeview 90% Drawings																	
LKWV-109	SG Receipt of Lakeview 90% Drawings (Target Date 05.24.24)	1	1	04-Jun-24	04-Jun-24	SG Receipt of Lakeview 90% Drawings (Target Date 05.24.24)																	

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Q	Qtr 3, 2024	Qtr 4, 2024	Q	Qtr 2, 2025	Qtr 3, 2025	Qtr 4, 2025	Q	Q	Qtr 3, 2026	Qtr 4, 2026	Q	27					
						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O
LKVW-111	Development of Lakeview 100% Drawings	30	30	05-Jun-24	18-Jul-24	Development of Lakeview 100% Drawings																	
LKVW-116	**SG receipt of Lakeview 100% Drawings (Target Date xx.xx.xx)	1	1	19-Jul-24	19-Jul-24	**SG receipt of Lakeview 100% Drawings (Target Date xx.xx.xx)																	
<b>Budgeting</b>		31	0	29-Jan-24 A	11-Apr-24 A	Budgeting																	
<b>60% Lakeview Drawings</b>		31	0	29-Jan-24 A	11-Apr-24 A	60% Lakeview Drawings:																	
LKVW-101	SG provide constructability review comments on 60% Lakeview drwgs	5	0	29-Jan-24 A	02-Feb-24 A	SG provide constructability review comments on 60% Lakeview drwgs																	
LKVW-102	Conduct page flip meeting reviewing 60% Lakeview drwgs	5	0	05-Feb-24 A	05-Feb-24 A	Conduct page flip meeting reviewing 60% Lakeview drwgs																	
LKVW-103	SG solicit Lakeview 60% drawings for budgeting	15	0	07-Feb-24 A	23-Feb-24 A	SG solicit Lakeview 60% drawings for budgeting																	
LKVW-105	SG compile pricing for Lakeview 60% drawings	4	0	23-Feb-24 A	04-Mar-24 A	SG compile pricing for Lakeview 60% drawings																	
LKVW-106	SG submit budgetary pricing for Lakeview 60% drawings	1	0	05-Mar-24 A	05-Mar-24 A	SG submit budgetary pricing for Lakeview 60% drawings																	
LKVW-107	Owner provide comments on 60% Lakeview drwg budgetary numbers	5	0	06-Mar-24 A	03-Apr-24 A	Owner provide comments on 60% Lakeview drwg budgetary numbers																	
LKVW-108	SG revise Lakeview pricing according to owner comments	5	0	04-Apr-24 A	11-Apr-24 A	SG revise Lakeview pricing according to owner comments																	
<b>GMP</b>		63	63	05-Jun-24	04-Sep-24	GMP:																	
LKVW-110	SG provide constructability review comments on 90% Lakeview drwgs	5	5	05-Jun-24	11-Jun-24	SG provide constructability review comments on 90% Lakeview drwgs																	
LKVW-112	Conduct page flip meeting reviewing 90% Lakeview drwgs	1	1	12-Jun-24	12-Jun-24	Conduct page flip meeting reviewing 90% Lakeview drwgs																	
LKVW-113	SG solicit Lakeview 90% drawings for GMP	15	15	13-Jun-24	03-Jul-24	SG solicit Lakeview 90% drawings for GMP																	
LKVW-114	SG compile GMP for Lakeview Package from 90% drawings	4	4	08-Jul-24	11-Jul-24	SG compile GMP for Lakeview Package from 90% drawings																	
LKVW-115	SG submit GMP for Lakeview Package	1	1	12-Jul-24	12-Jul-24	SG submit GMP for Lakeview Package																	
LKVW-117	Owner / Design Team review GMP for Lakeview Package and provide comments	3	3	15-Jul-24	17-Jul-24	Owner / Design Team review GMP for Lakeview Package and provide comments																	
LKVW-118	SG review comments for Lakeview Package GMP and revise accordingly	2	2	18-Jul-24	19-Jul-24	SG review comments for Lakeview Package GMP and revise accordingly																	
LKVW-119	SG resubmit Lakeview Package GMP (Need to submit by 07.21.24)	1	1	22-Jul-24	22-Jul-24	SG resubmit Lakeview Package GMP (Need to submit by 07.21.24)																	
LKVW-120	Owner forward Lakeview GMP to CoRR City Council	5	5	23-Jul-24	29-Jul-24	Owner forward Lakeview GMP to CoRR City Council																	
LKVW-122	CoRR City Council approval process for Lakeview GMP (07.22-EF 08.08)(LF 08.05-08.22)	9	9	30-Jul-24	09-Aug-24	CoRR City Council approval process for Lakeview GMP (07.22-EF 08.08)(LF 08.05-08.22)																	
LKVW-123	SG provide CoRR list of recommended priority subcontractors for approval	1	1	27-Aug-24	27-Aug-24	SG provide CoRR list of recommended priority subcontractors for approval																	
LKVW-124	CoRR provide approval for recommended subcontractors	5	5	28-Aug-24	04-Sep-24	CoRR provide approval for recommended subcontractors																	
<b>Pre-Construction</b>		141	141	30-Jul-24	18-Feb-25	Pre-Construction																	
<b>Buy-Out and Contract Administration</b>		51	51	30-Jul-24	09-Oct-24	Buy-Out and Contract Administration																	
LKVW-121	SG conduct buy-out meetings for priority scopes of work for Lakeview Package	20	20	30-Jul-24	26-Aug-24	SG conduct buy-out meetings for priority scopes of work for Lakeview Package																	
LKVW-125	SG administer contracts to subcontractors for Lakeview Package	10	10	05-Sep-24	18-Sep-24	SG administer contracts to subcontractors for Lakeview Package																	
LKVW-126	Subcontractors review SG subcontract for Lakeview Package	5	5	19-Sep-24	25-Sep-24	Subcontractors review SG subcontract for Lakeview Package																	
LKVW-127	SG finalize and execute subcontracts for Lakeview Package	5	5	26-Sep-24	02-Oct-24	SG finalize and execute subcontracts for Lakeview Package																	
LKVW-128	Mobilization of preliminary subcontractors for Lakeview Package	5	5	03-Oct-24	09-Oct-24	Mobilization of preliminary subcontractors for Lakeview Package																	
<b>Submittals</b>		20	20	10-Oct-24	06-Nov-24	Submittals																	
LKVW-130	**Long lead materials for Lakeview Package (Steel, Elec, etc)	20	20	10-Oct-24	06-Nov-24	**Long lead materials for Lakeview Package (Steel, Elec, etc)																	
<b>Procurement</b>		70	70	07-Nov-24	18-Feb-25	Procurement																	
LKVW-131	**Long lead materials for Lakeview Package (Steel, Elec, etc)	70	70	07-Nov-24	18-Feb-25	**Long lead materials for Lakeview Package (Steel, Elec, etc)																	
<b>Construction</b>		245	245	10-Oct-24	26-Sep-25	Construction																	
LKVW-129	Demolition of existing site elements	15	15	10-Oct-24	30-Oct-24	Demolition of existing site elements																	
LKVW-132	Earthwork / Building Pads	70	70	14-Nov-24	25-Feb-25	Earthwork / Building Pads																	
LKVW-133	Underground Utilities / MEP Rough-In	50	50	16-Dec-24	25-Feb-25	Underground Utilities / MEP Rough-In																	
LKVW-134	Concrete Paving	185	185	16-Dec-24	05-Sep-25	Concrete Paving																	
LKVW-135	Concrete Foundations	80	80	08-Jan-25	29-Apr-25	Concrete Foundations																	
LKVW-136	Structural Steel	50	50	05-Mar-25	13-May-25	Structural Steel																	
LKVW-137	MEP Buildout	60	60	02-Apr-25	25-Jun-25	MEP Buildout																	
LKVW-138	Masonry	70	70	02-Apr-25	10-Jul-25	Masonry																	
LKVW-139	Irrigation	50	50	07-May-25	17-Jul-25	Irrigation																	
LKVW-140	Landscaping	70	70	19-Jun-25	26-Sep-25	Landscaping																	
LKVW-141	Finishes	60	60	26-Jun-25	19-Sep-25	Finishes																	

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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Q	Qtr 3, 2024	Qtr 4, 2024	Q	Qtr 2, 2025	Qtr 3, 2025	Qtr 4, 2025	Q	Q	Qtr 3, 2026	Qtr 4, 2026	Q	Q27					
						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O
LKVV-143	Punchlist and Closeout	20	20	28-Aug-25	25-Sep-25																		
LKVV-142	Installation of Misc. Metals and Site Furnishings	14	14	08-Sep-25	25-Sep-25																		
<b>3A.1 - Harrell Pkwy, Lakeview Parking &amp; Apex Fields Relocation</b>		<b>416</b>	<b>335</b>	<b>15-Jan-24 A</b>	<b>26-Sep-25</b>	3A.1 - Harrell Pkwy, Lakeview Parking & Apex Fields Relocation																	
<b>Issues &amp; Constraints</b>		0	0																				
<b>Design</b>		108	15	15-Jan-24 A	21-Jun-24	▼ Design																	
3A.1-100	**SG receipt of Package 3A.1 30% Drawings	5	0	15-Jan-24 A	15-Jan-24 A	of Package 3A.1 30% Drawings																	
3A.1-104	Development of Package 3A.1 60% Drawings	60	0	15-Feb-24 A	12-Apr-24 A	Development of Package 3A.1 60% Drawings																	
3A.1-109	SG Receipt of Package 3A.1 60% Drawings (Target Date 04.09.24)	1	0	12-Apr-24 A	12-Apr-24 A	SG Receipt of Package 3A.1 60% Drawings (Target Date 04.09.24)																	
3A.1-111	City review of Package 3A.1 60% Drawings	10	0	12-Apr-24 A	01-May-24 A	City review of Package 3A.1 60% Drawings																	
3A.1-114	Development of Package 3A.1 100% Drawings	23	0	15-Apr-24 A	28-May-24 A	Development of Package 3A.1 100% Drawings																	
3A.1-118	SG receipt of Package 3A.1 100% Drawings (Target Date 05.28.24)	1	0	29-May-24 A	29-May-24 A	SG receipt of Package 3A.1 100% Drawings (Target Date 05.28.24)																	
3A.1-120	City review of Package 3A.1 100% Drawings	10	5	29-May-24 A	07-Jun-24	City review of Package 3A.1 100% Drawings																	
3A.1-123	Final plan revisions for Package 3A.1	10	10	10-Jun-24	21-Jun-24	Final plan revisions for Package 3A.1																	
<b>Budgeting</b>		127	10	15-Jan-24 A	14-Jun-24	▼ Budgeting																	
<b>Package 3A.1 30% Drawings</b>		85	0	15-Jan-24 A	22-Mar-24 A	▼ Package 3A.1 30% Drawings																	
3A.1-101	SG provide constructability review comments on 30% Package 3A.1 drwgs	5	0	15-Jan-24 A	17-Jan-24 A	constructability review comments on 30% Package 3A.1 drwgs																	
3A.1-102	Conduct page flip meeting reviewing 30% Package 3A.1 drwgs	5	0	17-Jan-24 A	17-Jan-24 A	page flip meeting reviewing 30% Package 3A.1 drwgs																	
3A.1-103	SG solicit 30% Package 3A.1 drawings for budgeting	15	0	22-Jan-24 A	19-Feb-24 A	solicit 30% Package 3A.1 drawings for budgeting																	
3A.1-105	SG compile pricing for 30% Package 3A.1 drawings	4	0	19-Feb-24 A	27-Feb-24 A	compile pricing for 30% Package 3A.1 drawings																	
3A.1-106	SG submit budgetary pricing for 30% Package 3A.1 drawings	1	0	28-Feb-24 A	28-Feb-24 A	submit budgetary pricing for 30% Package 3A.1 drawings																	
3A.1-107	Owner provide comments on 30% Package 3A.1 drwg budgetary numbers	5	0	29-Feb-24 A	15-Mar-24 A	owner provide comments on 30% Package 3A.1 drwg budgetary numbers																	
3A.1-108	SG revise Package 3A.1 pricing according to owner comments	5	0	15-Mar-24 A	22-Mar-24 A	revise Package 3A.1 pricing according to owner comments																	
<b>Package 3A.1 60% Drawings</b>		48	10	18-Apr-24 A	14-Jun-24	▼ Package 3A.1 60% Drawings																	
3A.1-113	**SG solicit 60% Package 3A.1 drawings for budgeting	15	0	18-Apr-24 A	10-May-24 A	**SG solicit 60% Package 3A.1 drawings for budgeting																	
3A.1-115	SG compile pricing for 60% Package 3A.1 drawings	4	0	13-May-24 A	20-May-24 A	SG compile pricing for 60% Package 3A.1 drawings																	
3A.1-116	SG submit budgetary pricing for 60% Package 3A.1 drawings	1	0	21-May-24 A	21-May-24 A	SG submit budgetary pricing for 60% Package 3A.1 drawings																	
3A.1-117	Owner provide comments on 60% Package 3A.1 drwg budgetary numbers	5	5	03-Jun-24	07-Jun-24	Owner provide comments on 60% Package 3A.1 drwg budgetary numbers																	
3A.1-121	SG revise Package 3A.1 pricing according to owner comments	5	5	10-Jun-24	14-Jun-24	SG revise Package 3A.1 pricing according to owner comments																	
<b>GMP</b>		67	67	03-Jun-24	06-Sep-24	▼ GMP																	
3A.1-119	SG provide constructability review comments on 100% Package 3A.1 drwgs	5	5	03-Jun-24	07-Jun-24	SG provide constructability review comments on 100% Package 3A.1 drwgs																	
3A.1-122	Conduct page flip meeting reviewing 100% Package 3A.1 drwgs	1	1	10-Jun-24	10-Jun-24	Conduct page flip meeting reviewing 100% Package 3A.1 drwgs																	
3A.1-124	SG solicit 100% Package 3A.1 for GMP	15	15	11-Jun-24	01-Jul-24	SG solicit 100% Package 3A.1 for GMP																	
3A.1-125	SG compile GMP for Package 3A.1 from 100% drawings	4	4	02-Jul-24	09-Jul-24	SG compile GMP for Package 3A.1 from 100% drawings																	
3A.1-126	SG submit GMP for Package 3A.1	1	1	10-Jul-24	10-Jul-24	SG submit GMP for Package 3A.1																	
3A.1-127	Owner / Design Team review GMP for Package 3A.1 and provide comments	5	5	11-Jul-24	17-Jul-24	Owner / Design Team review GMP for Package 3A.1 and provide comments																	
3A.1-128	SG review comments for Package 3A.1 GMP and revise accordingly	4	4	18-Jul-24	23-Jul-24	SG review comments for Package 3A.1 GMP and revise accordingly																	
3A.1-129	SG resubmit Package 3A.1 GMP	1	1	24-Jul-24	24-Jul-24	SG resubmit Package 3A.1 GMP																	
3A.1-130	Owner forward Package 3A.1 GMP to CoRR City Council	5	5	25-Jul-24	31-Jul-24	Owner forward Package 3A.1 GMP to CoRR City Council																	
3A.1-132	CoRR City Council approval process for Package 3A.1 GMP (07.22-08.08 EF) (LF08.08-08.22)	9	9	01-Aug-24	13-Aug-24	CoRR City Council approval process for Package 3A.1 GMP (07.22-08.08 EF) (LF08.08-08.22)																	
3A.1-133	SG provide CoRR list of recommended priority subcontractors for approval	1	1	29-Aug-24	29-Aug-24	SG provide CoRR list of recommended priority subcontractors for approval																	
3A.1-134	CoRR provide approval for recommended subcontractors	5	5	30-Aug-24	06-Sep-24	CoRR provide approval for recommended subcontractors																	
<b>Pre-Construction</b>		291	291	01-Aug-24	23-Sep-25	▼ Pre-Construction																	
<b>Buy-Out and Contract Administration</b>		51	51	01-Aug-24	11-Oct-24	▼ Buy-Out and Contract Administration																	
3A.1-131	SG conduct buy-out meetings for preliminary scopes of work for Package 3A.1	20	20	01-Aug-24	28-Aug-24	SG conduct buy-out meetings for preliminary scopes of work for Package 3A.1																	
3A.1-135	SG administer contracts to subcontractors for Package 3A.1	10	10	09-Sep-24	20-Sep-24	SG administer contracts to subcontractors for Package 3A.1																	
3A.1-136	Subcontractors review SG subcontract for Package 3A.1	5	5	23-Sep-24	27-Sep-24	Subcontractors review SG subcontract for Package 3A.1																	

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Actual Work (blue line), Remaining Work (yellow line), Critical Remaining Work (red line), Milestone (black diamond), Summary (grey triangle), Level of Effort (green line), Actual Level of Effort (blue line)

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						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O
A2000	SG revise Package 3A.2 pricing according to owner comments	5	5	06-Aug-24	12-Aug-24																		
	<b>GMP</b>	71	71	08-Aug-24	15-Nov-24																		
A2010	SG provide constructability review comments on 100% Package 3A.2 drwgs	5	5	08-Aug-24	14-Aug-24																		
A2020	Conduct page flip meeting reviewing 100% Package 3A.2 drwgs	1	1	15-Aug-24	15-Aug-24																		
A2030	SG solicit 100% Package 3A.2 for GMP	15	15	16-Aug-24	06-Sep-24																		
A2040	SG compile GMP for Package 3A.2 from 100% drawings	4	4	09-Sep-24	12-Sep-24																		
A2050	SG submit GMP for Package 3A.2	1	1	13-Sep-24	13-Sep-24																		
A2060	Owner / Design Team review GMP for Package 3A.2 and provide comments	5	5	16-Sep-24	20-Sep-24																		
A2070	SG review comments for Package 3A.2 GMP and revise accordingly	4	4	23-Sep-24	26-Sep-24																		
A2080	SG resubmit Package 3A.2 GMP	1	1	27-Sep-24	27-Sep-24																		
A2090	Owner forward Package 3A.2 GMP to CoRR City Council	5	5	30-Sep-24	04-Oct-24																		
A5310	CoRR City Council approval process for Package 3A.2	30	30	07-Oct-24	15-Nov-24																		
A5350	SG provide CoRR list of recommended priority subcontractors for approval	1	1	04-Nov-24	04-Nov-24																		
A5370	CoRR provide approval for recommended subcontractors	5	5	05-Nov-24	11-Nov-24																		
	<b>Pre-Construction</b>	195	195	07-Oct-24	14-Jul-25																		
	<b>Buy-Out and Contract Administration</b>	55	55	07-Oct-24	24-Dec-24																		
A2100	SG conduct buy-out meetings for preliminary scopes of work for Package 3A.2	20	20	07-Oct-24	01-Nov-24																		
A2110	SG administer contracts to subcontractors for Package 3A.2	10	10	18-Nov-24	03-Dec-24																		
A2120	Subcontractors review SG subcontract for Package 3A.2	5	5	04-Dec-24	10-Dec-24																		
A2130	SG finalize and execute subcontracts for Package 3A.2	5	5	11-Dec-24	17-Dec-24																		
A2140	Mobilization of preliminary subcontractors for Package 3A.2	5	5	18-Dec-24	24-Dec-24																		
	<b>Submittals</b>	40	40	26-Dec-24	20-Feb-25																		
A2150	**Submittals - Long lead materials for Package 3A.2 (Elec, etc)	40	40	26-Dec-24	20-Feb-25																		
	<b>Procurement</b>	100	100	21-Feb-25	14-Jul-25																		
A2160	**Procurement - Long lead materials for Package 3A.2 (Elec, etc)	100	100	21-Feb-25	14-Jul-25																		
	<b>Construction</b>	210	210	26-Dec-24	21-Oct-25																		
A5290	Demolition of existing site elements	40	40	26-Dec-24	20-Feb-25																		
A5300	Underground utilities	120	120	26-Dec-24	13-Jun-25																		
A5320	Construct roadway and sidewalks	130	130	21-Feb-25	25-Aug-25																		
A5340	Irrigation	60	60	16-May-25	11-Aug-25																		
A5360	Landscaping	50	50	30-Jun-25	09-Sep-25																		
A5390	Install light poles	30	30	12-Aug-25	23-Sep-25																		
A5380	Install site furnishings / site signage	20	20	26-Aug-25	23-Sep-25																		
A5400	Punchlist and Closeout	20	20	24-Sep-25	21-Oct-25																		
	<b>3A.3 - Harrell Pkwy (Bridge)</b>	457	363	15-Jan-24 A	24-Nov-25																		
	<b>Issues &amp; Constraints</b>	0	0																				
	<b>Design</b>	211	117	15-Jan-24 A	06-Dec-24																		
A2180	**SG receipt of Package 3A.3 30% Drawings	5	0	15-Jan-24 A	15-Jan-24 A																		
A2190	Development of Package 3A.3 60% Drawings	61	61	20-Jun-24	17-Sep-24																		
A2200	SG Receipt of Package 3A.3 60% Drawings (Target Date 09.17.24)	1	1	18-Sep-24	18-Sep-24																		
A2210	City review of Package 3A.3 60% Drawings	10	10	19-Sep-24	02-Oct-24																		
A2220	Development of Package 3A.3 100% Drawings	24	24	03-Oct-24	05-Nov-24																		
A2230	SG receipt of Package 3A.3 100% Drawings (Target Date 11.05.24)	1	1	06-Nov-24	06-Nov-24																		
A2240	City review of Package 3A.3 100% Drawings	10	10	07-Nov-24	20-Nov-24																		
A2250	Final plan revisions for Package 3A.3	10	10	21-Nov-24	06-Dec-24																		
	<b>Budgeting</b>	192	36	15-Jan-24 A	07-Nov-24																		

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- Actual Work
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						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O
<b>Package 3A.3 30% Drawings</b>		90	0	15-Jan-24 A	22-Mar-24 A	Package 3A.3 30% Drawings																	
A1870	SG provide constructability review comments on 30% Package 3A.3 drwgs	5	0	15-Jan-24 A	17-Jan-24 A	constructability review comments on 30% Package 3A.3 drwgs																	
A1880	Conduct page flip meeting reviewing 30% Package 3A.3 drwgs	5	0	17-Jan-24 A	17-Jan-24 A	page flip meeting reviewing 30% Package 3A.3 drwgs																	
A1890	**SG solicit 30% Package 3A.3 drawings for budgeting	15	0	22-Jan-24 A	19-Feb-24 A	solicit 30% Package 3A.3 drawings for budgeting																	
A1900	SG compile pricing for 30% Package 3A.3 drawings	4	0	19-Feb-24 A	27-Feb-24 A	compile pricing for 30% Package 3A.3 drawings																	
A1910	SG submit budgetary pricing for 30% Package 3A.3 drawings	1	0	28-Feb-24 A	28-Feb-24 A	submit budgetary pricing for 30% Package 3A.3 drawings																	
A1920	Owner provide comments on 30% Package 3A.3 drwg budgetary numbers	5	0	29-Feb-24 A	15-Mar-24 A	owner provide comments on 30% Package 3A.3 drwg budgetary numbers																	
A1930	SG revise Package 3A.3 pricing according to owner comments	5	0	15-Mar-24 A	22-Mar-24 A	revise Package 3A.3 pricing according to owner comments																	
<b>Package 3A.3 60% Drawings</b>		36	36	19-Sep-24	07-Nov-24	Package 3A.3 60% Drawings																	
A2260	SG provide constructability review comments on 60% Package 3A.3 drwgs	5	5	19-Sep-24	25-Sep-24	SG provide constructability review comments on 60% Package 3A.3 drwgs																	
A2270	Conduct page flip meeting reviewing 60% Package 3A.3 drwgs	1	1	26-Sep-24	26-Sep-24	conduct page flip meeting reviewing 60% Package 3A.3 drwgs																	
A2280	**SG solicit 60% Package 3A.3 drawings for budgeting	15	15	27-Sep-24	17-Oct-24	**SG solicit 60% Package 3A.3 drawings for budgeting																	
A2290	SG compile pricing for 60% Package 3A.3 drawings	4	4	18-Oct-24	23-Oct-24	SG compile pricing for 60% Package 3A.3 drawings																	
A2300	SG submit budgetary pricing for 60% Package 3A.3 drawings	1	1	24-Oct-24	24-Oct-24	SG submit budgetary pricing for 60% Package 3A.3 drawings																	
A2310	Owner provide comments on 60% Package 3A.3 drwg budgetary numbers	5	5	25-Oct-24	31-Oct-24	owner provide comments on 60% Package 3A.3 drwg budgetary numbers																	
A2320	SG revise Package 3A.3 pricing according to owner comments	5	5	01-Nov-24	07-Nov-24	SG revise Package 3A.3 pricing according to owner comments																	
<b>GMP</b>		71	71	07-Nov-24	19-Feb-25	GMP																	
A2330	SG provide constructability review comments on 100% Package 3A.3 drwgs	5	5	07-Nov-24	13-Nov-24	SG provide constructability review comments on 100% Package 3A.3 drwgs																	
A2340	Conduct page flip meeting reviewing 100% Package 3A.3 drwgs	1	1	14-Nov-24	14-Nov-24	conduct page flip meeting reviewing 100% Package 3A.3 drwgs																	
A2350	SG solicit 100% Package 3A.3 for GMP	15	15	15-Nov-24	09-Dec-24	SG solicit 100% Package 3A.3 for GMP																	
A2360	SG compile GMP for Package 3A.3 from 100% drawings	4	4	10-Dec-24	13-Dec-24	SG compile GMP for Package 3A.3 from 100% drawings																	
A2370	SG submit GMP for Package 3A.3	1	1	16-Dec-24	16-Dec-24	SG submit GMP for Package 3A.3																	
A2380	Owner / Design Team review GMP for Package 3A.3 and provide comments	5	5	17-Dec-24	23-Dec-24	owner / design team review GMP for Package 3A.3 and provide comments																	
A2390	SG review comments for Package 3A.3 GMP and revise accordingly	4	4	24-Dec-24	30-Dec-24	SG review comments for Package 3A.3 GMP and revise accordingly																	
A2400	SG resubmit Package 3A.3 GMP	1	1	31-Dec-24	31-Dec-24	SG resubmit Package 3A.3 GMP																	
A2410	Owner forward Package 3A.3 GMP to CoRR City Council	5	5	02-Jan-25	08-Jan-25	owner forward Package 3A.3 GMP to CoRR City Council																	
A5430	CoRR City Council approval process for Package 3A.3 GMP	30	30	09-Jan-25	19-Feb-25	CoRR City Council approval process for Package 3A.3 GMP																	
A5420	SG provide CoRR list of recommended priority subcontractors for approval	1	1	06-Feb-25	06-Feb-25	SG provide CoRR list of recommended priority subcontractors for approval																	
A5410	CoRR provide approval for recommended subcontractors	5	5	07-Feb-25	13-Feb-25	CoRR provide approval for recommended subcontractors																	
<b>Pre-Construction</b>		195	195	09-Jan-25	13-Oct-25	Pre-Construction																	
<b>Buy-Out and Contract Administration</b>		55	55	09-Jan-25	26-Mar-25	Buy-Out and Contract Administration																	
A2420	SG conduct buy-out meetings for preliminary scopes of work for Package 3A.3	20	20	09-Jan-25	05-Feb-25	SG conduct buy-out meetings for preliminary scopes of work for Package 3A.3																	
A2430	SG administer contracts to subcontractors for Package 3A.3	10	10	20-Feb-25	05-Mar-25	SG administer contracts to subcontractors for Package 3A.3																	
A2440	Subcontractors review SG subcontract for Package 3A.3	5	5	06-Mar-25	12-Mar-25	subcontractors review SG subcontract for Package 3A.3																	
A2450	SG finalize and execute subcontracts for Package 3A.3	5	5	13-Mar-25	19-Mar-25	SG finalize and execute subcontracts for Package 3A.3																	
A2460	Mobilization of preliminary subcontractors for Package 3A.3	5	5	20-Mar-25	26-Mar-25	mobilization of preliminary subcontractors for Package 3A.3																	
<b>Submittals</b>		40	40	27-Mar-25	21-May-25	Submittals																	
A2470	**Submittals - Long lead materials for Package 3A.3 (Elec, Bridge Elements)	40	40	27-Mar-25	21-May-25	**Submittals - Long lead materials for Package 3A.3 (Elec, Bridge Elements)																	
<b>Procurement</b>		100	100	22-May-25	13-Oct-25	Procurement																	
A2480	**Procurement - Long lead materials for Package 3A.3 (Elec, Bridge Elements)	100	100	22-May-25	13-Oct-25	**Procurement - Long lead materials for Package 3A.3 (Elec, Bridge Elements)																	
<b>Construction</b>		170	170	27-Mar-25	24-Nov-25	Construction																	
A5480	Demolition of existing site elements	20	20	27-Mar-25	23-Apr-25	Demolition of existing site elements																	
A5490	Underground utilities	40	40	27-Mar-25	21-May-25	Underground utilities																	
A5560	Drill piers and construct footings for bridge structure	40	40	24-Apr-25	19-Jun-25	Drill piers and construct footings for bridge structure																	
A5570	Construct abutments columns and bents	40	40	22-May-25	18-Jul-25	Construct abutments columns and bents																	
A5580	Erect precast girder beams and place bridge concrete	40	40	21-Jul-25	15-Sep-25	Erect precast girder beams and place bridge concrete																	
A5500	Construct roadway and sidewalks	40	40	18-Aug-25	13-Oct-25	Construct roadway and sidewalks																	

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						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O
A5510	Irrigation	20	20	16-Sep-25	13-Oct-25							■ Irrigation											
A5520	Landscaping	20	20	30-Sep-25	27-Oct-25							■ Landscaping											
A5530	Install light poles	10	10	14-Oct-25	27-Oct-25							■ Install light poles											
A5540	Install site furnishings / site signage	20	20	14-Oct-25	10-Nov-25							■ Install site furnishings / site signage											
A5550	Punchlist and Closeout	20	20	28-Oct-25	24-Nov-25							■ Punchlist and Closeout											
<b>3B - Tennis / Pickleball</b>		<b>427</b>	<b>346</b>	<b>31-Jan-24 A</b>	<b>13-Oct-25</b>							▼ 3B - Tennis / Pickleball											
Issues & Constraints		0	0																				
Design		170	89	31-Jan-24 A	08-Oct-24							▼ Design											
A2500	**SG receipt of Package 3B - Tennis / Pickleball 30% Drawings	5	0	31-Jan-24 A	31-Jan-24 A							■ pt of Package 3B - Tennis / Pickleball 30% Drawings											
A4240	City review of Package 3B - Tennis / Pickleball 30% Drawings	10	0	01-Feb-24 A	16-Feb-24 A							■ ew of Package 3B - Tennis / Pickleball 30% Drawings											
A2510	Development of Package 3B - Tennis / Pickleball 60% Drawings	34	0	16-Feb-24 A	26-Apr-24 A							■ Development of Package 3B - Tennis / Pickleball 60% Drawings											
A2520	SG Receipt of Package 3B - Tennis / Pickleball 60% Drawings (Target Date 04.04.24)	1	0	01-May-24 A	01-May-24 A							■ SG Receipt of Package 3B - Tennis / Pickleball 60% Drawings (Target Date 04.04.24)											
A2530	City review of Package 3B - Tennis / Pickleball 60% Drawings	10	0	01-May-24 A	10-May-24 A							■ City review of Package 3B - Tennis / Pickleball 60% Drawings											
A2540	Development of Package 3B - Tennis / Pickleball 90% Drawings	34	34	03-Jun-24	22-Jul-24							■ Development of Package 3B - Tennis / Pickleball 90% Drawings											
A2550	SG receipt of Package 3B - Tennis / Pickleball 90% Drawings (Target Date 05.31.24)	1	1	23-Jul-24	23-Jul-24							■ SG receipt of Package 3B - Tennis / Pickleball 90% Drawings (Target Date 05.31.24)											
A2560	City review of Package 3B - Tennis / Pickleball 90% Drawings	10	10	24-Jul-24	06-Aug-24							■ City review of Package 3B - Tennis / Pickleball 90% Drawings											
A2570	Development of Package 3B - Tennis / Pickleball 100% Drawings	23	23	07-Aug-24	09-Sep-24							■ Development of Package 3B - Tennis / Pickleball 100% Drawings											
A2580	SG receipt of Package 3B - Tennis / Pickleball 100% Drawings (Target Date 07.22.24)	1	1	10-Sep-24	10-Sep-24							■ SG receipt of Package 3B - Tennis / Pickleball 100% Drawings (Target Date 07.22.24)											
A2590	City review of Package 3B - Tennis / Pickleball 100% Drawings	10	10	11-Sep-24	24-Sep-24							■ City review of Package 3B - Tennis / Pickleball 100% Drawings											
A2600	Final plan revisions for Package 3B - Tennis / Pickleball	10	10	25-Sep-24	08-Oct-24							■ Final plan revisions for Package 3B - Tennis / Pickleball											
Budgeting		100	17	31-Jan-24 A	25-Jun-24							▼ Budgeting											
Package 3B - Tennis / Pickleball 30% Drawings		100	0	31-Jan-24 A	12-Apr-24 A							▼ Package 3B - Tennis / Pickleball 30% Drawings											
A2610	SG provide constructability review comments on 30% Package 3B - Tennis / Pickleball drwgs	5	0	31-Jan-24 A	12-Feb-24 A							■ de constructability review comments on 30% Package 3B - Tennis / Pickleball drwgs											
A2620	Conduct page flip meeting reviewing 30% Package 3B - Tennis / Pickleball drwgs	1	0	12-Feb-24 A	12-Feb-24 A							■ page flip meeting reviewing 30% Package 3B - Tennis / Pickleball drwgs											
A2630	**SG solicit 30% Package 3B - Tennis / Pickleball drawings for budgeting	15	0	13-Feb-24 A	08-Mar-24 A							■ solicit 30% Package 3B - Tennis / Pickleball drawings for budgeting											
A2640	SG compile pricing for 30% Package 3B - Tennis / Pickleball drawings	4	0	11-Mar-24 A	15-Mar-24 A							■ compile pricing for 30% Package 3B - Tennis / Pickleball drawings											
A2650	SG submit budgetary pricing for 30% Package 3B - Tennis / Pickleball drawings	1	0	18-Mar-24 A	18-Mar-24 A							■ submit budgetary pricing for 30% Package 3B - Tennis / Pickleball drawings											
A2660	Owner provide comments on 30% Package 3B - Tennis / Pickleball drwg budgetary numbers	5	0	18-Mar-24 A	05-Apr-24 A							■ wner provide comments on 30% Package 3B - Tennis / Pickleball drwg budgetary numbers											
A2670	SG revise 30% Package 3B - Tennis / Pickleball pricing according to owner comments	5	0	08-Apr-24 A	12-Apr-24 A							■ SG revise 30% Package 3B - Tennis / Pickleball pricing according to owner comments											
Package 3B - Tennis / Pickleball 60% Drawings		28	17	08-May-24 A	25-Jun-24							▼ Package 3B - Tennis / Pickleball 60% Drawings											
A2680	SG provide constructability review comments on 60% Package 3B - Tennis / Pickleball drwgs	5	0	08-May-24 A	15-May-24 A							■ SG provide constructability review comments on 60% Package 3B - Tennis / Pickleball drwgs											
A2700	**SG solicit 60% Package 3B - Tennis / Pickleball drawings for budgeting	15	2	13-May-24 A	04-Jun-24							■ **SG solicit 60% Package 3B - Tennis / Pickleball drawings for budgeting											
A2690	Conduct page flip meeting reviewing 60% Package 3B - Tennis / Pickleball drwgs	1	0	15-May-24 A	15-May-24 A							■ Conduct page flip meeting reviewing 60% Package 3B - Tennis / Pickleball drwgs											
A2710	SG compile pricing for 60% Package 3B - Tennis / Pickleball drawings	4	4	05-Jun-24	10-Jun-24							■ SG compile pricing for 60% Package 3B - Tennis / Pickleball drawings											
A2720	SG submit budgetary pricing for 60% Package 3B - Tennis / Pickleball drawings	1	1	11-Jun-24	11-Jun-24							■ SG submit budgetary pricing for 60% Package 3B - Tennis / Pickleball drawings											
A2730	Owner provide comments on 60% Package 3B - Tennis / Pickleball drwg budgetary numbers	5	5	12-Jun-24	18-Jun-24							■ Owner provide comments on 60% Package 3B - Tennis / Pickleball drwg budgetary numbers											
A2740	SG revise 60% Package 3B - Tennis / Pickleball pricing according to owner comments	5	5	19-Jun-24	25-Jun-24							■ SG revise 60% Package 3B - Tennis / Pickleball pricing according to owner comments											
GMP		71	71	24-Jul-24	31-Oct-24							▼ GMP											
A2750	SG provide constructability review comments on 90% Package 3B - Tennis / Pickleball drwgs	5	5	24-Jul-24	30-Jul-24							■ SG provide constructability review comments on 90% Package 3B - Tennis / Pickleball drwgs											
A2760	Conduct page flip meeting reviewing 90% Package 3B - Tennis / Pickleball drwgs	1	1	31-Jul-24	31-Jul-24							■ Conduct page flip meeting reviewing 90% Package 3B - Tennis / Pickleball drwgs											
A2770	SG solicit 90% Package 3B - Tennis / Pickleball for GMP	15	15	01-Aug-24	21-Aug-24							■ SG solicit 90% Package 3B - Tennis / Pickleball for GMP											
A2780	SG compile GMP for Package 3B - Tennis / Pickleball from 90% drawings	4	4	22-Aug-24	27-Aug-24							■ SG compile GMP for Package 3B - Tennis / Pickleball from 90% drawings											
A2790	SG submit GMP for Package 3B - Tennis / Pickleball	1	1	28-Aug-24	28-Aug-24							■ SG submit GMP for Package 3B - Tennis / Pickleball											
A2800	Owner / Design Team review GMP for Package 3B - Tennis / Pickleball and provide comments	5	5	29-Aug-24	05-Sep-24							■ Owner / Design Team review GMP for Package 3B - Tennis / Pickleball and provide comments											
A2810	SG review comments for Package 3B - Tennis / Pickleball GMP and revise accordingly	4	4	06-Sep-24	11-Sep-24							■ SG review comments for Package 3B - Tennis / Pickleball GMP and revise accordingly											
A2820	SG resubmit Package 3B - Tennis / Pickleball GMP	1	1	12-Sep-24	12-Sep-24							■ SG resubmit Package 3B - Tennis / Pickleball GMP											
A2830	Owner forward Package 3B - Tennis / Pickleball GMP to CoRR City Council	5	5	13-Sep-24	19-Sep-24							■ Owner forward Package 3B - Tennis / Pickleball GMP to CoRR City Council											

Start Date: 15-Jan-24 Finish Date: 15-Mar-27 Data Date: 03-Jun-24 Run Date: 03-Jun-24	 <ul style="list-style-type: none"> <li>Actual Work</li> <li>Remaining Work</li> <li>Critical Remaining Work</li> <li>Milestone</li> <li>Summary</li> <li>Level of Effort</li> </ul>	<h3>CoRR OSP - Preconstruction Schedule</h3> <p>.WBS Layout - All Activities Page 7 of 14</p>	
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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Q	Qtr 3, 2024	Qtr 4, 2024	Q	Qtr 2, 2025	Qtr 3, 2025	Qtr 4, 2025	Q	Q	Qtr 3, 2026	Qtr 4, 2026	Q	Q27														
						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A			
A5330	CoRR City Council approval process for Package 3B - Tennis / Pickleball	30	30	20-Sep-24	31-Oct-24				CoRR City Council approval process for Package 3B - Tennis / Pickleball																							
A5440	SG provide CoRR list of recommended priority subcontractors for approval	1	1	18-Oct-24	18-Oct-24					SG provide CoRR list of recommended priority subcontractors for approval																						
A5450	CoRR provide approval for recommended subcontractors	5	5	21-Oct-24	25-Oct-24					CoRR provide approval for recommended subcontractors																						
<b>Pre-Construction</b>		195	195	20-Sep-24	26-Jun-25				Pre-Construction																							
<b>Buy-Out and Contract Administration</b>		55	55	20-Sep-24	09-Dec-24				Buy-Out and Contract Administration																							
A2840	SG conduct buy-out meetings for preliminary scopes of work for Package 3B - Tennis / Pickleball	20	20	20-Sep-24	17-Oct-24				SG conduct buy-out meetings for preliminary scopes of work for Package 3B - Tennis / Pickleball																							
A2850	SG administer contracts to subcontractors for Package 3B - Tennis / Pickleball	10	10	01-Nov-24	14-Nov-24				SG administer contracts to subcontractors for Package 3B - Tennis / Pickleball																							
A2860	Subcontractors review SG subcontract for Package 3B - Tennis / Pickleball	5	5	15-Nov-24	21-Nov-24				Subcontractors review SG subcontract for Package 3B - Tennis / Pickleball																							
A2870	SG finalize and execute subcontracts for Package 3B - Tennis / Pickleball	5	5	22-Nov-24	02-Dec-24				SG finalize and execute subcontracts for Package 3B - Tennis / Pickleball																							
A2880	Mobilization of preliminary subcontractors for Package 3B - Tennis / Pickleball	5	5	03-Dec-24	09-Dec-24				Mobilization of preliminary subcontractors for Package 3B - Tennis / Pickleball																							
<b>Submittals</b>		40	40	10-Dec-24	05-Feb-25				Submittals																							
A2890	**Submittals - Long lead materials for Package 3B - Tennis / Pickleball (Elec, Canopies, etc)	40	40	10-Dec-24	05-Feb-25				**Submittals - Long lead materials for Package 3B - Tennis / Pickleball (Elec, Canopies, etc)																							
<b>Procurement</b>		100	100	06-Feb-25	26-Jun-25				Procurement																							
A2900	**Procurement - Long lead materials for Package 3B - Tennis / Pickleball (Elec, Canopies, etc)	100	100	06-Feb-25	26-Jun-25				**Procurement - Long lead materials for Package 3B - Tennis / Pickleball (Elec, Canopies, etc)																							
<b>Construction</b>		215	215	10-Dec-24	13-Oct-25				Construction																							
A5590	Demolition of existing site elements	10	10	10-Dec-24	23-Dec-24				Demolition of existing site elements																							
A5600	Earthwork / Pad Prep for Courts	50	50	24-Dec-24	05-Mar-25				Earthwork / Pad Prep for Courts																							
A5610	Underground Utilities / MEP Rough-In / Detention Pond	50	50	06-Feb-25	16-Apr-25				Underground Utilities / MEP Rough-In / Detention Pond																							
A5660	Stand Alone Parking Lot Construction	40	40	06-Mar-25	30-Apr-25*				Stand Alone Parking Lot Construction																							
A5630	Court Construction	90	90	13-Mar-25	18-Jul-25				Court Construction																							
A5620	Adjacent Parking Lot Construction	50	50	01-May-25	11-Jul-25				Adjacent Parking Lot Construction																							
A5640	Fencing Installation	40	40	20-Jun-25	15-Aug-25				Fencing Installation																							
A5700	Installation of Misc. Metals and Site Furnishings	20	20	14-Jul-25	08-Aug-25				Installation of Misc. Metals and Site Furnishings																							
A5670	Irrigation	20	20	14-Jul-25	08-Aug-25				Irrigation																							
A5650	Light pole installation	40	40	21-Jul-25	15-Sep-25				Light pole installation																							
A5680	Landscaping	30	30	28-Jul-25	08-Sep-25				Landscaping																							
A5690	Shade Structure Construction (By Others)	20	20	02-Sep-25	29-Sep-25				Shade Structure Construction (By Others)																							
A5710	Punchlist and Closeout	10	10	30-Sep-25	13-Oct-25				Punchlist and Closeout																							
<b>3B- Maintenance Area</b>		489	414	22-Jan-24 A	22-Jan-26				3B- Maintenance Area																							
<b>Issues &amp; Constraints</b>		0	0																													
<b>Design</b>		177	102	22-Jan-24 A	25-Oct-24				Design																							
A3030	Development of Package 3B - Maintenance Area 30% Drawings	25	0	22-Jan-24 A	27-Feb-24 A				Development of Package 3B - Maintenance Area 30% Drawings																							
A2920	SG receipt of Package 3B - Maintenance Area 30% Drawings (Target Date 02.26.24)	1	0	27-Feb-24 A	27-Feb-24 A				SG receipt of Package 3B - Maintenance Area 30% Drawings (Target Date 02.26.24)																							
A4230	City review of Package 3B - Maintenance Area 30% Drawings	10	0	27-Feb-24 A	11-Mar-24 A				City review of Package 3B - Maintenance Area 30% Drawings																							
A2930	Development of Package 3B - Maintenance Area 60% Drawings	35	0	28-Feb-24 A	01-May-24 A				Development of Package 3B - Maintenance Area 60% Drawings																							
A2940	SG Receipt of Package 3B - Maintenance Area 60% Drawings (Target Date 04.30.24)	1	0	01-May-24 A	01-May-24 A				SG Receipt of Package 3B - Maintenance Area 60% Drawings (Target Date 04.30.24)																							
A2950	City review of Package 3B - Maintenance Area 60% Drawings	10	0	01-May-24 A	15-May-24 A				City review of Package 3B - Maintenance Area 60% Drawings																							
A2960	Development of Package 3B - Maintenance Area 90% Drawings	47	47	03-Jun-24	08-Aug-24				Development of Package 3B - Maintenance Area 90% Drawings																							
A2970	SG receipt of Package 3B - Maintenance Area 90% Drawings (Target Date 06.19.24)	1	1	09-Aug-24	09-Aug-24				SG receipt of Package 3B - Maintenance Area 90% Drawings (Target Date 06.19.24)																							
A2980	City review of Package 3B - Maintenance Area 90% Drawings	10	10	12-Aug-24	23-Aug-24				City review of Package 3B - Maintenance Area 90% Drawings																							
A2990	Development of Package 3B - Maintenance Area 100% Drawings	23	23	26-Aug-24	26-Sep-24				Development of Package 3B - Maintenance Area 100% Drawings																							
A3000	SG receipt of Package 3B - Maintenance Area 100% Drawings (Target Date 08.08.24)	1	1	27-Sep-24	27-Sep-24				SG receipt of Package 3B - Maintenance Area 100% Drawings (Target Date 08.08.24)																							
A3010	City review of Package 3B - Maintenance Area 100% Drawings	10	10	30-Sep-24	11-Oct-24				City review of Package 3B - Maintenance Area 100% Drawings																							
A3020	Final plan revisions for Package 3B - Maintenance Area	10	10	14-Oct-24	25-Oct-24				Final plan revisions for Package 3B - Maintenance Area																							
<b>Budgeting</b>		28	17	08-Mar-24 A	25-Jun-24				Budgeting																							
<b>Package 3B - Maintenance Area 30% Drawings</b>		25	0	08-Mar-24 A	09-Apr-24 A				Package 3B - Maintenance Area 30% Drawings																							

Start Date: 15-Jan-24  
 Finish Date: 15-Mar-27  
 Data Date: 03-Jun-24  
 Run Date: 03-Jun-24

 Actual Work     
  Milestone     
  Actual Level of Effort  
 Remaining Work     
  Summary  
 Critical Remaining Work     
  Level of Effort

### CoRR OSP - Preconstruction Schedule

.WBS Layout - All Activities  
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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Q	Qtr 3, 2024	Qtr 4, 2024	Q	Qtr 2, 2025	Qtr 3, 2025	Qtr 4, 2025	Q	Q	Qtr 3, 2026	Qtr 4, 2026	Q	Q27					
						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O
A3040	SG provide constructability review comments on 30% Package 3B - Maintenance Area drwgs	5	0	08-Mar-24 A	08-Mar-24 A	provide constructability review comments on 30% Package 3B - Maintenance Area drwgs																	
A3050	Conduct page flip meeting reviewing 30% Package 3B - Maintenance Area drwgs	1	0	08-Mar-24 A	08-Mar-24 A	Conduct page flip meeting reviewing 30% Package 3B - Maintenance Area drwgs																	
A3060	SG solicit 30% Package 3B - Maintenance Area drawings for budgeting	15	0	08-Mar-24 A	29-Mar-24 A	SG solicit 30% Package 3B - Maintenance Area drawings for budgeting																	
A3070	SG compile pricing for 30% Package 3B - Maintenance Area drawings	4	0	09-Apr-24 A	09-Apr-24 A	SG compile pricing for 30% Package 3B - Maintenance Area drawings																	
A3080	SG submit budgetary pricing for 30% Package 3B - Maintenance Area drawings	1	0	09-Apr-24 A	09-Apr-24 A	SG submit budgetary pricing for 30% Package 3B - Maintenance Area drawings																	
<b>Package 3B - Maintenance Area 60% Drawings</b>		<b>28</b>	<b>17</b>	<b>08-May-24 A</b>	<b>25-Jun-24</b>	<b>Package 3B - Maintenance Area 60% Drawings</b>																	
A3110	SG provide constructability review comments on 60% Package 3B - Maintenance Area drwgs	5	0	08-May-24 A	15-May-24 A	SG provide constructability review comments on 60% Package 3B - Maintenance Area drwgs																	
A3130	SG solicit 60% Package 3B - Maintenance Area drawings for budgeting	15	2	13-May-24 A	04-Jun-24	SG solicit 60% Package 3B - Maintenance Area drawings for budgeting																	
A3120	Conduct page flip meeting reviewing 60% Package 3B - Maintenance Area drwgs	5	0	15-May-24 A	15-May-24 A	Conduct page flip meeting reviewing 60% Package 3B - Maintenance Area drwgs																	
A3140	SG compile pricing for 60% Package 3B - Maintenance Area drawings	4	4	05-Jun-24	10-Jun-24	SG compile pricing for 60% Package 3B - Maintenance Area drawings																	
A3150	SG submit budgetary pricing for 60% Package 3B - Maintenance Area drawings	1	1	11-Jun-24	11-Jun-24	SG submit budgetary pricing for 60% Package 3B - Maintenance Area drawings																	
A3160	Owner provide comments on 60% Package 3B - Maintenance Area drwg budgetary numbers	5	5	12-Jun-24	18-Jun-24	Owner provide comments on 60% Package 3B - Maintenance Area drwg budgetary numbers																	
A3170	SG revise 60% Package 3B - Maintenance Area pricing according to owner comments	5	5	19-Jun-24	25-Jun-24	SG revise 60% Package 3B - Maintenance Area pricing according to owner comments																	
<b>GMP</b>		<b>71</b>	<b>71</b>	<b>12-Aug-24</b>	<b>19-Nov-24</b>	<b>GMP</b>																	
A3180	SG provide constructability review comments on 90% Package 3B - Maintenance Area drwgs	5	5	12-Aug-24	16-Aug-24	SG provide constructability review comments on 90% Package 3B - Maintenance Area drwgs																	
A3190	Conduct page flip meeting reviewing 90% Package 3B - Maintenance Area drwgs	1	1	19-Aug-24	19-Aug-24	Conduct page flip meeting reviewing 90% Package 3B - Maintenance Area drwgs																	
A3200	SG solicit 90% Package 3B - Maintenance Area for GMP	15	15	20-Aug-24	10-Sep-24	SG solicit 90% Package 3B - Maintenance Area for GMP																	
A3210	SG compile GMP for Package 3B - Maintenance Area from 90% drawings	4	4	11-Sep-24	16-Sep-24	SG compile GMP for Package 3B - Maintenance Area from 90% drawings																	
A3220	SG submit GMP for Package 3B - Maintenance Area	1	1	17-Sep-24	17-Sep-24	SG submit GMP for Package 3B - Maintenance Area																	
A3230	Owner / Design Team review GMP for Package 3B - Maintenance Area and provide comments	5	5	18-Sep-24	24-Sep-24	Owner / Design Team review GMP for Package 3B - Maintenance Area and provide comments																	
A3240	SG review comments for Package 3B - Maintenance Area GMP and revise accordingly	4	4	25-Sep-24	30-Sep-24	SG review comments for Package 3B - Maintenance Area GMP and revise accordingly																	
A3250	SG resubmit Package 3B - Maintenance Area GMP	1	1	01-Oct-24	01-Oct-24	SG resubmit Package 3B - Maintenance Area GMP																	
A3260	Owner forward Package 3B - Maintenance Area GMP to CoRR City Council	5	5	02-Oct-24	08-Oct-24	Owner forward Package 3B - Maintenance Area GMP to CoRR City Council																	
A5460	CoRR City Council approval process for Package 3B - Maintenance Area	30	30	09-Oct-24	19-Nov-24	CoRR City Council approval process for Package 3B - Maintenance Area																	
A5470	SG provide CoRR list of recommended priority subcontractors for approval	1	1	06-Nov-24	06-Nov-24	SG provide CoRR list of recommended priority subcontractors for approval																	
A5720	CoRR provide approval for recommended subcontractors	5	5	07-Nov-24	13-Nov-24	CoRR provide approval for recommended subcontractors																	
<b>Pre-Construction</b>		<b>195</b>	<b>195</b>	<b>09-Oct-24</b>	<b>16-Jul-25</b>	<b>Pre-Construction</b>																	
<b>Buy-Out and Contract Administration</b>		<b>55</b>	<b>55</b>	<b>09-Oct-24</b>	<b>27-Dec-24</b>	<b>Buy-Out and Contract Administration</b>																	
A3270	SG conduct buy-out meetings for preliminary scopes of work for Package 3B - Maintenance Area	20	20	09-Oct-24	05-Nov-24	SG conduct buy-out meetings for preliminary scopes of work for Package 3B - Maintenance Area																	
A3280	SG administer contracts to subcontractors for Package 3B - Maintenance Area	10	10	20-Nov-24	05-Dec-24	SG administer contracts to subcontractors for Package 3B - Maintenance Area																	
A3290	Subcontractors review SG subcontract for Package 3B - Maintenance Area	5	5	06-Dec-24	12-Dec-24	Subcontractors review SG subcontract for Package 3B - Maintenance Area																	
A3300	SG finalize and execute subcontracts for Package 3B - Maintenance Area	5	5	13-Dec-24	19-Dec-24	SG finalize and execute subcontracts for Package 3B - Maintenance Area																	
A3310	Mobilization of preliminary subcontractors for Package 3B - Maintenance Area	5	5	20-Dec-24	27-Dec-24	Mobilization of preliminary subcontractors for Package 3B - Maintenance Area																	
<b>Submittals</b>		<b>40</b>	<b>40</b>	<b>30-Dec-24</b>	<b>24-Feb-25</b>	<b>Submittals</b>																	
A3320	**Submittals - Long lead materials for Package 3B - Maintenance Area (Elec, Canopies, etc)	40	40	30-Dec-24	24-Feb-25	**Submittals - Long lead materials for Package 3B - Maintenance Area (Elec, Canopies, etc)																	
<b>Procurement</b>		<b>100</b>	<b>100</b>	<b>25-Feb-25</b>	<b>16-Jul-25</b>	<b>Procurement</b>																	
A3330	**Procurement - Long lead materials for Package 3B - Maintenance Area (Elec, Canopies, etc)	100	100	25-Feb-25	16-Jul-25	**Procurement - Long lead materials for Package 3B - Maintenance Area (Elec, Canopies, etc)																	
<b>Construction</b>		<b>270</b>	<b>270</b>	<b>30-Dec-24</b>	<b>22-Jan-26</b>	<b>Construction</b>																	
A5830	Earthwork / Building Pads	70	70	30-Dec-24	07-Apr-25	Earthwork / Building Pads																	
A5840	Underground Utilities / MEP Rough-In	100	100	28-Jan-25	17-Jun-25	Underground Utilities / MEP Rough-In																	
A5860	Concrete Foundations	60	60	25-Mar-25	17-Jun-25	Concrete Foundations																	
A5870	Structural Steel	50	50	20-May-25	30-Jul-25	Structural Steel																	
A5850	Concrete Paving	80	80	18-Jun-25	09-Oct-25	Concrete Paving																	
A5890	Masonry	70	70	17-Jul-25	23-Oct-25	Masonry																	
A5880	MEP Buildout	80	80	17-Jul-25	06-Nov-25	MEP Buildout																	
A5920	Finishes	80	80	28-Aug-25	22-Dec-25	Finishes																	
A5900	Irrigation	20	20	10-Oct-25	06-Nov-25	Irrigation																	

Start Date: 15-Jan-24  
 Finish Date: 15-Mar-27  
 Data Date: 03-Jun-24  
 Run Date: 03-Jun-24






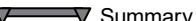


Actual Work: Blue bar with black outline
   
 Remaining Work: Yellow bar with black outline
   
 Critical Remaining Work: Red bar with black outline
   
 Milestone: Black diamond
   
 Summary: Grey bar with black outline
   
 Level of Effort: Green bar with black outline
   
 Actual Level of Effort: Blue bar with black outline

**CoRR OSP - Preconstruction Schedule**  
 .WBS Layout - All Activities  
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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Q	Qtr 3, 2024	Qtr 4, 2024	Q	Qtr 2, 2025	Qtr 3, 2025	Qtr 4, 2025	Q	Q	Qtr 3, 2026	Qtr 4, 2026	Q	027					
						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O
A5750	CoRR provide approval for recommended subcontractors	5	5	16-Dec-24	20-Dec-24																		
<b>Pre-Construction</b>		195	195	13-Nov-24	20-Aug-25																		
<b>Buy-Out and Contract Administration</b>		55	55	13-Nov-24	03-Feb-25																		
A3700	SG conduct buy-out meetings for preliminary scopes of work for Package 3C - Rock'N River	20	20	13-Nov-24	12-Dec-24																		
A3710	SG administer contracts to subcontractors for Package 3C - Rock'N River	10	10	30-Dec-24	13-Jan-25																		
A3720	Subcontractors review SG subcontract for Package 3C - Rock'N River	5	5	14-Jan-25	20-Jan-25																		
A3730	SG finalize and execute subcontracts for Package 3C - Rock'N River	5	5	21-Jan-25	27-Jan-25																		
A3740	Mobilization of preliminary subcontractors for Package 3C - Rock'N River	5	5	28-Jan-25	03-Feb-25																		
<b>Submittals</b>		40	40	04-Feb-25	31-Mar-25																		
A3750	**Submittals - Long lead materials for Package 3C - Rock'N River (Elec, Canopies, etc)	40	40	04-Feb-25	31-Mar-25																		
<b>Procurement</b>		100	100	01-Apr-25	20-Aug-25																		
A3760	**Procurement - Long lead materials for Package 3C - Rock'N River (Elec, Canopies, etc)	100	100	01-Apr-25	20-Aug-25																		
<b>Construction</b>		290	290	04-Feb-25	26-Mar-26																		
A5950	Earthwork / Building Pads	120	120	04-Feb-25	23-Jul-25																		
A5960	Underground Utilities / MEP Rough-In	120	120	29-Apr-25	16-Oct-25																		
A5970	Concrete Foundations	60	60	25-Jun-25	18-Sep-25																		
A5980	Structural Steel	80	80	21-Aug-25	15-Dec-25																		
A5990	Concrete Paving	80	80	19-Sep-25	15-Jan-26																		
A6010	MEP Buildout	80	80	17-Oct-25	12-Feb-26																		
A6000	Masonry / Stucco	90	90	17-Oct-25	26-Feb-26																		
A6030	Irrigation	20	20	02-Dec-25	31-Dec-25																		
A6020	Finishes	60	60	02-Dec-25	26-Feb-26																		
A6050	Landscaping	40	40	02-Jan-26	26-Feb-26																		
A6040	Installation of Misc. Metals and Site Furnishings	40	40	16-Jan-26	12-Mar-26																		
A6060	Punchlist and Closeout / Commissioning	40	40	30-Jan-26	26-Mar-26																		
<b>3C - Rec Center Complex</b>		686	611	25-Jan-24 A	28-Oct-26																		
<b>Issues &amp; Constraints</b>		0	0	28-Oct-26	28-Oct-26																		
A6200	REC Center to be turned over by 10.01.26 to allow for stocking for Opening 01.2027	0	0		28-Oct-26*																		
<b>Design</b>		284	172	25-Jan-24 A	31-Mar-25																		
A3780	Development of Package 3C - Rec Center Complex 30% Drawings	46	0	25-Jan-24 A	13-May-24 A																		
A3790	SG receipt of Package 3C - Rec Center Complex 30% Drawings (Target Date 04.15.24)	1	0	13-May-24 A	13-May-24 A																		
A4210	City review of Package 3C - Rec Center Complex 30% Drawings	10	0	13-May-24 A	28-May-24 A																		
A3800	Development of Package 3C - Rec Center Complex 60% Drawings	47	47	26-Jul-24	01-Oct-24																		
A3810	SG Receipt of Package 3C - Rec Center Complex 60% Drawings (Target Date 07.01.24)	1	1	02-Oct-24	02-Oct-24																		
A3820	City review of Package 3C - Rec Center Complex 60% Drawings	10	10	03-Oct-24	16-Oct-24																		
A3830	Development of Package 3C - Rec Center Complex 90% Drawings	38	38	22-Nov-24	20-Jan-25																		
A3840	SG receipt of Package 3C - Rec Center Complex 90% Drawings (Target Date 08.27.24)	1	1	21-Jan-25	21-Jan-25																		
A3850	City review of Package 3C - Rec Center Complex 90% Drawings	10	10	22-Jan-25	04-Feb-25																		
A3860	Development of Package 3C - Rec Center Complex 100% Drawings	18	18	05-Feb-25	28-Feb-25																		
A3870	SG receipt of Package 3C - Rec Center Complex 100% Drawings (Target Date 10.22.24)	1	1	03-Mar-25	03-Mar-25																		
A3880	City review of Package 3C - Rec Center Complex 100% Drawings	10	10	04-Mar-25	17-Mar-25																		
A3890	Final plan revisions for Package 3C - Rec Center Complex	10	10	18-Mar-25	31-Mar-25																		
<b>Budgeting</b>		109	121	13-May-24 A	21-Nov-24																		
<b>Package 3C - Rec Center Complex 30% Drawings</b>		46	37	13-May-24 A	25-Jul-24																		
A3900	SG provide constructability review comments on 30% Package 3C - Rec Center Complex drwgs	5	0	13-May-24 A	14-May-24 A																		
A3920	SG solicit 30% Package 3C - Rec Center Complex drawings for budgeting	15	12	14-May-24 A	18-Jun-24																		

Start Date: 15-Jan-24	 Actual Work	 Milestone	 Actual Level of Effort	<b>CoRR OSP - Preconstruction Schedule</b> .WBS Layout - All Activities Page 11 of 14	
Finish Date: 15-Mar-27	 Remaining Work	 Summary			
Data Date: 03-Jun-24	 Critical Remaining Work	 Level of Effort			
Run Date: 03-Jun-24					



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Timeline (27)																																																						
						Q					Qtr 3, 2024					Qtr 4, 2024					Q					Qtr 2, 2025					Qtr 3, 2025					Qtr 4, 2025					Q					Qtr 3, 2026					Qtr 4, 2026					Q				
						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N
A6170	Landscaping	40	40	08-Jul-26	01-Sep-26	Landscaping																																																						
A6190	Punchlist and Closeout	20	20	01-Oct-26	28-Oct-26	Punchlist and Closeout																																																						
<b>3D - Multi-Purpose Center Expansion</b>		<b>780</b>	<b>705</b>	<b>25-Jan-24 A</b>	<b>15-Mar-27</b>	3D - Multi-Purpose Center Expansion																																																						
Issues & Constraints		0	0	15-Mar-27	15-Mar-27	Issues & Constraints																																																						
A6210	RFP Schedule showed completion by 04.2027	0	0		15-Mar-27	RFP Schedule																																																						
Design		352	277	25-Jan-24 A	07-Jul-25	Design																																																						
A4250	Development of Package 3D - Multi-Purpose Center Expansion 30% Drawings	46	38	25-Jan-24 A	26-Jul-24	Development of Package 3D - Multi-Purpose Center Expansion 30% Drawings																																																						
A4260	SG receipt of Package 3D - Multi-Purpose Center Expansion 30% Drawings (Target Date 04.08.24)	1	1	29-Jul-24	29-Jul-24	SG receipt of Package 3D - Multi-Purpose Center Expansion 30% Drawings (Target Date 04.08.24)																																																						
A4270	City review of Package 3D - Multi-Purpose Center Expansion 30% Drawings	10	10	30-Jul-24	12-Aug-24	City review of Package 3D - Multi-Purpose Center Expansion 30% Drawings																																																						
A4280	Development of Package 3D - Multi-Purpose Center Expansion 60% Drawings	43	43	19-Sep-24	18-Nov-24	Development of Package 3D - Multi-Purpose Center Expansion 60% Drawings																																																						
A4290	SG Receipt of Package 3D - Multi-Purpose Center Expansion 60% Drawings (Target Date 06.24.24)	1	1	19-Nov-24	19-Nov-24	SG Receipt of Package 3D - Multi-Purpose Center Expansion 60% Drawings (Target Date 06.24.24)																																																						
A4300	City review of Package 3D - Multi-Purpose Center Expansion 60% Drawings	10	10	20-Nov-24	05-Dec-24	City review of Package 3D - Multi-Purpose Center Expansion 60% Drawings																																																						
A4310	Development of Package 3D - Multi-Purpose Center Expansion 90% Drawings	43	43	15-Jan-25	14-Mar-25	Development of Package 3D - Multi-Purpose Center Expansion 90% Drawings																																																						
A4320	SG receipt of Package 3D - Multi-Purpose Center Expansion 90% Drawings (Target Date 09.24.24)	1	1	17-Mar-25	17-Mar-25	SG receipt of Package 3D - Multi-Purpose Center Expansion 90% Drawings (Target Date 09.24.24)																																																						
A4330	City review of Package 3D - Multi-Purpose Center Expansion 90% Drawings	10	10	18-Mar-25	31-Mar-25	City review of Package 3D - Multi-Purpose Center Expansion 90% Drawings																																																						
A4340	Development of Package 3D - Multi-Purpose Center Expansion 100% Drawings	47	47	01-Apr-25	05-Jun-25	Development of Package 3D - Multi-Purpose Center Expansion 100% Drawings																																																						
A4350	SG receipt of Package 3D - Multi-Purpose Center Expansion 100% Drawings (Target Date 12.17.24)	1	1	06-Jun-25	06-Jun-25	SG receipt of Package 3D - Multi-Purpose Center Expansion 100% Drawings (Target Date 12.17.24)																																																						
A4360	City review of Package 3D - Multi-Purpose Center Expansion 100% Drawings	10	10	09-Jun-25	20-Jun-25	City review of Package 3D - Multi-Purpose Center Expansion 100% Drawings																																																						
A4370	Final plan revisions for Package 3D - Multi-Purpose Center Expansion	10	10	23-Jun-25	07-Jul-25	Final plan revisions for Package 3D - Multi-Purpose Center Expansion																																																						
Budgeting		116	116	30-Jul-24	14-Jan-25	Budgeting																																																						
Package 3D - Multi-Purpose Center Expansion 30% Drawings		36	36	30-Jul-24	18-Sep-24	Package 3D - Multi-Purpose Center Expansion 30% Drawings																																																						
A4380	SG provide constructability review comments on 30% Package 3D - Multi-Purpose Center Expansion	5	5	30-Jul-24	05-Aug-24	SG provide constructability review comments on 30% Package 3D - Multi-Purpose Center Expansion																																																						
A4390	Conduct page flip meeting reviewing 30% Package 3D - Multi-Purpose Center Expansion drwgs	1	1	06-Aug-24	06-Aug-24	Conduct page flip meeting reviewing 30% Package 3D - Multi-Purpose Center Expansion drwgs																																																						
A4400	SG solicit 30% Package 3D - Multi-Purpose Center Expansion drawings for budgeting	15	15	07-Aug-24	27-Aug-24	SG solicit 30% Package 3D - Multi-Purpose Center Expansion drawings for budgeting																																																						
A4410	SG compile pricing for 30% Package 3D - Multi-Purpose Center Expansion drawings	4	4	28-Aug-24	03-Sep-24	SG compile pricing for 30% Package 3D - Multi-Purpose Center Expansion drawings																																																						
A4420	SG submit budgetary pricing for 30% Package 3D - Multi-Purpose Center Expansion drawings	1	1	04-Sep-24	04-Sep-24	SG submit budgetary pricing for 30% Package 3D - Multi-Purpose Center Expansion drawings																																																						
A4430	Owner provide comments on 30% Package 3D - Multi-Purpose Center Expansion drwg budgetary numbers	5	5	05-Sep-24	11-Sep-24	Owner provide comments on 30% Package 3D - Multi-Purpose Center Expansion drwg budgetary numbers																																																						
A4440	SG revise 30% Package 3D - Multi-Purpose Center Expansion pricing according to owner comments	5	5	12-Sep-24	18-Sep-24	SG revise 30% Package 3D - Multi-Purpose Center Expansion pricing according to owner comments																																																						
Package 3D - Multi-Purpose Center Expansion 60% Drawings		36	36	20-Nov-24	14-Jan-25	Package 3D - Multi-Purpose Center Expansion 60% Drawings																																																						
A4450	SG provide constructability review comments on 60% Package 3D - Multi-Purpose Center Expansion	5	5	20-Nov-24	26-Nov-24	SG provide constructability review comments on 60% Package 3D - Multi-Purpose Center Expansion																																																						
A4460	Conduct page flip meeting reviewing 60% Package 3D - Multi-Purpose Center Expansion drwgs	1	1	27-Nov-24	27-Nov-24	Conduct page flip meeting reviewing 60% Package 3D - Multi-Purpose Center Expansion drwgs																																																						
A4470	SG solicit 60% Package 3D - Multi-Purpose Center Expansion drawings for budgeting	15	15	02-Dec-24	20-Dec-24	SG solicit 60% Package 3D - Multi-Purpose Center Expansion drawings for budgeting																																																						
A4480	SG compile pricing for 60% Package 3D - Multi-Purpose Center Expansion drawings	4	4	23-Dec-24	27-Dec-24	SG compile pricing for 60% Package 3D - Multi-Purpose Center Expansion drawings																																																						
A4490	SG submit budgetary pricing for 60% Package 3D - Multi-Purpose Center Expansion drawings	1	1	30-Dec-24	30-Dec-24	SG submit budgetary pricing for 60% Package 3D - Multi-Purpose Center Expansion drawings																																																						
A4500	Owner provide comments on 60% Package 3D - Multi-Purpose Center Expansion drwg budgetary numbers	5	5	31-Dec-24	07-Jan-25	Owner provide comments on 60% Package 3D - Multi-Purpose Center Expansion drwg budgetary numbers																																																						
A4510	SG revise 60% Package 3D - Multi-Purpose Center Expansion pricing according to owner comments	5	5	08-Jan-25	14-Jan-25	SG revise 60% Package 3D - Multi-Purpose Center Expansion pricing according to owner comments																																																						
GMP		71	71	18-Mar-25	25-Jun-25	GMP																																																						
A4520	SG provide constructability review comments on 90% Package 3D - Multi-Purpose Center Expansion	5	5	18-Mar-25	24-Mar-25	SG provide constructability review comments on 90% Package 3D - Multi-Purpose Center Expansion																																																						
A4530	Conduct page flip meeting reviewing 90% Package 3D - Multi-Purpose Center Expansion drwgs	1	1	25-Mar-25	25-Mar-25	Conduct page flip meeting reviewing 90% Package 3D - Multi-Purpose Center Expansion drwgs																																																						
A4540	SG solicit 90% Package 3D - Multi-Purpose Center Expansion for GMP	15	15	26-Mar-25	15-Apr-25	SG solicit 90% Package 3D - Multi-Purpose Center Expansion for GMP																																																						
A4550	SG compile GMP for Package 3D - Multi-Purpose Center Expansion from 90% drawings	4	4	16-Apr-25	21-Apr-25	SG compile GMP for Package 3D - Multi-Purpose Center Expansion from 90% drawings																																																						
A4560	SG submit GMP for Package 3D - Multi-Purpose Center Expansion	1	1	22-Apr-25	22-Apr-25	SG submit GMP for Package 3D - Multi-Purpose Center Expansion																																																						
A4570	Owner / Design Team review GMP for Package 3D - Multi-Purpose Center Expansion and provide comments	5	5	23-Apr-25	29-Apr-25	Owner / Design Team review GMP for Package 3D - Multi-Purpose Center Expansion and provide comments																																																						
A4580	SG review comments for Package 3D - Multi-Purpose Center Expansion GMP and revise accordingly	4	4	30-Apr-25	05-May-25	SG review comments for Package 3D - Multi-Purpose Center Expansion GMP and revise accordingly																																																						
A4590	SG resubmit Package 3D - Multi-Purpose Center Expansion GMP	1	1	06-May-25	06-May-25	SG resubmit Package 3D - Multi-Purpose Center Expansion GMP																																																						
A4600	Owner forward Package 3D - Multi-Purpose Center Expansion GMP to CoRR City Council	5	5	07-May-25	13-May-25	Owner forward Package 3D - Multi-Purpose Center Expansion GMP to CoRR City Council																																																						
A5790	CoRR City Council approval process for Package 3D - Multi-Purpose Center Expansion	30	30	14-May-25	25-Jun-25	CoRR City Council approval process for Package 3D - Multi-Purpose Center Expansion																																																						

Start Date: 15-Jan-24  
 Finish Date: 15-Mar-27  
 Data Date: 03-Jun-24  
 Run Date: 03-Jun-24

Actual Work      Milestone      Actual Level of Effort  
 Remaining Work      Summary  
 Critical Remaining Work      Level of Effort

### CoRR OSP - Preconstruction Schedule

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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Q												J27																							
						Qtr 3, 2024			Qtr 4, 2024			Q			Qtr 2, 2025				Qtr 3, 2025			Qtr 4, 2025			Q			Qtr 3, 2026			Qtr 4, 2026			Q							
						M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A
A5800	SG provide CoRR list of recommended priority subcontractors for approval	1	1	12-Jun-25	12-Jun-25	█ SG provide CoRR list of recommended priority subcontractors for approval																																			
A5810	CoRR provide approval for recommended subcontractors	5	5	13-Jun-25	19-Jun-25	█ CoRR provide approval for recommended subcontractors																																			
<b>Pre-Construction</b>		<b>280</b>	<b>280</b>	<b>14-May-25</b>	<b>22-Jun-26</b>	▾ Pre-Construction																																			
<b>Buy-Out and Contract Administration</b>		<b>55</b>	<b>55</b>	<b>14-May-25</b>	<b>31-Jul-25</b>	▾ Buy-Out and Contract Administration																																			
A4610	SG conduct buy-out meetings for preliminary scopes of work for Package 3D - Multi-Purpose Cente	20	20	14-May-25	11-Jun-25	█ SG conduct buy-out meetings for preliminary scopes of work for Package 3D - Multi-Purp																																			
A4620	SG administer contracts to subcontractors for Package 3D - Multi-Purpose Center Expansion	10	10	26-Jun-25	10-Jul-25	█ SG administer contracts to subcontractors for Package 3D - Multi-Purpose Center Ex																																			
A4630	Subcontractors review SG subcontract for Package 3D - Multi-Purpose Center Expansion	5	5	11-Jul-25	17-Jul-25	█ Subcontractors review SG subcontract for Package 3D - Multi-Purpose Center Exp																																			
A4640	SG finalize and execute subcontracts for Package 3D - Multi-Purpose Center Expansion	5	5	18-Jul-25	24-Jul-25	█ SG finalize and execute subcontracts for Package 3D - Multi-Purpose Center Exp																																			
A4650	Mobilization of preliminary subcontractors for Package 3D - Multi-Purpose Center Expansion	5	5	25-Jul-25	31-Jul-25	█ Mobilization of preliminary subcontractors for Package 3D - Multi-Purpose Center E																																			
<b>Submittals</b>		<b>75</b>	<b>75</b>	<b>01-Aug-25</b>	<b>14-Nov-25</b>	▾ Submittals																																			
A4660	**Submittals - Long lead materials for Package 3D - Multi-Purpose Center Expansion (Elec, Elevator)	75	75	01-Aug-25	14-Nov-25	█ **Submittals - Long lead materials for Package 3D - Multi-Purpose C																																			
<b>Procurement</b>		<b>150</b>	<b>150</b>	<b>17-Nov-25</b>	<b>22-Jun-26</b>	▾ Procurement																																			
A4670	**Procurement - Long lead materials for Package 3D - Multi-Purpose Center Expansion (Elec, Elevator)	150	150	17-Nov-25	22-Jun-26	█ **Procurement - Long lead materials for																																			
<b>Construction</b>		<b>370</b>	<b>370</b>	<b>29-Sep-25</b>	<b>15-Mar-27</b>	▾ Construction																																			
<b>3D.1 - Far Eastern Fields</b>		<b>110</b>	<b>110</b>	<b>29-Sep-25</b>	<b>06-Mar-26</b>	▾ 3D.1 - Far Eastern Fields																																			
3A.1-162	Demolition of existing site elements	10	10	29-Sep-25	10-Oct-25	█ Demolition of existing site elements																																			
3A.1-172	Underground utilities	20	20	29-Sep-25	24-Oct-25	█ Underground utilities																																			
3A.1-182	Construct fields	80	80	27-Oct-25	20-Feb-26	█ Construct fields																																			
3A.1-212	Field Irrigation	40	40	12-Jan-26	06-Mar-26	█ Field Irrigation																																			
<b>3D.2 - Middle Fields / Aux Building</b>		<b>240</b>	<b>240</b>	<b>27-Oct-25</b>	<b>06-Oct-26</b>	▾ 3D.2 - Middle Fields / Aux																																			
3A.1-222	Demolition of existing site elements	10	10	27-Oct-25	07-Nov-25	█ Demolition of existing site elements																																			
3A.1-232	Underground utilities	20	20	27-Oct-25	21-Nov-25	█ Underground utilities																																			
3A.1-242	Construct fields	80	80	23-Feb-26	15-Jun-26	█ Construct fields																																			
3A.1-262	Construct Auxillary Building	120	120	20-Apr-26	06-Oct-26	█ Construct Auxillary Building																																			
3A.1-252	Field Irrigation	40	40	04-May-26	29-Jun-26	█ Field Irrigation																																			
<b>3D.3 - Far Western Fields / Club House</b>		<b>260</b>	<b>260</b>	<b>23-Jan-26</b>	<b>29-Jan-27</b>	▾ 3D.3 - Far																																			
3A.1-272	Demolition of existing site elements	10	10	23-Jan-26	05-Feb-26	█ Demolition of existing site elements																																			
3A.1-282	Underground utilities	40	40	23-Jan-26	19-Mar-26	█ Underground utilities																																			
3A.1-322	Clubhouse Building Pad and Foundation	50	50	20-Feb-26	30-Apr-26	█ Clubhouse Building Pad and Foundation																																			
3A.1-332	Clubhouse Structure	50	50	01-May-26	10-Jul-26	█ Clubhouse Structure																																			
3A.1-292	Construct fields	80	80	18-May-26	08-Sep-26	█ Construct fields																																			
3A.1-362	Clubhouse MEP's	100	100	29-Jun-26	16-Nov-26	█ Clubhouse MEP's																																			
3A.1-342	Clubhouse Skin and Roof	80	80	13-Jul-26	02-Nov-26	█ Clubhouse Skin and F																																			
3A.1-302	Field Irrigation and sod grass field	60	60	28-Jul-26	20-Oct-26	█ Field Irrigation and sod																																			
3A.1-372	Clubhouse Finishes	100	100	08-Sep-26	29-Jan-27	█ Clubhouse																																			
3A.1-352	Clubhouse Exterior Facade	80	80	22-Sep-26	15-Jan-27	█ Clubhouse																																			
<b>Overall 3D</b>		<b>170</b>	<b>170</b>	<b>14-Jul-26</b>	<b>15-Mar-27</b>	▾ Ove																																			
A4690	Construct parking lots and sidewalks	100	100	14-Jul-26	03-Dec-26	█ Construct parking																																			
A4940	Install light poles	40	40	04-Nov-26	04-Jan-27	█ Install light po																																			
A4950	Install overall landscaping and irrigation (not fields)	40	40	04-Dec-26	01-Feb-27	█ Install ove																																			
A4960	Install site furnishings / site signage	20	20	19-Jan-27	15-Feb-27	█ Install s																																			
A4970	Punchlist and Closeout	20	20	16-Feb-27	15-Mar-27	█ Pun																																			

Start Date: 15-Jan-24  
 Finish Date: 15-Mar-27  
 Data Date: 03-Jun-24  
 Run Date: 03-Jun-24

Actual Work      Milestone      Actual Level of Effort  
 Remaining Work      Summary  
 Critical Remaining Work      Level of Effort

### CoRR OSP - Preconstruction Schedule

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# TAB 8



**SpawGlass**

*Providing the Absolute Best  
Construction Experience*





## Bid Proposal Package Strategy



**City of Round Rock – Old Settler’s Park Build Out  
Package 2 - Lakeview 90% CD Drawings  
3300 E Palm Valley Blvd Round Rock, TX 78665**

### **Long Lead Time Equipment and Material**

Currently we believe that the electrical gear is the only long lead time.

### **Construction Document Packages**

It is tentatively anticipated that multiple packages will not be required to satisfy material procurement and drawing development.

### **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.



# Bid Proposal Package Strategy



## **Self-Perform Work**

Below is a list of potential self-perform work items that SpawGlass may elect to submit for consideration of award. Each item will be included as a separate line item in a proposal that will include descriptions of the work to be performed. It is important to note that several of the self-perform items listed below are items that are generally excluded from the subcontractor proposals but are necessary to complete the entire scope of work required by the Contract Documents.

Potential self-perform items:

- Dimension Control
- Material Handling
- Daily Housekeeping
- Dust Control
- Dewatering
- Erosion Control Maintenance

**SpawGlass**

*Providing the Absolute Best  
Construction Experience*



*Connect with us today!*

