



AIA Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

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

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

for the following **PROJECT:**
(Name and address or location)

Old Settlers Park Buildout – Package 3D – Multipurpose Complex Expansion & Improvement

2001 North Kenney Fort Blvd, Round Rock, Texas. 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**
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- 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 Forty-Nine Million Seven Hundred and Twenty-Eight Thousand One Hundred Sixty-One Dollars and Zero Cents (\$ 49,728,161.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

ADDITIONS AND DELETIONS:

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

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

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

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

(Provide itemized statement below or reference an attachment.)

Reference attached GMP Package – TAB 06

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

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

§ A.1.1.5 Alternates

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

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

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

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

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

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

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

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

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

November 24th, 2025

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

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

§ A.2.3 Substantial Completion

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

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

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

[X] By the following date: April 01, 2027

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

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

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

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

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

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

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

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

MPC Expansion & Improvements - 95% Specifications as issued by Kimley Horn in June 2025

MPC Expansion & Improvements – 95% Specifications as issued by PBK on June 27, 2025

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

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

MPC Expansion & Improvements – 95% Construction Documents as issued by Kimley Horn in June 2025

MPC Expansion & Improvements – 95% Construction Documents as issued by PBK on June 27, 2025

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

§ A.3.1.4 The Sustainability Plan, if any:

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

Title	Date	Pages
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Other identifying information:

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

(Identify each allowance.)

Item

Price

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

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

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

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

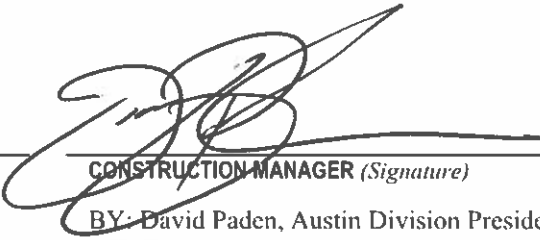
(List name, discipline, address, and other information.)

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

OWNER (Signature)

BY: Craig Morgan, Mayor

(Printed name and title)



CONSTRUCTION MANAGER (Signature)

BY: David Paden, Austin Division President

(Printed name and title)

Additions and Deletions Report for

AIA® Document A133® – 2019 Exhibit A

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

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 09:26:57 CDT on 09/03/2025.

Changes to original AIA text

PAGE 3

MPC Expansion & Improvements - 95% Specifications as issued by Kimley Horn in June 2025
MPC Expansion & Improvements – 95% Specifications as issued by PBK on June 27, 2025

MPC Expansion & Improvements – 95% Construction Documents as issued by Kimley Horn in June 2025

MPC Expansion & Improvements – 95% Construction Documents as issued by PBK on June 27, 2025

Variable Information

PAGE 1

Old Settlers Park Buildout – Package 3D – Multipurpose Complex Expansion & Improvement

2001 North Kenney Fort Blvd, Round Rock, Texas. 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 Forty-Nine Million Seven Hundred and Twenty-Eight Thousand One Hundred Sixty-One Dollars and Zero Cents (\$ 49,728,161.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Reference attached GMP Package – TAB 06

[] The date of execution of this Amendment.

[X] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

November 24th, 2025

PAGE 3

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

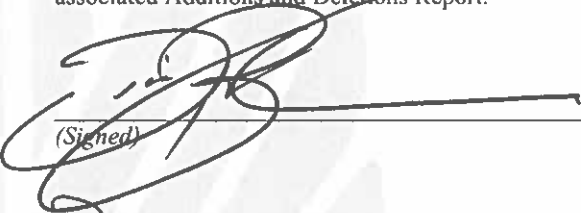
☒ By the following date: April 01, 2027

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Ashley Magallanez, 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 09:26:57 CDT on 09/03/2025 under Order No. 20250142682 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)

PRESIDENT
(Title)

9/3/2025
(Dated)

CHUBB

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

O + 908.903.3485
F + 908.903.3656

Federal Insurance Company
Liberty Mutual Insurance Company

AIA Document A312 Performance Bond

K42117912(Federal) 022244307(Liberty Mutual)

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

CONTRACTOR *(Name and Address):*

SpawGlass Contractors, Inc.
1111 Smith Road
Austin, Texas 78721

SURETY *(Name and Principal Place of Business):*

Federal Insurance Company (IN)
Liberty Mutual Insurance Company (MA)

OWNER *(Name and Address):*

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

CONSTRUCTION CONTRACT Date: July 21, 2025

Amount: \$7,072,999.00 Seven Million Seventy Two Thousand Nine Hundred Ninety Nine and 00/100 Dollars

Description *(Name and Location):*

Old Settler's Park Buildout – Package 3A.3 Harrell Parkway Realignment

BOND

Date *(Not earlier than Construction Contract Date):* August 27, 2025

AMOUNT: \$7,072,999.00 Seven Million Seventy Two Thousand Nine Hundred Ninety Nine and 00/100 Dollars

Modifications to this Bond:

☒ None

☐ See Page 3

CONTRACTORS AS

Principal Company:

(Corporate Seal)

SpawGlass Contractors, Inc..

Signature:

Name and Title: David Paden

Resident - Austin Region

(Any additional signatures appear on page 3)

SURETY

Company:

(Corporate Seal)

Federal Insurance Company

Liberty Mutual Insurance Company

Signature:

Name and Title: John A. Prince

Attorney-in-Fact

(FOR INFORMATION ONLY — Name, Address and Telephone)

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

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

1 The Contractor and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except to participate in conferences as provided in Sub-paragraph 3.1.

3 If there is no Owner Default, the Surety's obligation under this Bond shall arise after:

3.1 The Owner has notified the Contractor and the Surety at its address described in Paragraph 10 below that the Owner is considering declaring a Contractor Default and has requested and attempted to arrange a conference with the Contractor and the Surety to be held not later than fifteen days after receipt of such notice to discuss methods of performing the Construction Contract. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default; and

3.2 The Owner has declared a Contractor Default and formally terminated the Contractor's right to complete the contract. Such Contractor Default shall not be declared earlier than twenty days after the Contractor and the Surety have received notice as provided in Subparagraph 3.1; and

3.3 The Owner has agreed to pay the Balance of the Contract Price to the Surety in accordance with the terms of the Construction Contract or to a contractor selected to perform the Construction Contract in accordance with the terms of the contract with the Owner.

4 When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

4.1 Arrange for the Contractor, with consent of the Owner, to perform and complete the Construction Contract; or

4.2 Undertake to perform and complete the Construction Contract itself, through its agents or through independent contractors; or

4.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and the contractor selected with the Owner's concurrence, to be secured with

performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 6 in excess of the Balance of the Contract Price incurred by the Owner resulting from the Contractor's default; or

4.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, tender payment therefor to the Owner; or

.2 Deny liability in whole or in part and notify the Owner citing reasons therefor.

5 If the Surety does not proceed as provided in Paragraph 4 with reasonable promptness, the Surety shall be deemed to be in default on this Bond fifteen days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Subparagraph 4.4, and the Owner refuses the payment tendered or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

6 After the Owner has terminated the Contractor's right to complete the Construction Contract, and if the Surety elects to act under Subparagraph 4.1, 4.2, or 4.3 above, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. To the limit of the amount of this Bond, but subject to commitment by the Owner of the Balance of the Contract Price to mitigation of costs and damages on the Construction Contract, the Surety is obligated without duplication for:

6.1 The responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

6.2 Additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 4; and

6.3 Liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

7 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators or successors.

8 The surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontractors, purchase orders and other obligations.

9 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law,

the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

10 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the signature page.

11 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall

be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

12 DEFINITIONS

12.1 Balance of the Contract Price: The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

12.2 Construction Contract: The agreement between the Owner and the Contractor identified on the signature page, including all Contract Documents and changes thereto.

12.3 Contractor Default: Failure of the Contractor, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Construction Contract.

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

MODIFICATIONS TO THIS BOND ARE AS FOLLOWS:

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

CONTRACTOR AS PRINCIPAL

Company: _____ (Corporate Seal)

Signature: _____

Name and Title:

Address:

SURETY

Company: _____ (Corporate Seal)

Federal Insurance Company

Signature: _____

Name and Title:

Address:

CHUBB

Power of Attorney

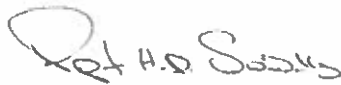
Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company

Westchester Fire Insurance Company | ACE American Insurance Company

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

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

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



Rupert HD Swindells, Assistant Secretary



Warren Eichhorn, Vice President



STATE OF NEW JERSEY

County of Hunterdon

SS.

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

Notarial Seal



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


Notary Public

CERTIFICATION

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

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

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

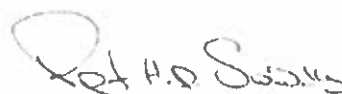
FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority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

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

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

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this 27th day of August, 2025




Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:

Telephone (908) 903-3493

Fax (908) 903-3656

e-mail: surety@chubb.com



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

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

Certificate No: **8205857- 974105**

POWER OF ATTORNEY

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

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

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



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

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

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

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



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

By:

Teresa Pastella
Teresa Pastella, Notary Public

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

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

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

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

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

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

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

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

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 27th day of August, 2025.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

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

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

CHUBB

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

O + 908.903.3485
F + 908.903.3656

Federal Insurance Company
Liberty Mutual Insurance Company

AIA Document A312™ - 2010 Payment Bond

K42117912(Federal) 022244307(Liberty Mutual)

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

CONTRACTOR

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

SURETY

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

OWNER

(Name, legal status and address):
City of Round Rock
221 East Main Street
Round Rock, TX 78644

CONSTRUCTION CONTRACT

Date: July 21, 2025

Amount: \$7,072,999.00 Seven Million Seventy Two Thousand Nine Hundred Ninety Nine and 00/100 Dollars

Description (Name and Location):

Old Settler's Park Buildout – Package 3A.3 Harrell Parkway Realignment

BOND

Date (Not earlier than Construction Contract

Date): August 27, 2025

Amount: \$7,072,999.00 Seven Million Seventy Two Thousand Nine Hundred Ninety Nine and 00/100 Dollars

Modifications to this Bond:

☒ None

☐ See Page 4

CONTRACTORS AS PRINCIPAL

Company: SpawGlass Contractors, Inc. (Corporate Seal)

Signature: _____

Name: David Paden
President - Austin Region

Signed and Sealed this 27th

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

SURETY

Company: Federal Insurance Company Liberty Mutual Insurance Company (Corporate Seal)

Signature: _____

Attorney-in-Fact Name: John A. Prince

day of August, 2025

FOR INFORMATION ONLY — Name, Address and Telephone)

AGENT or BROKER:

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

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

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

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

16. DEFINITIONS

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

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

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

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

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

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

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

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

18. MODIFICATIONS TO THIS BOND ARE AS FOLLOWS:

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

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

CONTRACTOR AS PRINCIPAL

Company: _____ (Corporate Seal)

SURETY

Company: _____ (Corporate Seal)

Federal Insurance Company

Signature: _____

Name and Title:

Address:

Signature: _____

Name and Title:

Address:

CHUBB

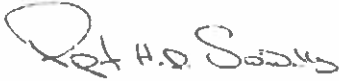
Power of Attorney

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

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

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

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


Rupert HD Swindells, Assistant Secretary


Warren Eichhorn, Vice President



STATE OF NEW JERSEY
County of Hunterdon

SS.

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

Notarial Seal



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


Notary Public

CERTIFICATION

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

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

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

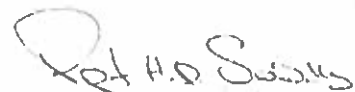
FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority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

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

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

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this 27th day of August, 2025




Rupert HD Swindells Assistant Secretary

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



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

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

Certificate No: **8205857- 974105**

POWER OF ATTORNEY

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

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

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



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

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

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

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



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

By:

Teresa Pastella
Teresa Pastella, Notary Public

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

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

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

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

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

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

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

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

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 27th day of August, 2025.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

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

IMPORTANT NOTICE

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

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

To get information or file a complaint with CHUBB:

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

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

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

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

AVISO IMPORTANTE

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

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

Para obtener informacion o registro de una queja con CHUBB:

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

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

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

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



TEXAS IMPORTANT NOTICE

To obtain information or make a complaint:

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

You may also write to:

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

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

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

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR POLICY:

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

TEXAS AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

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

Usted tambien puede escribir a:

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

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

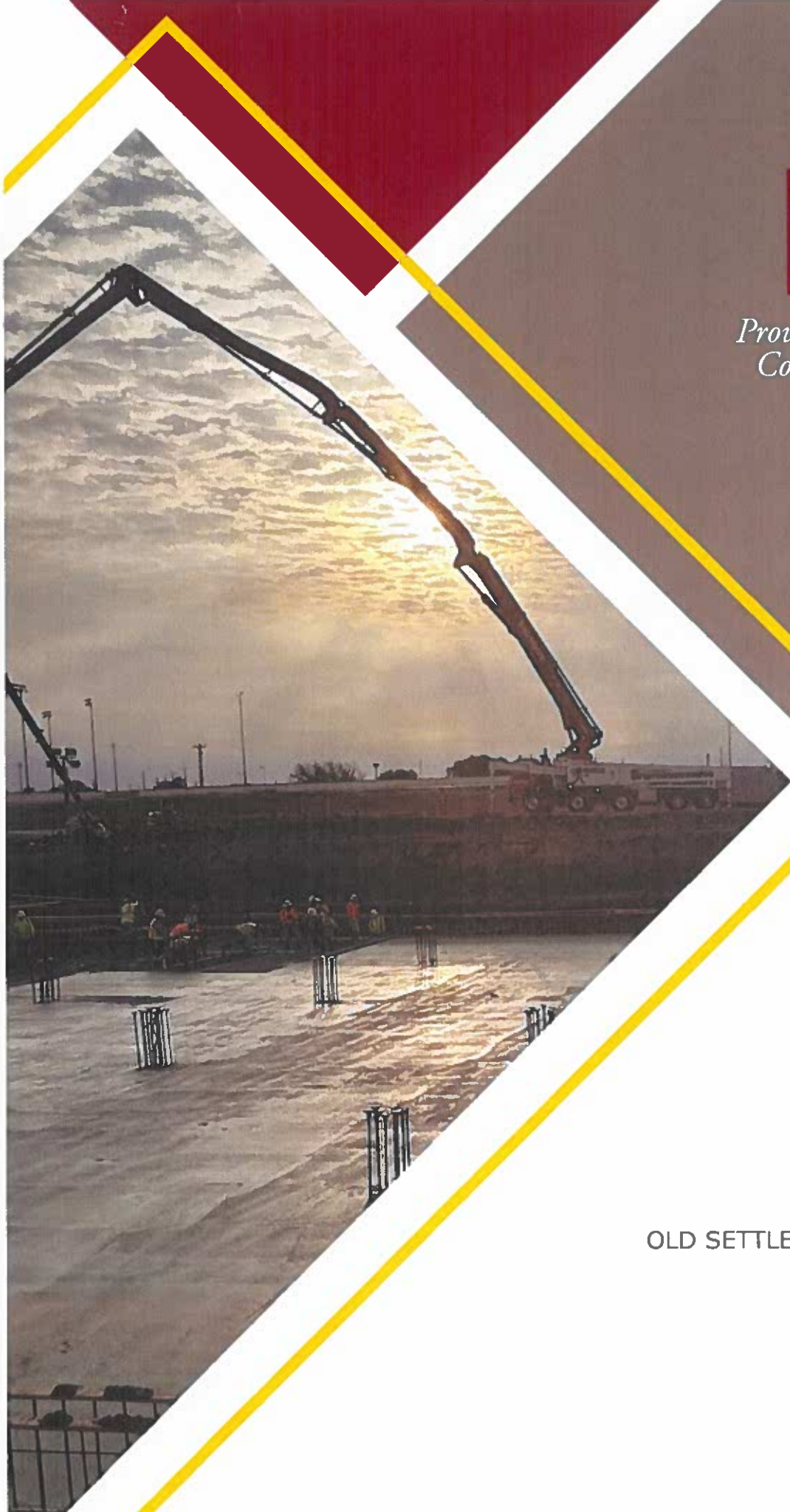
Puede escribir al Departamento de Seguros de Texas Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX # (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

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

UNA ESTE AVISO A SU POLIZA:

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



SpawGlass

*Providing the Absolute Best
Construction Experience*

95% CD GMP

CITY OF ROUND ROCK
OLD SETTLER'S PARK BUILDOUT PROJECT

MPC Package 3D

August 20th, 2025



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GUARANTEED MAXIMUM
PRICE PROPOSAL FORM



SpawGlass

*Providing the Absolute Best
Construction Experience*



Project Cost Summary

SpawGlass

95% 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 3D Multipurpose Complex Expansion, a CMAR price based on the 90% CD Drawings, as follows:

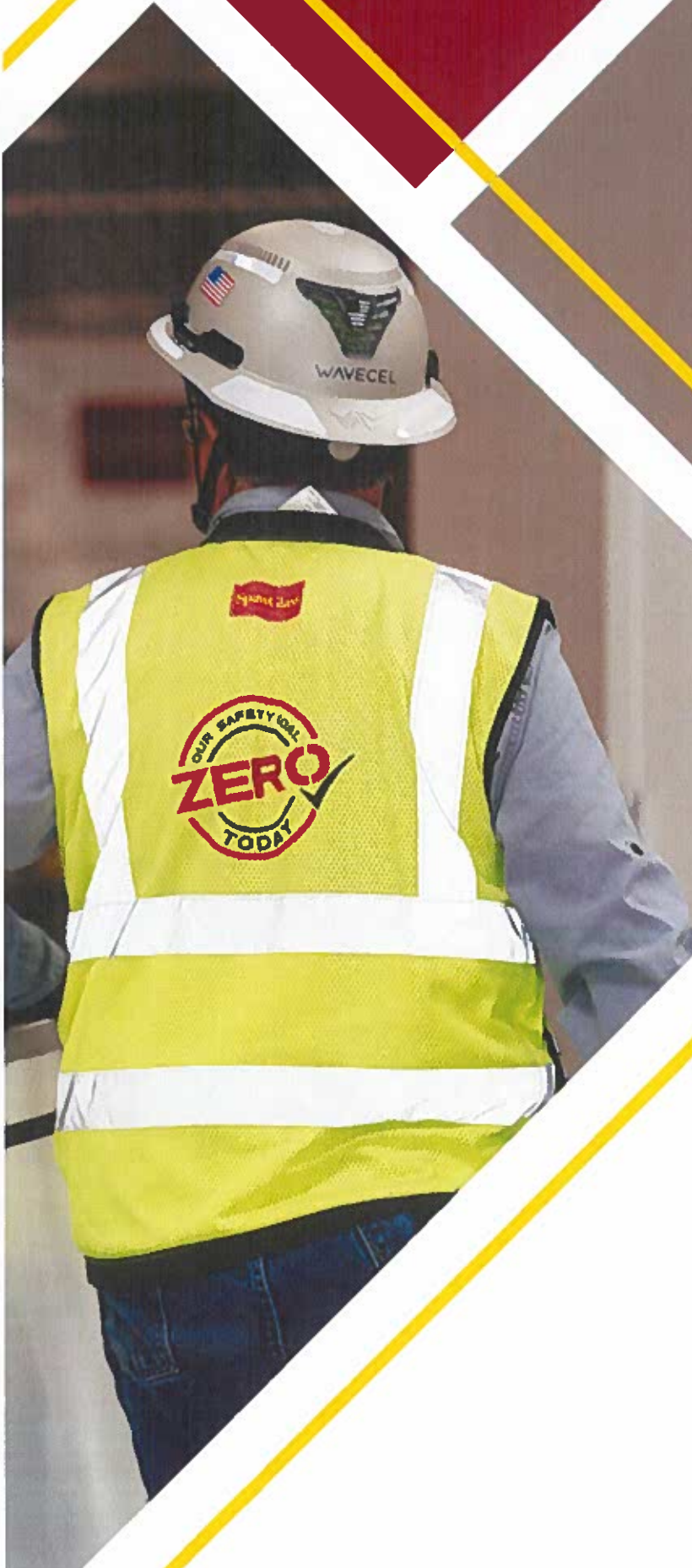
1. The proposed amount for the Direct Cost of the Work:	\$ <u>42,633,389</u>
2. General Conditions	\$ <u>1,010,864</u>
3. Builder's Risk Insurance	\$ <u>59,259</u>
4. General Liability Insurance (.78%)	\$ <u>374,950</u>
5. Payment & Performance Bonds	\$ <u>339,233</u>
6. Subcontractor Default Insurance (1.25% of C.o.W.)	\$ <u>532,917</u>
7. Warranty (.25%)	\$ <u>124,320</u>
8. Escalation / Tariffs (1.0%)	\$ <u>426,334</u>
9. Contractors Contingency (3.0%)	\$ <u>1,491,845</u>
10. Construction Phase Fee (3.50%)	\$ <u>1,740,487</u>
11. Owner/Design Progression Contingency (2.00%)	\$ <u>994,563</u>
12. TOTAL: LINE ITEMS 1 THROUGH 11:	\$ <u>49,728,161</u>

Tyler Wenzel

Tyler Wenzel, Project Executive

TAB 2

EXECUTIVE PROJECT
SUMMARY



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Executive Summary



City of Round Rock – Old Settler’s Park Build Out
Package 3D – Multipurpose Complex Expansion 95% CD Drawings
3300 E Palm Valley Blvd Round Rock, TX 78665

Scope of Work

Package 3D – MPC Expansion includes three buildings (MPC and two restroom buildings) with synthetic (5) and grass (1) fields. Included are the utilities for this work, landscaping, bleachers, parking lot expansion, earthwork, fencing, and scoreboard. Also included are three concession stands.

Overview

The new MPC Expansion cannot begin until the following scopes are completed:

1. Apex Fields
2. Tennis and Pickle Ball Courts
3. Maintenance Yard

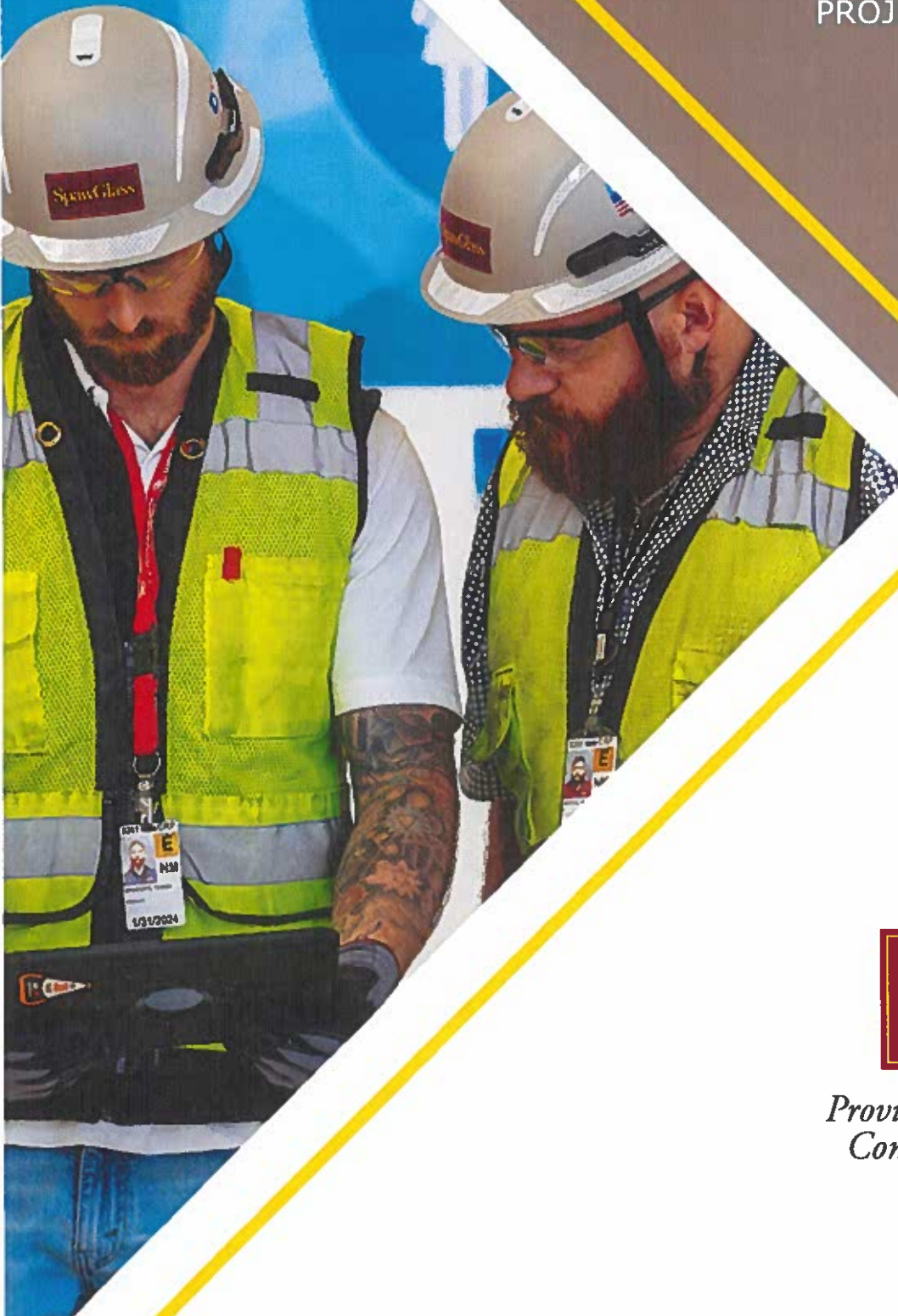
Once these new phases are completed, work can begin on the MPC.

A few other notes:

1. Relocation of the Maintenance Yard is included in the Maintenance Yard budget.
2. Paver system included at roof of MPC building.
3. Relocation of existing transformer the feeds existing Maintenance Yard is also required prior MPC work starting.
4. The alternate for Field 2 is included in the base scope.
5. The alternate for concrete deck sealer at Building A is included in this base scope.

TAB 3

PROJECT TEAM



SpawGlass

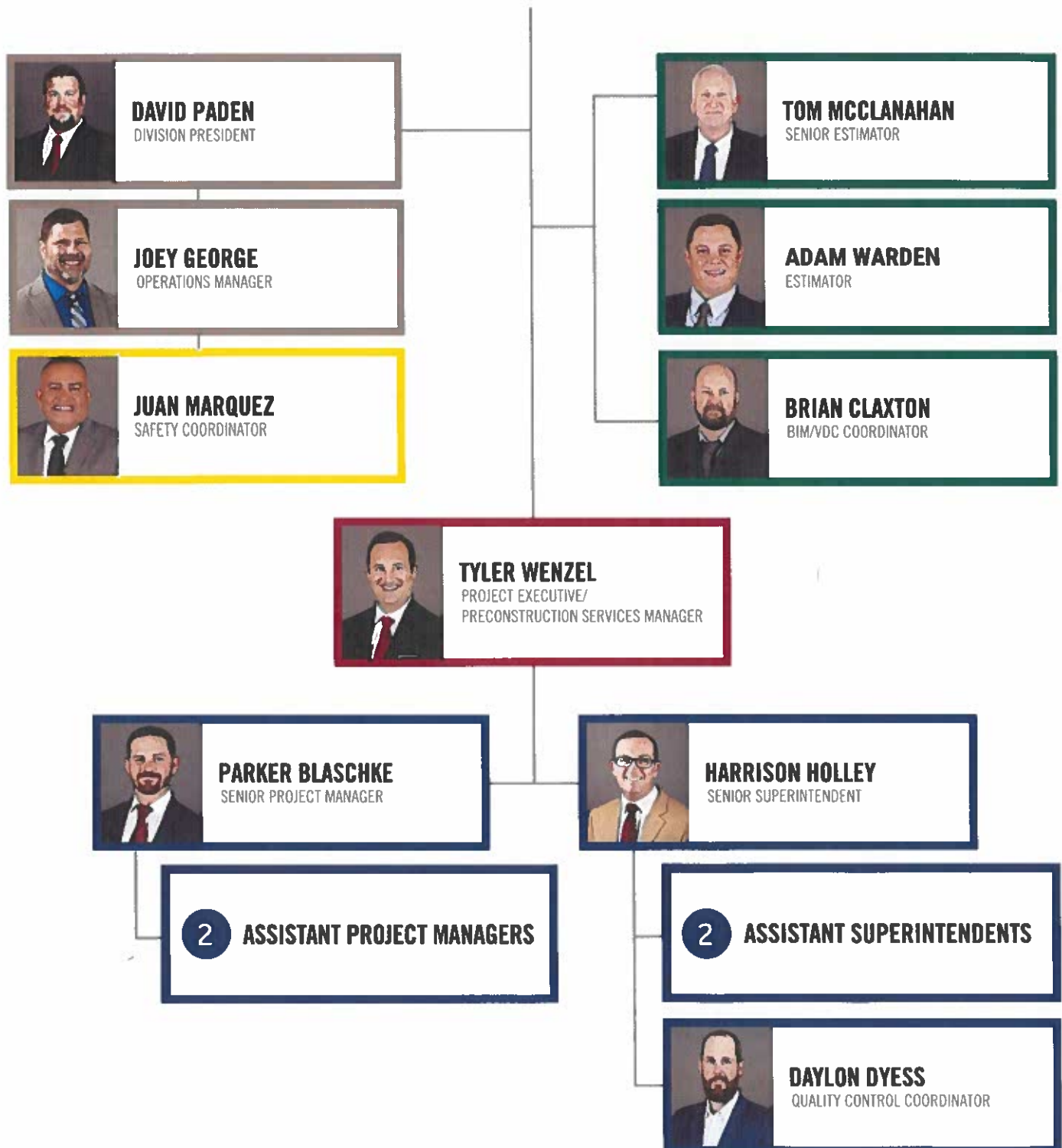
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ORGANIZATION CHART

CITY OF ROUND ROCK

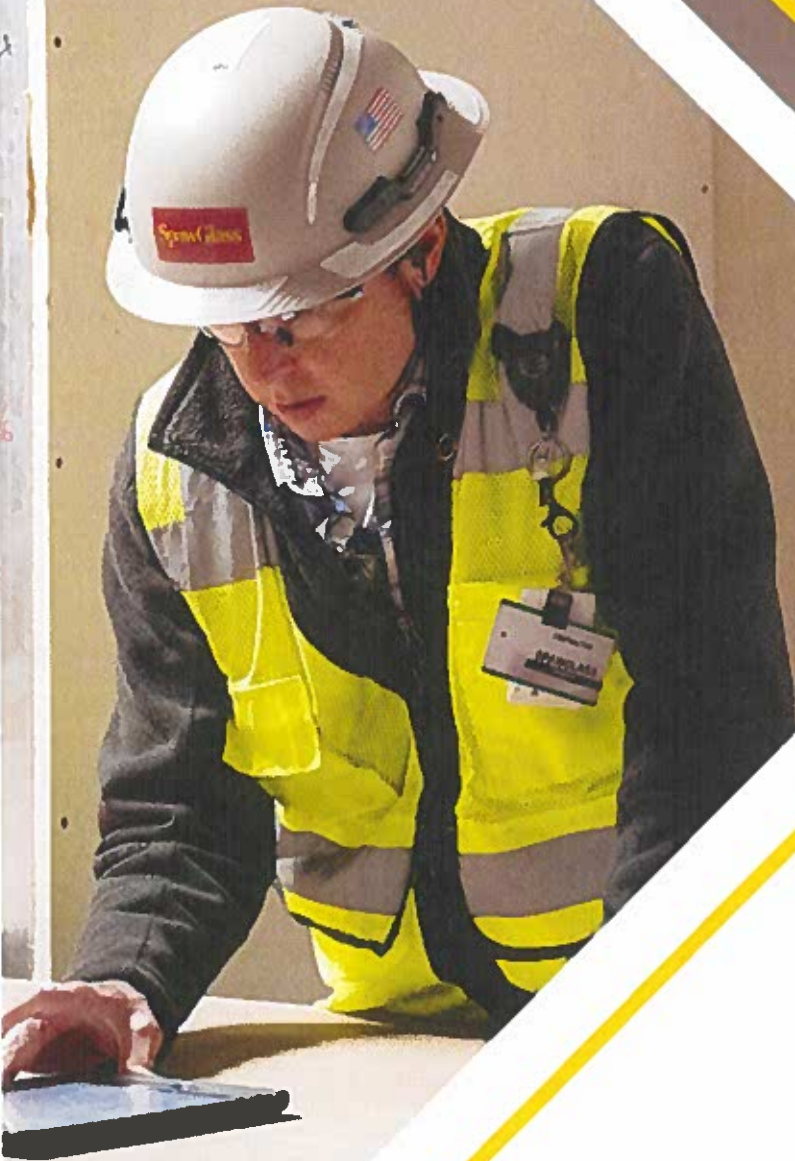
LEGEND

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



TAB 4

LIST OF DOCUMENTS



SpawGlass

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List of Documents



City of Round Rock – Old Settler’s Park Build Out
Package 3D – Multipurpose Complex Expansion 95% CD Drawings
3300 E Palm Valley Blvd Round Rock, TX 78665

SHEET NUMBER & SHEET DESCRIPTION	ISSUANCE DATE
COVER	6/27/2025
G001-SHEET INDEX	6/27/2025
G002-GENERAL PROJECT INFORMATION	6/27/2025
G003-BUILDING A EXTERIOR VIEWS	6/27/2025
G004-BUILDING B & C EXTERIOR VIEWS	6/27/2025
G005-FIELD 1 BLEACHERS EXTERIOR VIEWS	6/27/2025
G010-PROJECT DATA AND CODE REVIEW	6/27/2025
G011-LIFE SAFETY EGRESS PLANS	6/27/2025
G013-FIRE EXTINGUISHER PLAN	6/27/2025
G020-ACCESSIBILITY GUIDELINES	6/27/2025
G021-TEXAS ACCESSIBILITY STANDARDS	6/27/2025
G030-FIRE RATED ASSEMBLIES	6/27/2025
AS101-SITE PLAN	6/27/2025
AS301-ENLARGED SITE PLANS	6/27/2025
AS302-ENLARGED SITE PLANS	6/27/2025
S-000-3D VIEW & SHEET LIST	6/27/2025
S-010-GENERAL NOTES	6/27/2025
S-011-GENERAL NOTES	6/27/2025
S-012-GENERAL NOTES	6/27/2025
S-013-GENERAL SUBGRADE NOTES AND TYP DETAILS	6/27/2025
S-100-OVERALL SCOPE PLAN	6/27/2025
S-101A-FOUNDATION PLAN -AREA A	6/27/2025
S-101B-FOUNDATION PLAN -AREA B	6/27/2025
S-101C-FOUNDATION PLAN -AREA C	6/27/2025
S-102A-SECOND FLOOR FRAMING PLAN -AREA A	6/27/2025
S-103A-ROOF FRAMING PLAN -AREA A	6/27/2025
S-103B-ROOF FRAMING PLAN -AREA B	6/27/2025
S-103C-ROOF FRAMING PLAN -AREA C	6/27/2025
S-300-GENERAL CONCRETE AND STL REINF NOTES AND TYP DETAILS	6/27/2025
S-301-GENERAL SLAB-ON-GRADE NOTES AND TYP DETAILS	6/27/2025
S-302-GENERAL GRADE BEAM NOTES AND TYP DETAILS	6/27/2025
S-303-GENERAL FOUNDATION NOTES AND TYP DETAILS	6/27/2025

S-304-GENERAL FOUNDATION NOTES AND TYP DETAILS	6/27/2025
S-310-FOUNDATION DETAILS	6/27/2025
S-313-FOUNDATION DETAILS (CMU)	6/27/2025
S-314-FOUNDATION DETAILS (CMU)	6/27/2025
S-315-ELEVATOR PIT DETAILS	6/27/2025
S-320-SITE ITEMS FOUNDATION SECTIONS AND DETAILS	6/27/2025
S-400-GENERAL CMU NOTES AND TYP DETAILS	6/27/2025
S-401-GENERAL CMU NOTES AND TYP DETAILS	6/27/2025
S-402-MISC CMU DETAILS	6/27/2025
S-403-MISC CMU DETAILS	6/27/2025
S-404-MISC CMU DETAILS	6/27/2025
S-410-TYPICAL LOAD BEARING CMU WALL DETAILS	6/27/2025
S-420-LOAD BEARING CMU WALL ELEVATIONS	6/27/2025
S-421-LOAD BEARING CMU WALL ELEVATIONS	6/27/2025
S-500-GENERAL STEEL NOTES AND TYP DETAILS	6/27/2025
S-501-GENERAL STEEL NOTES AND TYP DETAILS	6/27/2025
S-502-GENERAL STEEL NOTES AND TYP DETAILS	6/27/2025
S-503-GENERAL STEEL CONNECTION NOTES AND TYP DETAILS	6/27/2025
S-504-GENERAL COMPOSITE STEEL NOTES AND TYP DETAILS	6/27/2025
S-505-GENERAL COMPOSITE STEEL NOTES AND TYP DETAILS	6/27/2025
S-506-TYPICAL STEEL DECK DETAILS	6/27/2025
S-507-GENERAL STEEL NOTES AND TYP DETAILS	6/27/2025
S-508-GENERAL STEEL NOTES AND TYP DETAILS	6/27/2025
S-509-GENERAL STEEL NOTES AND TYP DETAILS	6/27/2025
S-511-COMPOSITE FRAMING DETAILS	6/27/2025
S-513-COMPOSITE FRAMING DETAILS	6/27/2025
S-522-ROOF FRAMING DETAILS	6/27/2025
S-523-ROOF FRAMING DETAILS	6/27/2025
S-530-BUILDING SECTIONS AND FRAMING DETAILS	6/27/2025
S-531-BUILDING SECTIONS AND FRAMING DETAILS	6/27/2025
A001-ARCHITECTURAL LEGENDS	6/27/2025
A101-BUILDING A - LEVEL 1 - OVERALL PLAN	6/27/2025
A102-BUILDING A - LEVEL 2 - OVERALL PLAN	6/27/2025
A103-LEVEL 1 - GRID GEOMETRY & SLAB PLAN	6/27/2025
A104-LEVEL 2 - GRID GEOMETRY & SLAB PLAN	6/27/2025
A110-BUILDING A - LEVEL 1 - FLOOR PLAN & RCP	6/27/2025
A111-BUILDING A - LEVEL 1 - BLEACHERS	6/27/2025
A112-BUILDING B & C -LEVEL 1 - FLOOR PLAN & RCP	6/27/2025
A120-BUILDING A - LEVEL 2 - FLOOR PLAN & RCP	6/27/2025
A121-BUILDING A - LEVEL 2 - BLEACHERS	6/27/2025
121 ALT-BUILDING A - LEVEL 2 - BLEACHERS - ALT 1	6/27/2025
A122-BUILDING D - FIELD 1 BLEACHERS	6/27/2025
A300-BUILDINGS A, B & C -ROOF PLAN	6/27/2025
A320-ROOF DETAILS	6/27/2025

A450-ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS	6/27/2025
A451-ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS	6/27/2025
A452-ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS	6/27/2025
A453-NO PARKING ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS	6/27/2025
A454-ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS	6/27/2025
A455-ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS	6/27/2025
A460-ENLARGED BLEACHER PLANS AND SECTIONS	6/27/2025
A462-ENLARGED STAIR PLANS	6/27/2025
A463-ENLARGED STAIR PLANS	6/27/2025
A464-ENLARGED ELEVATOR PLANS AND SECTIONS	6/27/2025
A500-EXTERIOR MATERIALS SELECTION	6/27/2025
A501-BUILDING A -EXTERIORELEVATIONS / BLEACHERS	6/27/2025
A502-BUILDING A -EXTERIORELEVATIONS	6/27/2025
A503-BUILDING A -EXTERIORELEVATIONS	6/27/2025
A504-BUILDING B & C -EXTERIORELEVATIONS	6/27/2025
A505-BUILDING D -EXTERIORELEVATIONS	6/27/2025
A601-BUILDING SECTIONS	6/27/2025
A620-WALL SECTIONS	6/27/2025
A621-WALL SECTIONS	6/27/2025
A622-WALL SECTIONS	6/27/2025
A701-PLAN DETAILS -EXTERIOR	6/27/2025
A702-PLAN DETAILS -EXTERIOR	6/27/2025
A710-WALL SECTION DETAILS	6/27/2025
A711-WALL SECTION DETAILS	6/27/2025
A712-WALL SECTION DETAILS	6/27/2025
A730-DETAILS	6/27/2025
A801A-PARTITION TYPES	6/27/2025
A801B-PARTITION TYPES	6/27/2025
A802-PARTITION HEAD AND FRAMING DETAILS	6/27/2025
A810-DOOR SCHEDULES AND TYPES	6/27/2025
A811-DOOR DETAILS	6/27/2025
A820-GLAZING/LOUVER TYPES	6/27/2025
A821-GLAZING & LOUVER DETAILS	6/27/2025
A900-BUILDING A - FINISH PLAN	6/27/2025
A901-BUILDING B & C FINISH PLAN	6/27/2025
A920-ROOM FINISH & CASEWORK SCHEDULES	6/27/2025
A931-CASEWORK TYPES	6/27/2025
AG01-SIGNAGE & GRAPHICS PLANS -BUILDING A	6/27/2025
AG02-SIGNAGE & GRAPHICS PLANS -BUILDING B & C	6/27/2025
AG03-EXTERIOR SIGN	6/27/2025
M101-MECHANICAL ISOMETRIC	6/27/2025
M110-MECHANICAL LEVEL 1 -FLOOR PLAN -COMPOSITE	6/27/2025
M120-MECHANICAL LEVEL 2 -FLOOR PLAN -AREA A	6/27/2025
M130-MECHANICAL ROOF PLAN -AREA A	6/27/2025

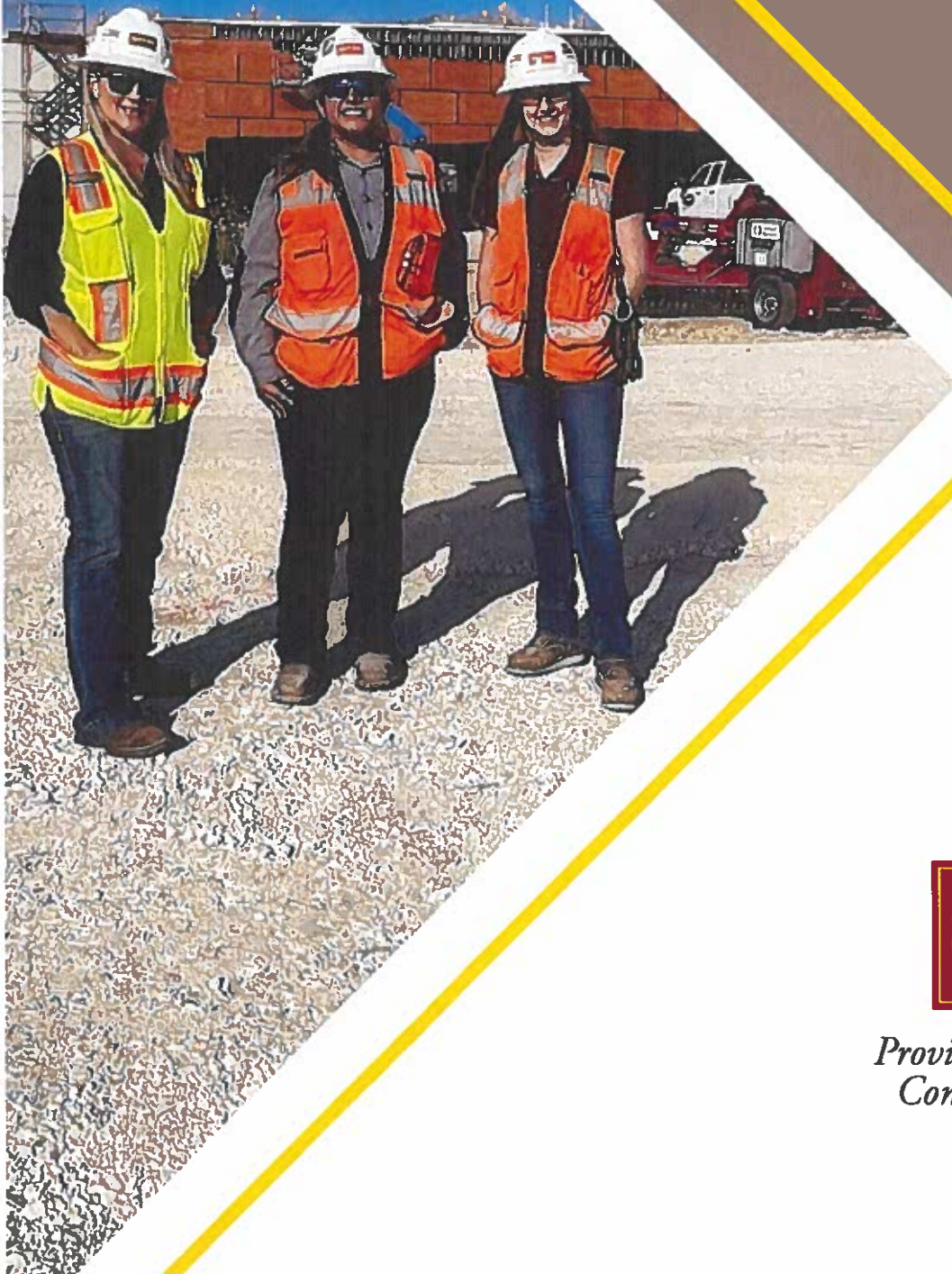
M201-MECHANICAL DETAILS	6/27/2025
M202-MECHANICAL DETAILS & SCHEMATICS	6/27/2025
M203-MECHANICAL SCHEDULES	6/27/2025
E000-LEGEND, NOTES, AND ABBREVIATIONS	6/27/2025
E001-LEGEND, NOTES, AND ABBREVIATIONS	6/27/2025
E100-ELECTRICAL SITE PLAN	6/27/2025
E110-ELECTRICAL POWER LEVEL 1 -FLOOR PLAN -COMPOSITE	6/27/2025
E111-ELECTRICAL POWER LEVEL 1 -CEILING PLAN -COMPOSITE	6/27/2025
E120-ELECTRICAL POWER LEVEL 2 -FLOOR PLAN -AREA A	6/27/2025
E121-ELECTRICAL POWER LEVEL 2 -CEILING PLAN -AREA A	6/27/2025
E130-ELECTRICAL ROOF PLAN -AREA A	6/27/2025
E210-ELECTRICAL LIGHTING LEVEL 1 -CEILING PLAN -COMPOSITE	6/27/2025
E220-ELECTRICAL LIGHTING LEVEL 2 -CEILING PLAN -AREA A	6/27/2025
E310-FIRE ALARM LEVEL 1 AND 2 CEILING PLANS	6/27/2025
E410-ELECTRICAL TECHNOLOGY LEVEL 1 -FLOOR PLAN -COMPOSITE	6/27/2025
E420-ELECTRICAL TECHNOLOGY LEVEL 2 -FLOOR PLAN -AREA A	6/27/2025
E501-PANEL SCHEDULE	6/27/2025
E502-PANEL SCHEDULE	6/27/2025
E600-ELECTRICAL RISER DIAGRAM	6/27/2025
E700-LIGHTING FIXTURE SCHEDULE	6/27/2025
E701-ELECTRICAL DETAILS	6/27/2025
E702-ELECTRICAL DETAILS	6/27/2025
E703-ELECTRICAL DETAILS	6/27/2025
E704-ELECTRICAL DETAILS	6/27/2025
P100-PLUMBING SITE PLAN	6/27/2025
P110-PLUMBING LEVEL 1 -FLOOR PLANS -COMPOSITE	6/27/2025
P120-PLUMBING LEVEL 2 AND ROOF PLAN -AREA A	6/27/2025
P201-PLUMBING DETAILS AND SCHEDULES	6/27/2025
P202-PLUMBING DETAILS AND SCHEDULES	6/27/2025
P203-PLUMBING DETAILS AND SCHEDULES	6/27/2025
COVER	JUNE 2025
G-0.1-GENERAL NOTES	JUNE 2025
C-1.0-DEMOLITION PLAN (SHEET 1 OF 7)	JUNE 2025
C-1.1-DEMOLITION PLAN (SHEET 2 OF 7)	JUNE 2025
C-1.2-DEMOLITION PLAN (SHEET 3 OF 7)	JUNE 2025
C-1.3-DEMOLITION PLAN (SHEET 4 OF 7)	JUNE 2025
C-1.4-DEMOLITION PLAN (SHEET 5 OF 7)	JUNE 2025
C-1.5-DEMOLITION PLAN (SHEET 6 OF 7)	JUNE 2025
C-1.6-DEMOLITION PLAN (SHEET 7 OF 7)	JUNE 2025
C-2.0-DIMENSION CONTROL PLAN (SHEET 1 OF 7)	JUNE 2025
C-2.1-DIMENSION CONTROL PLAN (SHEET 2 OF 7)	JUNE 2025
C-2.2-DIMENSION CONTROL PLAN (SHEET 3 OF 7)	JUNE 2025
C-2.3-DIMENSION CONTROL PLAN (SHEET 4 OF 7)	JUNE 2025

C-2.4-DIMENSION CONTROL PLAN (SHEET 5 OF 7)	JUNE 2025
C-2.5-DIMENSION CONTROL PLAN (SHEET 6 OF 7)	JUNE 2025
C-2.6-DIMENSION CONTROL PLAN (SHEET 7 OF 7)	JUNE 2025
C-3.0-PAVING PLAN (SHEET 1 OF 7)	JUNE 2025
C-3.1-PAVING PLAN (SHEET 2 OF 7)	JUNE 2025
C-3.2-PAVING PLAN (SHEET 3 OF 7)	JUNE 2025
C-3.3-PAVING PLAN (SHEET 4 OF 7)	JUNE 2025
C-3.4-PAVING PLAN (SHEET 5 OF 7)	JUNE 2025
C-3.5-PAVING PLAN (SHEET 6 OF 7)	JUNE 2025
C-3.6-PAVING PLAN (SHEET 7 OF 7)	JUNE 2025
C-3.7-REMOTE BUILDING PLAN	JUNE 2025
C-3.8-BLEACHER & CONCESSION STAND PADS	JUNE 2025
C-4.0-GRADING PLAN (SHEET 1 OF 7)	JUNE 2025
C-4.1-GRADING PLAN (SHEET 2 OF 7)	JUNE 2025
C-4.2-GRADING PLAN (SHEET 3 OF 7)	JUNE 2025
C-4.3-GRADING PLAN (SHEET 4 OF 7)	JUNE 2025
C-4.4-GRADING PLAN (SHEET 5 OF 7)	JUNE 2025
C-4.5-GRADING PLAN (SHEET 6 OF 7)	JUNE 2025
C-4.6-GRADING PLAN (SHEET 7 OF 7)	JUNE 2025
C-5.0-INLET DRAINAGE AREA MAP (SHEET 1 OF 3)	JUNE 2025
C-5.1-INLET DRAINAGE AREA MAP (SHEET 2 OF 3)	JUNE 2025
C-5.2-INLET DRAINAGE AREA MAP (SHEET 3 OF 3)	JUNE 2025
C-6.0-STORM PLAN (SHEET 1 OF 2)	JUNE 2025
C-6.1-STORM PLAN (SHEET 2 OF 2)	JUNE 2025
C-7.0-UTILITY PLAN	JUNE 2025
C-7.1-WATER AND WASTEWATER GENERAL NOTES	JUNE 2025
C-7.2-12 INCH WL "A" (SHEET 1 OF 2)	JUNE 2025
C-7.3-12 INCH WL "A" (SHEET 2 OF 2)	JUNE 2025
C-7.4-8 INCH WL "A" (SHEET 1 OF 2)	JUNE 2025
C-7.5-8 INCH WL "A" (SHEET 2 OF 2)	JUNE 2025
C-7.6-8 INCH WWL "A" (SHEET 1 OF 2)	JUNE 2025
C-7.7-8 INCH WWL "A" (SHEET 2 OF 2)	JUNE 2025
C-7.8-WATER AND WASTEWATER DETAILS (1 OF 4)	JUNE 2025
C-7.9-WATER AND WASTEWATER DETAILS (2 OF 4)	JUNE 2025
C-7.10-WATER AND WASTEWATER DETAILS (3 OF 4)	JUNE 2025
C-7.11-WATER AND WASTEWATER DETAILS (4 OF 4)	JUNE 2025
C-8.1-EROSION CONTROL PLAN (SHEET 1 OF 2)	JUNE 2025
C-8.2-EROSION CONTROL PLAN (SHEET 2 OF 2)	JUNE 2025
C-9.0-CONSTRUCTION DETAILS (SHEET 1 OF 3)	JUNE 2025
C-9.1-CONSTRUCTION DETAILS (SHEET 2 OF 3)	JUNE 2025
C-9.2-CONSTRUCTION DETAILS (SHEET 3 OF 3)	JUNE 2025
L-0.0-LANDSCAPE OVERALL PLAN	JUNE 2025
L-1.0-SITE PLAN ENLARGEMENT	JUNE 2025
L-2.0-SITE DETAILS	JUNE 2025

L-2.1-SITE DETAILS	JUNE 2025
L-2.2-SITE DETAILS	JUNE 2025
L-2.3-SITE DETAILS	JUNE 2025
L-2.4-SITE DETAILS	JUNE 2025
L-2.5-SITE DETAILS	JUNE 2025
L-3.0-LANDSCAPE PLAN	JUNE 2025
L-3.1-LANDSCAPE PLAN	JUNE 2025
L-3.2-LANDSCAPE PLAN	JUNE 2025
L-3.3-LANDSCAPE PLAN	JUNE 2025
L-3.4-LANDSCAPE PLAN	JUNE 2025
L-3.5-LANDSCAPE PLAN	JUNE 2025
L-3.6-LANDSCAPE PLAN	JUNE 2025
L-3.7-LANDSCAPE PLAN	JUNE 2025
L-3.8-PLANT SCHEDULE	JUNE 2025
L-4.0-LANDSCAPE DETAILS	JUNE 2025
L-5.0-IRRIGATION PLAN	JUNE 2025
L-5.1-IRRIGATION PLAN	JUNE 2025
L-5.2-IRRIGATION PLAN	JUNE 2025
L-5.3-IRRIGATION PLAN	JUNE 2025
L-5.4-IRRIGATION PLAN	JUNE 2025
L-5.5-IRRIGATION PLAN	JUNE 2025
L-5.6-IRRIGATION PLAN	JUNE 2025
L-5.7-IRRIGATION PLAN	JUNE 2025
L-5.8-IRRIGATION PLAN	JUNE 2025
L-5.9-IRRIGATION SCHEDULE	JUNE 2025
L-5.10-IRRIGATION DETAILS	JUNE 2025

TAB 5

ASSUMPTIONS &
CLARIFICATIONS



SpawGlass

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Assumptions and Clarifications



**City of Round Rock – Old Settler’s Park Build Out
Package 3D – Multipurpose Center 95% CD Drawings
3300 E Palm Valley Blvd Round Rock, TX 78665**

GENERAL QUALIFICATIONS

1. Kimley Horn and Associates, Inc. is the civil engineer/prime consultant of record.
2. PBK, Inc. is the architect of record.
3. Kimley Horn and Associates, Inc. is the landscape architect of record.
4. Based on an anticipated NTP of November 2025.
5. The baseline schedule is based on a 5-day work week.
6. 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.
7. 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.
8. LEED Certifications or Green Building Programs are not incorporated into the project.
9. Builders Risk Insurance is provided by SpawGlass. Builder’s Risk deductible to be paid from construction contingency.
10. Performance & Payment Bonds are provided by SpawGlass.
11. General Liability is provided by SpawGlass and included in this proposal.
12. 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.
13. Owner must accept GMP within 30 calendar days, at which time pricing may expire.
14. General conditions were originally based on one overall project and GMP during the RFP/RFQ time, and not prorated as later outlined by the City. Any general conditions savings or losses from this package are to be rolled into the other GMP packages.

SPECIFIC QUALIFICATIONS

Division 01 – General Requirements and General Conditions

1. SpawGlass general requirements assume a 17 month project construction schedule.
2. SpawGlass general conditions are included in the cost reports under Indirect Costs WBS.
3. Construction photos will be taken on a regular basis by SpawGlass. Digital files will be turned in monthly. Aerial photos will also be taken.
4. As-Built drawings, record drawings and record submittals will be kept in electronic format. These files will be accessible to all on the jobsite.
5. Reasonable repairs or damage caused by contractor(s) will be funded from the CM Contingency if funds remain.



Assumptions and Clarifications

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. GR's are applied by a 7 month duration. It is assumed that there are 5 Packages (2, 3A, 3B, 3C, and 3D) and the total project schedule is 33 months.

Division 02 – Existing Conditions

1. Demolition included as shown.
2. Relocation of equipment/materials/machinery... etc. NOT included. CORR to make site ready for demolition.

Division 03 – Concrete

1. Rock excavation included for elevator pit on building A, and all grade beams for building C. Not other rock excavation is included in the concrete contractor's scope.
2. All slab-on-grade control joints will be soft-cut
3. Curb at concrete paving to be poured monolithic.

Division 04 – Masonry

1. 8" CMU and 12" CMU Block has been included as shown.
2. The proposal includes 4", 8", and 12" Splitface CMU as shown.
3. 8" CMU backup walls and exterior finish walls are included.
4. Interior CMU walls as shown are included.

Division 05 – Metals

1. Structural Steel columns, beams, bar joists, and metal decking are included.
2. Misc. structural steel angles & bracing as needed.
3. Steel pipe bollards – 100ea
4. Metal stairs are included as shown.
5. Excludes stainless steel expansion anchors. (Included as galvanized)
6. Details on page S-402, S-404, and S-505 unless specifically cut on floor plans.

Division 06 – Wood, Plastics, and Composites



Assumptions and Clarifications



1. None included

Division 07 – Thermal and Moisture Protection

1. Fluid-Applied waterproofing at exterior walls is included.
2. Rigid Board insulation at exterior walls is included.
3. Sheet metal flashing and trim as required has been included.
4. Joint sealants at the exterior walls are included.
5. Pedestrian Traffic Coating at all exposed exterior raised concrete-on-metal-deck structural systems (Level 2) included in waterproofing scope.
6. Building A roof system includes 2-ply torched modified bitumen, (1) layer ½" Type-X coverboard, (2) layers 2.2" iso including ¼"-1' and ½" tapered crickets to meet minimum R-25, (1) layer 5/8" substrate board to sloped metal deck. Substrate board and base layer to be mechanically attached and subsequent layers to be adhered.
7. Building B and C room system includes 24 ga. pre-finished galvalume standing seam panels, (1) layer high temp underlayment, (1) layer 5/8" plywood, (2) layers 2.2" iso to meet R-25 mechanically attached to sloped metal deck.
8. Standing seam panels to be based on manufacturers full range and finish chart; excludes 3-coat finish.
9. Metal Wall and soffit panels to be 24 ga. Galvalume.
10. Metal wall and soffit panels pricing based on manufacturers' standard color and finish chart. Excludes 3-coat finish.
11. Berridge Metal Wall and Soffit Panels as shown are included.
12. Includes FW-1025 Metal Wall Panel. Specified PW-1205 by Berridge does not exist.

Division 08 – Openings

1. Overhead Coiling doors and shutters included.

Division 09 – Finishes

1. Acoustic Wall Units (ACWP-1) to be Armstrong Soundsoak 85 panels as Soundsoak 60 has been discontinued.
2. Light Gauge Cold Formed Metal roof trusses per detail 1/S103-A are included as shown on Building A only.

Division 10 – Specialties

1. Moderco Signature Series manually operated partitions carried in base bid. Infrastructure for Moderco 733-EG Electric Operable Partitions included, but electric partitions excluded.
2. Exterior Building Signage to be carried by owner.



Assumptions and Clarifications



Division 11 – Equipment

1. 4 new Daktronics boards included; Replace 2 at existing fields and re-use columns. No additional range extender included.

Division 12 – Furnishings

1. None included

Division 13 – Special Construction

1. None included

Division 14 – Conveying Equipment

1. None included

Division 20 – Refrigeration

1. None included

Division 21 – Fire Suppression

1. Excludes exterior fire suppressions system. Assumed to only be walkways.
2. Includes Brass upright sprinkler heads in exposed areas.

Division 22 – Plumbing

2. None included

Division 23 – HVAC and Controls

1. None included

Division 26 – Electrical

1. Excludes black powder coat finish at Musco and parking lot pole lights. Drawings specify galvanized finish.

Division 27 – Communications

1. Communications system as per documents is included.



Assumptions and Clarifications

SpawGlass

Division 28 – Electronic Safety & Security

1. Fire Alarm is included as shown.
2. Security is included as shown.
3. CCTV is included as shown.

Division 31 – Earthwork

1. None included

Division 32 – Exterior Improvements

1. Traffic Markings & Signage is included as shown.
 - o Parking Space striping
 - o Crosswalk and Hatch striping
 - o Handicap logo stenciling
 - o Handicap pole signs
 - o Wheel stops
 - o Fire lane striping
 - o Traffic direction stencils
 - o Stop stencils
 - o Stop sign, post mounted
 - o Clean pavement prior to marking
 - o Curbside pole signage
2. Site furnishings as indicated.
3. Soccer Fields are included as shown.
 - o Fields 11 and 13-16 are to be turfed per landscaping and irrigation plans.
 - o Fields 2 and 12 are to be natural grass per landscaping and irrigation plans.
 - o CoolPlay is not included but an add of \$118,038 has been provided.
 - o Non-yielding stabilized and compacted subgrade at +/- .1' from required elevation.
 - o Goals and netting to be included.
4. Landscape and Irrigation
 - o Supplying of ornamental and shade trees included.
 - o Importing 6" of topsoil at sod areas.

Division 33 – Utilities

1. Included all site utilities as shown.

EXCLUSIONS



Assumptions and Clarifications



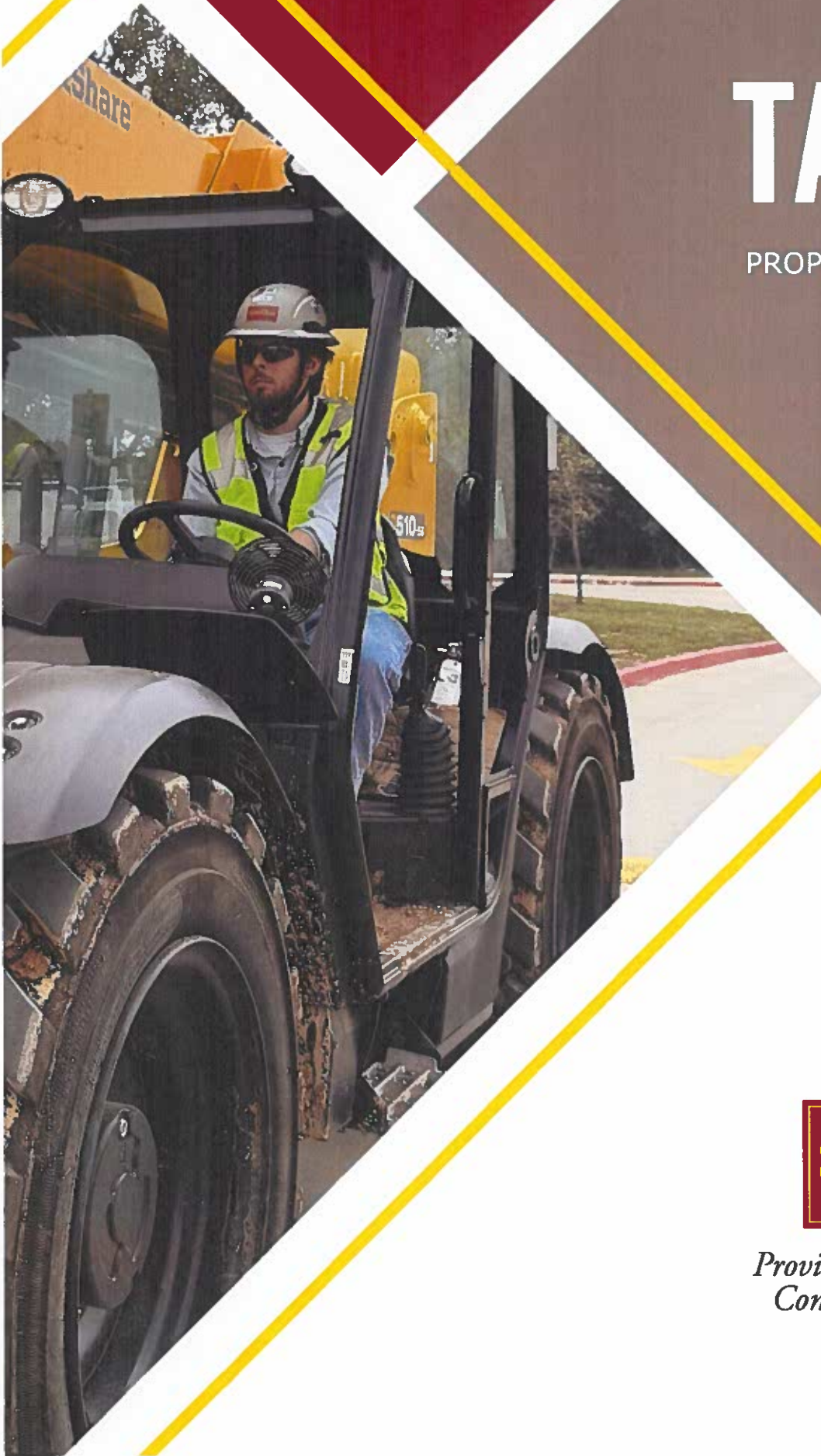
1. Permits, by Owner.
2. Builders Risk Insurance.
3. Performance and Payment Bonds.
4. Sales Tax – Excluded from scope of work.
5. LEED documentation and Submittals.
6. Additional work due to unforeseen below grade conditions.
7. Existing parking lot – no new seal coat, traffic markings, signage, or wheel stops.

TAB 6

PROPOSED GMP BREAKDOWN

SpawGlass

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Construction Experience*



Multi-Purpose Complex Expansion & Improvements

95% GMP Estimate

Estimate Date: 08/19/2025	Documents Date: 06/27/2025
Project Size (SF): 1,669,494	Project #: 3023121.03D
Project Location: Austin, TX	Lead Estimator: Tom McClanahan

ITEM	COST	COST SF	% OF TOTAL
General Requirements (1,669,494 SF)	900,202	0.54	1.81 %
Multi-Purpose Site (1,669,494 SF)	27,169,292	16.27	54.64 %
Building - A (8,560 SF)	8,399,766	981.28	16.89 %
Building - B (2,800 SF)	2,580,142	921.48	5.19 %
Building - C (1,300 SF)	1,387,660	1,067.43	2.79 %
Playing Field - 2 Remove and Replace With	1,653,700	13.22	3.33 %
Concession Stands and Food Trailer Provisions	542,627	127.68	1.09 %
Indirect Costs	7,094,772	4.25	14.27 %
Total Cost	\$ 49,728,161	\$ 29.79	100.00 %

Multi-Purpose Complex Expansion & Improvements

95% GMP Estimate

Estimate Date: 08/19/2025

Documents Date: 06/27/2025

Project Size (SF): 1,669,494

Project #: 3023121.03D

Project Location: Austin, TX

Lead Estimator: Tom McClanahan

ITEM	COST	COST SF	% OF TOTAL
General Requirements (1,669,494 SF)	900,202	0.54	1.81 %
Div. 01 - General Requirements	900,202	0.54	100.00 %
Multi-Purpose Site (1,669,494 SF)	27,169,292	16.27	54.64 %
Div. 02 - Existing Conditions	382,338	0.23	1.41 %
Div. 04 - Masonry	128,044	0.08	0.47 %
Div. 07 - Thermal & Moisture Protection	113,500	0.07	0.42 %
Div. 09 - Finishes	12,500	0.01	0.05 %
Div. 10 - Specialties	52,000	0.03	0.19 %
Div. 11 - Equipment	539,000	0.32	1.98 %
Div. 12 - Furnishings	1,739,924	1.04	6.40 %
Div. 26 - Electrical	4,369,772	2.62	16.08 %
Div. 31 - Earthwork	3,732,706	2.24	13.74 %
Div. 32 - Exterior Improvements	14,627,893	8.76	53.84 %
Div. 33 - Utilities	1,471,615	0.88	5.42 %
Building - A (8,560 SF)	8,399,766	981.28	16.89 %
Div. 03 - Concrete	715,319	83.57	8.52 %
Div. 04 - Masonry	455,000	53.15	5.42 %
Div. 05 - Metals	2,395,501	279.85	28.52 %
Div. 06 - Wood, Plastics & Composites	79,646	9.30	0.95 %
Div. 07 - Thermal & Moisture Protection	999,192	116.73	11.90 %
Div. 08 - Openings	296,000	34.58	3.52 %
Div. 09 - Finishes	720,825	84.21	8.58 %
Div. 10 - Specialties	162,981	19.04	1.94 %
Div. 12 - Furnishings	15,000	1.75	0.18 %
Div. 14 - Conveying Equipment	122,500	14.31	1.46 %
Div. 21 - Fire Suppression	75,946	8.87	0.90 %

ITEM	COST	COST SF	% OF TOTAL
Div. 22 - Plumbing	669,000	78.15	7.96 %
Div. 23 - Heating, Ventilating & Air Conditioning	450,000	52.57	5.36 %
Div. 26 - Electrical	1,171,622	136.87	13.95 %
Div. 27 - Communications	0	0.00	0.00 %
Div. 28 - Electronic Safety & Security	66,850	7.81	0.80 %
Div. 32 - Exterior Improvements	4,384	0.51	0.05 %
Building - B (2,800 SF)	2,580,142	921.48	5.19 %
Div. 03 - Concrete	238,453	85.16	9.24 %
Div. 04 - Masonry	233,650	83.45	9.06 %
Div. 05 - Metals	176,757	63.13	6.85 %
Div. 06 - Wood, Plastics & Composites	16,376	5.85	0.63 %
Div. 07 - Thermal & Moisture Protection	287,580	102.71	11.15 %
Div. 08 - Openings	270,577	96.63	10.49 %
Div. 09 - Finishes	255,691	91.32	9.91 %
Div. 10 - Specialties	75,439	26.94	2.92 %
Div. 12 - Furnishings	5,000	1.79	0.19 %
Div. 22 - Plumbing	293,000	104.64	11.36 %
Div. 23 - Heating, Ventilating & Air Conditioning	202,000	72.14	7.83 %
Div. 26 - Electrical	480,418	171.58	18.62 %
Div. 28 - Electronic Safety & Security	45,200	16.14	1.75 %
Building - C (1,300 SF)	1,387,660	1,067.43	2.79 %
Div. 03 - Concrete	120,161	92.43	8.66 %
Div. 04 - Masonry	108,700	83.62	7.83 %
Div. 05 - Metals	86,785	66.76	6.25 %
Div. 06 - Wood, Plastics & Composites	21,058	16.20	1.52 %
Div. 07 - Thermal & Moisture Protection	137,889	106.07	9.94 %
Div. 08 - Openings	180,175	138.60	12.98 %
Div. 09 - Finishes	117,072	90.06	8.44 %
Div. 10 - Specialties	22,033	16.95	1.59 %
Div. 12 - Furnishings	5,000	3.85	0.36 %
Div. 22 - Plumbing	96,000	73.85	6.92 %
Div. 23 - Heating, Ventilating & Air Conditioning	98,000	75.38	7.06 %
Div. 26 - Electrical	306,146	235.50	22.06 %
Div. 28 - Electronic Safety & Security	31,650	24.35	2.28 %
Div. 31 - Earthwork	4,500	3.46	0.32 %

ITEM	COST	COST SF	% OF TOTAL
Div. 32 - Exterior Improvements	18,992	14.61	1.37 %
Div. 33 - Utilities	33,500	25.77	2.41 %
Playing Field - 2 Remove and Replace With Drainage System (125,052 SF)	1,653,700	13.22	3.33 %
Div. 31 - Earthwork	112,400	0.90	6.80 %
Div. 32 - Exterior Improvements	1,455,050	11.64	87.99 %
Div. 33 - Utilities	86,250	0.69	5.22 %
Concession Stands and Food Trailer Provisions (4,250 SF)	542,627	127.68	1.09 %
Div. 13 - Special Construction	500,000	117.65	92.14 %
Div. 32 - Exterior Improvements	42,627	10.03	7.86 %
Indirect Costs	7,094,772	4.25	14.27 %
General Conditions	1,010,864	0.61	2.03 %
Builder's Risk Insurance	59,259	0.04	0.12 %
General Liability Insurance	374,950	0.22	0.75 %
Payment and Performance Bonds	339,233	0.20	0.68 %
Subcontractor Default Insurance (SDI):	532,917	0.32	1.07 %
Warranty	124,320	0.07	0.25 %
Escalation	426,334	0.26	0.86 %
Contractor's Contingency	1,491,845	0.89	3.00 %
Design/Owner's Contingency	994,563	0.60	2.00 %
Overhead and Profit	1,740,486	1.04	3.50 %
Total Cost	\$ 49,728,161	\$ 29.79	100.00 %

Multi-Purpose Complex Expansion & Improvements

95% GMP Estimate

Estimate Date: 08/19/2025	Documents Date: 06/27/2025
Project Size (SF): 1,669,494	Project #: 3023121.03D
Project Location: Austin, TX	Lead Estimator: Tom McClanahan

ITEM	COST	COST SF	% OF TOTAL
General Requirements (1,669,494 SF)	900,202	0.54	1.81 %
General Requirements	900,202	0.54	100.00 %
Multi-Purpose Site (1,669,494 SF)	27,169,292	16.27	54.64 %
Demolition	382,338	0.23	1.41 %
Masonry / Stone	128,044	0.08	0.47 %
Waterproofing / Dampproofing / Joint Sealants	38,500	0.02	0.14 %
Metal Wall Panels	75,000	0.04	0.28 %
Painting / Wall Coverings	12,500	0.01	0.05 %
Signage / Identification Devices	48,500	0.03	0.18 %
Fire Protection Specialties	3,500	0.00	0.01 %
Athletic/Therapy Equipment	539,000	0.32	1.98 %
Bleachers / Grandstands	1,739,924	1.04	6.40 %
Electrical	4,369,772	2.62	16.08 %
Earthwork	3,624,975	2.17	13.34 %
Erosion Control	107,731	0.06	0.40 %
Asphalt Paving	455,026	0.27	1.67 %
Site Concrete	2,175,898	1.30	8.01 %
Traffic Markings/Signage	69,274	0.04	0.25 %
Athletic/Recreational Surfaces	7,217,541	4.32	26.57 %
Fences / Gates	1,118,681	0.67	4.12 %
Retaining Walls	1,925,255	1.15	7.09 %
Decorative Bridges	611,780	0.37	2.25 %
Landscaping / Irrigation	1,054,438	0.63	3.88 %
Site Utilities	1,471,615	0.88	5.42 %
Building - A (8,560 SF)	8,399,766	981.28	16.89 %
Cast-In-Place Concrete (Building)	706,225	82.50	8.41 %

ITEM	COST	COST SF	% OF TOTAL
Concrete Staining/Polishing/Stamping/Sealing	9,095	1.06	0.11 %
Masonry / Stone	455,000	53.15	5.42 %
Structural/Miscellaneous Steel	1,396,200	163.11	16.62 %
Miscellaneous	999,301	116.74	11.90 %
Rough Carpentry	5,258	0.61	0.06 %
Wood Blocking	4,500	0.53	0.05 %
Architectural Woodwork	69,888	8.16	0.83 %
Waterproofing / Dampproofing / Joint Sealants	267,792	31.28	3.19 %
Metal Wall Panels	438,938	51.28	5.23 %
Roofing	224,312	26.20	2.67 %
Roof Pavers	68,150	7.96	0.81 %
Doors / Frames / Hardware	130,000	15.19	1.55 %
OH/Coiling Doors / Grilles	12,500	1.46	0.15 %
Storefronts / Glass / Curtain Walls	153,500	17.93	1.83 %
Drywall / Acoustical	355,076	41.48	4.23 %
Tile	111,234	12.99	1.32 %
Carpet/Resilient Flooring	107,140	12.52	1.28 %
Painting / Wall Coverings	147,374	17.22	1.75 %
Signage / Identification Devices	4,981	0.58	0.06 %
Toilet Compartments/Accessories	32,000	3.74	0.38 %
Operable Partitions	104,000	12.15	1.24 %
Wall/Corner Guards	3,500	0.41	0.04 %
Fire Protection Specialties	9,500	1.11	0.11 %
Lockers	9,000	1.05	0.11 %
Window Treatments	15,000	1.75	0.18 %
Elevators	122,500	14.31	1.46 %
Fire Suppression	75,946	8.87	0.90 %
Plumbing	669,000	78.15	7.96 %
HVAC	450,000	52.57	5.36 %
Electrical	1,171,622	136.87	13.95 %
Communications Cabling and Equipment	0	0.00	0.00 %
Audio-Video Systems	0	0.00	0.00 %
Security / Access Control / Surveillance	0	0.00	0.00 %
Fire Alarm Systems	66,850	7.81	0.80 %
Fences / Gates	4,384	0.51	0.05 %

ITEM	COST	COST SF	% OF TOTAL
Building - B (2,800 SF)	2,580,142	921.48	5.19 %
Cast-In-Place Concrete (Building)	233,960	83.56	9.07 %
Concrete Staining/Polishing/Stamping/Sealing	4,493	1.60	0.17 %
Masonry / Stone	233,650	83.45	9.06 %
Structural/Miscellaneous Steel	176,757	63.13	6.85 %
Rough Carpentry	5,576	1.99	0.22 %
Wood Blocking	2,500	0.89	0.10 %
Architectural Woodwork	8,300	2.96	0.32 %
Waterproofing / Dampproofing / Joint Sealants	80,417	28.72	3.12 %
Metal Wall Panels	62,115	22.18	2.41 %
Roofing	145,048	51.80	5.62 %
Doors / Frames / Hardware	60,000	21.43	2.33 %
OH/Coiling Doors / Grilles	24,000	8.57	0.93 %
Storefronts / Glass / Curtain Walls	30,089	10.75	1.17 %
Louvers / Vents	156,488	55.89	6.07 %
Drywall / Acoustical	181,922	64.97	7.05 %
Tile	18,036	6.44	0.70 %
Carpet/Resilient Flooring	20,733	7.40	0.80 %
Painting / Wall Coverings	35,000	12.50	1.36 %
Signage / Identification Devices	1,339	0.48	0.05 %
Toilet Compartments/Accessories	25,000	8.93	0.97 %
Operable Partitions	42,000	15.00	1.63 %
Wall/Corner Guards	1,200	0.43	0.05 %
Fire Protection Specialties	5,900	2.11	0.23 %
Window Treatments	5,000	1.79	0.19 %
Plumbing	293,000	104.64	11.36 %
HVAC	202,000	72.14	7.83 %
Electrical	480,418	171.58	18.62 %
Security / Access Control / Surveillance	0	0.00	0.00 %
Fire Alarm Systems	45,200	16.14	1.75 %
Building - C (1,300 SF)	1,387,660	1,067.43	2.79 %
Cast-In-Place Concrete (Building)	117,275	90.21	8.45 %
Concrete Staining/Polishing/Stamping/Sealing	2,886	2.22	0.21 %
Masonry / Stone	108,700	83.62	7.83 %
Structural/Miscellaneous Steel	86,785	66.76	6.25 %

ITEM	COST	COST SF	% OF TOTAL
Rough Carpentry	3,203	2.46	0.23 %
Wood Blocking	2,500	1.92	0.18 %
Architectural Woodwork	15,355	11.81	1.11 %
Waterproofing / Dampproofing / Joint Sealants	49,600	38.15	3.57 %
Metal Wall Panels	21,829	16.79	1.57 %
Roofing	66,460	51.12	4.79 %
Doors / Frames / Hardware	40,000	30.77	2.88 %
Storefronts / Glass / Curtain Walls	38,823	29.86	2.80 %
Louvers / Vents	101,352	77.96	7.30 %
Drywall / Acoustical	85,503	65.77	6.16 %
Tile	4,120	3.17	0.30 %
Carpet/Resilient Flooring	14,300	11.00	1.03 %
Painting / Wall Coverings	13,149	10.11	0.95 %
Signage / Identification Devices	1,483	1.14	0.11 %
Toilet Compartments/Accessories	15,000	11.54	1.08 %
Wall/Corner Guards	850	0.65	0.06 %
Fire Protection Specialties	4,700	3.62	0.34 %
Window Treatments	5,000	3.85	0.36 %
Plumbing	96,000	73.85	6.92 %
HVAC	98,000	75.38	7.06 %
Electrical	306,146	235.50	22.06 %
Security / Access Control / Surveillance	0	0.00	0.00 %
Fire Alarm Systems	31,650	24.35	2.28 %
Earthwork	4,500	3.46	0.32 %
Site Concrete	18,992	14.61	1.37 %
Site Utilities	33,500	25.77	2.41 %
Playing Field - 2 Remove and Replace With Drainage System (125,052 SF)	1,653,700	13.22	3.33 %
Earthwork	112,400	0.90	6.80 %
Athletic/Recreational Surfaces	1,455,050	11.64	87.99 %
Site Utilities	86,250	0.69	5.22 %
Concession Stands and Food Trailer Provisions (4,250 SF)	542,627	127.68	1.09 %
Modular/Prefabricated Structures	500,000	117.65	92.14 %
Site Concrete	42,627	10.03	7.86 %

ITEM	COST	COST SF	% OF TOTAL
Indirect Costs	7,094,772	4.25	14.27 %
General Conditions	1,010,864	0.61	2.03 %
Builder's Risk Insurance	59,259	0.04	0.12 %
General Liability Insurance	374,950	0.22	0.75 %
Payment and Performance Bonds	339,233	0.20	0.68 %
Subcontractor Default Insurance (SDI):	532,917	0.32	1.07 %
Warranty	124,320	0.07	0.25 %
Escalation	426,334	0.26	0.86 %
Contractor's Contingency	1,491,845	0.89	3.00 %
Design/Owner's Contingency	994,563	0.60	2.00 %
Overhead and Profit	1,740,486	1.04	3.50 %
Total Cost	\$ 49,728,161	\$ 29.79	100.00 %

TAB 7

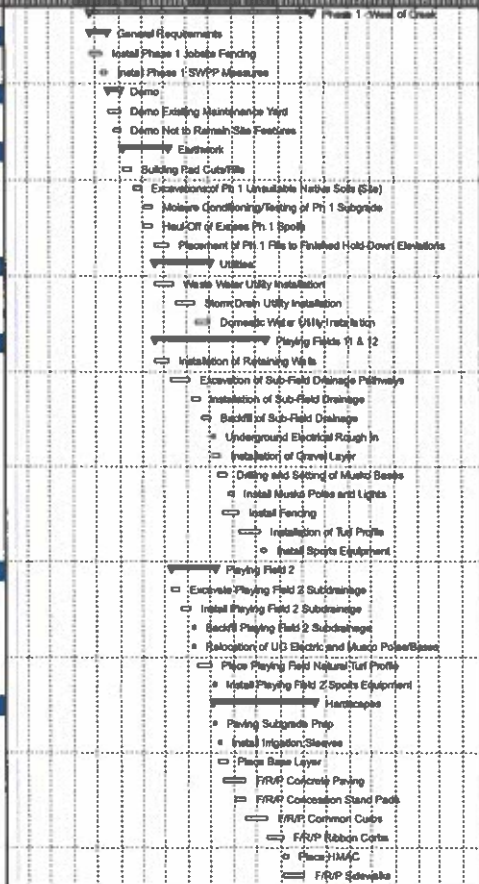
MASTER PROJECT SCHEDULE



SpawGlass

*Providing the Absolute Best
Construction Experience*

Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Earliest Start	Latest Finish	Activity % Complete	Total Float	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
Phase 1 - West of Creek		205	205	0	24-Nov-25	15-Sep-26	15-Jan-26	15-Dec-26		63																					
General Requirements		15	15	0	24-Nov-25	15-Dec-25	15-Jan-26	04-Feb-26		31																					
A1080	Install Phase 1 Job Site Fencing	10	10	0	24-Nov-25	09-Dec-25	15-Jan-26	28-Jan-26	0%	33																					
A1090	Install Phase 1 SWPP Measures	5	5	0	10-Dec-25	18-Dec-25	29-Jan-26	04-Feb-26	0%	33																					
Demo		10	10	0	17-Dec-25	02-Jan-26	05-Feb-26	18-Feb-26		31																					
A1170	Demo Existing Maintenance Yard	10	10	0	17-Dec-25	02-Jan-26	05-Feb-26	18-Feb-26	0%	33																					
A1180	Demo Not to Remain Site Features	5	5	0	24-Dec-25	02-Jan-26	12-Feb-26	18-Feb-26	0%	33																					
Earthwork		45	45	0	05-Jan-26	06-Mar-26	13-Feb-26	30-Jul-26		103																					
A8080	Building Pad Cut/Fill	10	10	0	05-Jan-26	16-Jan-26	19-Feb-26	04-Mar-26	0%	33																					
A1190	Excavations of Ph 1 Unsuitable Native Soils (S4a)	10	10	0	19-Jan-26	30-Jan-26	16-Apr-26	29-Apr-26	0%	63																					
A1200	Moisture Conditioning/Testing of Ph 1 Subgrade	10	10	0	02-Feb-26	13-Feb-26	26-Jun-26	09-Jul-26	0%	103																					
A1240	Haui-Off of Excess Ph 1 Spoils	10	10	0	02-Feb-26	13-Feb-26	30-Apr-26	13-May-26	0%	63																					
A1210	Placement of Ph 1 Fills to Finished Hold-Down Elevations	15	15	0	16-Feb-26	08-Mar-26	10-Jul-26	30-Jul-26	0%	103																					
Utilities		55	55	0	16-Feb-26	01-May-26	14-May-26	30-Jul-26		63																					
A1270	Waste Water Utility Installation	20	20	0	16-Feb-26	13-Mar-26	14-May-26	11-Jun-26	0%	63																					
A1290	Storm Drain Utility Installation	20	20	0	16-Mar-26	10-Apr-26	12-Jun-26	09-Jul-26	0%	63																					
A1280	Domestic Water Utility Installation	15	15	0	13-Apr-26	01-May-26	10-Jul-26	30-Jul-26	0%	63																					
Playing Fields 11 & 12		105	105	0	16-Feb-26	13-Jul-26	17-Jul-26	15-Dec-26		106																					
A8090	Installation of Retaining Walls	15	15	0	16-Feb-26	06-Mar-26	17-Jul-26	06-Aug-26	0%	106																					
A3990	Excavation of Sub-Field Drainage Pathways	20	20	0	09-Mar-26	03-Apr-26	07-Aug-26	03-Sep-26	0%	106																					
A4000	Installation of Sub-Field Drainage	10	10	0	06-Apr-26	17-Apr-26	04-Sep-26	18-Sep-26	0%	106																					
A4010	Backfill of Sub-Field Drainage	10	10	0	20-Apr-26	01-May-26	21-Sep-26	02-Oct-26	0%	106																					
A4040	Underground Electrical Rough In	5	5	0	04-May-26	08-May-26	12-Oct-26	18-Oct-26	0%	113																					
A4020	Installation of Gravel Layer	10	10	0	04-May-26	15-May-26	05-Oct-26	18-Oct-26	0%	106																					
A4050	Drilling and Setting of Musko Bases	10	10	0	11-May-26	22-May-26	19-Oct-26	30-Oct-26	0%	113																					
A4060	Install Musko Poles and Lights	5	5	0	26-May-26	01-Jun-26	02-Nov-26	06-Nov-26	0%	113																					
A4070	Install Fencing	15	15	0	18-May-26	08-Jun-26	19-Oct-26	06-Nov-26	0%	106																					
A4030	Installation of Turf Profile	20	20	0	09-Jun-26	06-Jul-26	09-Nov-26	06-Dec-26	0%	106																					
A4040	Install Sports Equipment	5	5	0	07-Jul-26	13-Jul-26	09-Dec-26	15-Dec-26	0%	106																					
Playing Field 2		45	45	0	09-Jul-26	08-May-26	28-Aug-26	15-Dec-26		153																					
A8150	Excavate Playing Field 2 Subdrainage	10	10	0	09-Mar-26	20-Mar-26	12-Oct-26	23-Oct-26	0%	153																					
A8170	Install Playing Field 2 Subdrainage	10	10	0	23-Mar-26	03-Apr-26	26-Oct-26	06-Nov-26	0%	153																					
A8180	Backfill Playing Field 2 Subdrainage	5	5	0	06-Apr-26	10-Apr-26	09-Nov-26	13-Nov-26	0%	153																					
A8220	Relocation of UG Electric and Musko Poles/Bases	5	5	0	06-Apr-26	10-Apr-26	28-Aug-26	03-Sep-26	0%	103																					
A8190	Place Playing Field Natural Turf Profile	15	15	0	13-Apr-26	01-May-26	16-Nov-26	06-Dec-26	0%	153																					
A8200	Install Playing Field 2 Sports Equipment	5	5	0	04-May-26	08-May-26	09-Dec-26	15-Dec-26	0%	153																					
Hardscapes		95	95	0	04-May-26	15-Sep-26	31-Jul-26	15-Oct-26		63																					
A4240	Paving Subgrade Prep	5	5	0	04-May-26	08-May-26	31-Jul-26	05-Aug-26	0%	63																					
A4310	Install Irrigation Sleeves	5	5	0	11-May-26	15-May-26	07-Aug-26	13-Aug-26	0%	63																					
A4250	Place Base Layer	10	10	0	11-May-26	22-May-26	28-Aug-26	11-Sep-26	0%	78																					
A4280	FIRUP Concrete Paving	20	20	0	18-May-26	15-Jun-26	14-Aug-26	11-Sep-26	0%	63																					
A6160	FIRUP Concussion Stand Pads	10	10	0	02-Jun-26	15-Jun-26	28-Aug-26	11-Sep-26	0%	63																					
A4300	FIRUP Common Curbs	20	20	0	15-Jun-26	13-Jul-26	14-Sep-26	09-Oct-26	0%	63																					
A4290	FIRUP Ribbon Curbs	15	15	0	14-Jul-26	03-Aug-26	12-Oct-26	30-Oct-26	0%	63																					
A4260	Place HMAC	5	5	0	04-Aug-26	10-Aug-26	23-Nov-26	01-Dec-26	0%	78																					
A4270	FIRUP Sidewalks	20	20	0	04-Aug-26	31-Aug-26	02-Nov-26	01-Dec-26	0%	63																					



Start Date: 21-Aug-25 Finish Date: 15-Mar-27 Data Date: 18-Aug-25 Run Date: 18-Aug-25	Actual Work Remaining Work Critical Remaining Work Milestone Summary Level of Effort Actual Level of Effort	CoRR OSP - 3D - Multipurpose Complex Expansion WBS Layout - All Activities Page 3 of 12	
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Legend:

- FRP Common Curve
- FRP Ribbon Curve
- Phase HVAC
- FRP Substrate
- Clean Paving
- Install Striping
- Landscaping
- Install Mowstrips and Paving
- Exterminate Insects/Wild
- Install Topsoil
- Install Irrigation Masts
- Install Irrigation Branch Lines
- Install Irrigation Heads
- Install Plantings
- Building Package
- BIM Coordination
- BIM Pre-Constructive Kick-Off Meeting
- Preliminary BIM Model Creation
- Preliminary BIM Model Coordination & Alternations
- Building C Overhead MEP BIM Scan and Verifications
- Building B Overhead MEP BIM Scan and Verifications
- Building A.1 Overhead MEP BIM Scan
- Building A.2 Overhead MEP BIM Scan
- Foundation
- Tie Bar Cages
- Grid & Floor Plate
- Exterior Grade Beams
- First Grade Building Pad
- Form Grade Beams
- Reinforce Grade Beams
- Placefoot SOG
- Place SOG Grade
- Framing Structure
- Install Structural CMU
- Set Exterior Columns and Beams
- Set Interior Beams
- Install L 2 Slab
- Group Beamlines
- Set L 2 Perimeter Angle
- Set Slab Pans
- Install L 2 Temporary Wall Protection
- Set Roof Trusses
- Install L 2 Metal Decking
- Set Roof Level Steel
- Reinforced Deck Columns/Blockouts & Stairs
- Detail Roof Level Steel

Timeline:

- 0:00 - Preliminary BIM Model Coordination & Alternations
- 0:00 - Preliminary BIM Model Creation
- 0:00 - BIM Pre-Constructive Kick-Off Meeting
- 0:00 - Building C Overhead MEP BIM Scan and Verifications
- 0:00 - Building B Overhead MEP BIM Scan and Verifications
- 0:00 - Building A.1 Overhead MEP BIM Scan
- 0:00 - Building A.2 Overhead MEP BIM Scan
- 0:00 - Foundation
- 0:00 - Tie Bar Cages
- 0:00 - Grid & Floor Plate
- 0:00 - Exterior Grade Beams
- 0:00 - First Grade Building Pad
- 0:00 - Form Grade Beams
- 0:00 - Reinforce Grade Beams
- 0:00 - Placefoot SOG
- 0:00 - Place SOG Grade
- 0:00 - Framing Structure
- 0:00 - Install Structural CMU
- 0:00 - Set Exterior Columns and Beams
- 0:00 - Set Interior Beams
- 0:00 - Install L 2 Slab
- 0:00 - Group Beamlines
- 0:00 - Set L 2 Perimeter Angle
- 0:00 - Set Slab Pans
- 0:00 - Install L 2 Temporary Wall Protection
- 0:00 - Set Roof Trusses
- 0:00 - Install L 2 Metal Decking
- 0:00 - Set Roof Level Steel
- 0:00 - Reinforced Deck Columns/Blockouts & Stairs
- 0:00 - Detail Roof Level Steel
- 10:00

SpawGlass

SpawGlass

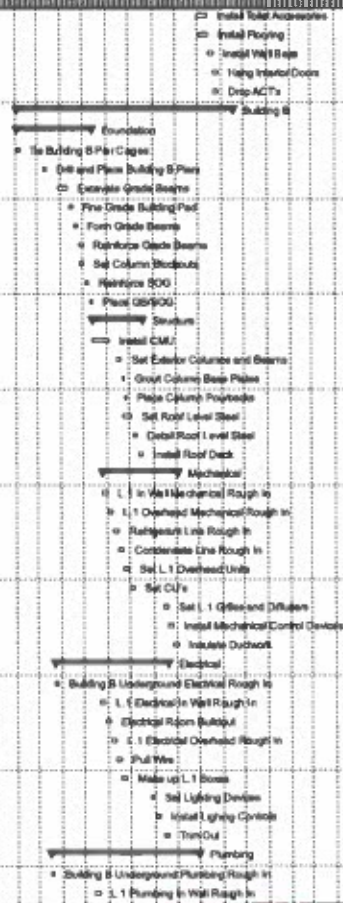
Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Early Start	Late Finish	Activity % Complete	Total Float	
A5510	L 1 Electrical Overhead Rough In	10	10	0	29-Apr-26	12-May-26	14-Sep-26	25-Sep-26	0%	96	
A5520	Pull Wire	5	5	0	13-May-26	19-May-26	26-Oct-26	30-Oct-26	0%	116	
A5530	Make up L 1 Boxes	5	5	0	20-May-26	27-May-26	02-Nov-26	06-Nov-26	0%	116	
A5540	Set Lighting Devices	10	10	0	06-Sep-26	22-Sep-26	09-Nov-26	20-Nov-26	0%	43	
A5550	Electrical Inspection	5	5	0	16-Sep-26	22-Sep-26	06-Nov-26	12-Nov-26	0%	37	
A5560	Install Lighting Controls	5	5	0	23-Sep-26	29-Sep-26	23-Nov-26	01-Dec-26	0%	43	
A5580	Trim Out	5	5	0	30-Sep-26	06-Oct-26	02-Dec-26	08-Dec-26	0%	43	
Level 2		70	70	0	14-Jul-26	20-Oct-26	10-Sep-26	06-Nov-26		23	
A5590	L 2 Electrical in Wall Rough In	10	10	0	14-Jul-26	27-Jul-26	03-Sep-26	17-Sep-26	0%	37	
A5600	L 2 Electrical Overhead Rough In	5	5	0	26-Jul-26	03-Aug-26	21-Sep-26	25-Sep-26	0%	38	
A5610	Pull Wire L 2	5	5	0	04-Aug-26	10-Aug-26	18-Oct-26	22-Oct-26	0%	52	
A5620	Make up L 2 Boxes	5	5	0	11-Aug-26	17-Aug-26	23-Oct-26	29-Oct-26	0%	52	
A5630	Set L 2 Lighting Devices	5	5	0	09-Sep-26	15-Sep-26	30-Oct-26	05-Nov-26	0%	37	
A5640	Install L 2 Lighting Controls	5	5	0	16-Sep-26	22-Sep-26	23-Nov-26	01-Dec-26	0%	46	
A5650	L 2 Trim Out	5	5	0	23-Sep-26	29-Sep-26	02-Dec-26	08-Dec-26	0%	46	
Plumbing		165	165	0	06-Feb-26	27-Oct-26	25-Nov-26	24-Feb-27		82	
Level 1		108	108	0	06-Feb-26	27-Oct-26	23-Mar-26	24-Feb-27		82	
A5590	Building A Underground Plumbing Rough In	10	10	0	06-Feb-26	19-Feb-26	25-Mar-26	07-Apr-26	0%	33	
A5630	L 1 Plumbing in Wall Rough In	10	10	0	25-Mar-26	07-Apr-26	28-Aug-26	11-Sep-26	0%	111	
A5640	L 1 Plumbing Overhead Rough In	10	10	0	06-Apr-26	21-Apr-26	14-Sep-26	25-Sep-26	0%	111	
A5650	Set L 1 Fixtures	10	10	0	23-Sep-26	08-Oct-26	06-Nov-26	20-Nov-26	0%	33	
A5660	Trim Out L 1	5	5	0	07-Oct-26	13-Oct-26	23-Nov-26	01-Dec-26	0%	33	
A5670	Insulate L 1 Water Lines	5	5	0	14-Oct-26	20-Oct-26	02-Dec-26	08-Dec-26	0%	33	
A5680	Test and Bubblehood L 1	5	5	0	21-Oct-26	27-Oct-26	16-Feb-27	24-Feb-27	0%	82	
Level 2		70	70	0	14-Jul-26	20-Oct-26	05-Sep-26	06-Nov-26		37	
A5690	L 2 Plumbing in Wall Rough In	10	10	0	14-Jul-26	27-Jul-26	03-Sep-26	17-Sep-26	0%	37	
A5710	L 2 Plumbing Overhead Rough In	5	5	0	26-Jul-26	03-Aug-26	21-Sep-26	25-Sep-26	0%	38	
A5720	Set L 2 Fixtures	10	10	0	23-Sep-26	08-Oct-26	16-Nov-26	01-Dec-26	0%	38	
A5730	L 2 Trim Out	5	5	0	07-Oct-26	13-Oct-26	02-Dec-26	08-Dec-26	0%	38	
A5740	Insulate L 2 Water Lines	5	5	0	07-Oct-26	13-Oct-26	02-Dec-26	08-Dec-26	0%	38	
A5750	Test and Bubblehood L 2	5	5	0	14-Oct-26	20-Oct-26	16-Feb-27	24-Feb-27	0%	87	
Life Safety		60	60	0	30-Jun-26	22-Sep-26	01-Sep-26	24-Mar-27		127	
Fire Suppression		65	65	0	30-Jun-26	15-Sep-26	01-Sep-26	04-Mar-27		132	
A2990	Hang L 1 Mains	5	5	0	30-Jun-26	06-Jul-26	01-Sep-26	08-Sep-26	0%	45	
A2900	Hang L 1 Branch Lines	5	5	0	07-Jul-26	13-Jul-26	08-Sep-26	15-Sep-26	0%	45	
A3650	Hang L 2 Mains	5	5	0	14-Jul-26	20-Jul-26	16-Sep-26	22-Sep-26	0%	45	
A3660	Hang L 2 Branch Lines	5	5	0	21-Jul-26	27-Jul-26	23-Sep-26	29-Sep-26	0%	45	
A3550	Install Sprinkler Heads in Hard Lid Ceiling	3	3	0	07-Aug-26	11-Aug-26	30-Sep-26	02-Oct-26	0%	37	
A2920	Install Sprinkler Heads in Gld Ceiling	5	5	0	09-Sep-26	15-Sep-26	16-Mar-27	24-Mar-27	0%	132	
Fire Alarm		25	25	0	19-Aug-26	22-Sep-26	05-Feb-27	04-Mar-27		127	
A3680	PACP Build Out	5	5	0	18-Aug-26	24-Aug-26	25-Feb-27	03-Mar-27	0%	132	
A3700	Pull Wire	5	5	0	25-Aug-26	31-Aug-26	04-Mar-27	10-Mar-27	0%	132	
A3670	Set FA Devices	5	5	0	09-Sep-26	15-Sep-26	11-Mar-27	17-Mar-27	0%	127	
A3690	Point to Point Testing and Troubleshooting	5	5	0	16-Sep-26	22-Sep-26	18-Mar-27	24-Mar-27	0%	127	
Low Voltage		25	25	0	01-Sep-26	06-Oct-26	21-Jan-27	21-Feb-27		97	
A8230	Pull Wire	10	10	0	01-Sep-26	15-Sep-26	21-Jan-27	03-Feb-27	0%	97	

Start Date:	21-Aug-25
Finish Date:	15-Mar-27
Date Date:	18-Aug-25
Run Date:	18-Aug-25

CoRR OSP - 3D - Multipurpose Complex Expansion
WBS Layout - All Activities
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SpawGlass

Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Early Start	Late Finish	Activity % Complete	Total Float	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
A5950	Install Toilet Accessories	10	10	0	30-Sep-26	13-Oct-26	02-Dec-26	15-Dec-26	0%	43																					
A4590	Install Flooring	10	10	0	01-Oct-26	14-Oct-26	23-Nov-26	06-Dec-26	0%	37																					
A4540	Install Wall Base	5	5	0	15-Oct-26	21-Oct-26	09-Dec-26	15-Dec-26	0%	37																					
A4540	Hang Interior Doors	5	5	0	21-Oct-26	27-Oct-26	09-Dec-26	15-Dec-26	0%	33																					
A4590	Drop AC's	5	5	0	21-Oct-26	27-Oct-26	09-Dec-26	15-Dec-26	0%	33																					
Building B		205	205	0	02-Feb-26	17-Nov-26	29-Apr-26	24-Mar-27		87																					
Foundation		73	73	0	02-Feb-26	13-May-26	29-Apr-26	09-Jul-26		40																					
A2420	Tie Building B Pier Cages	5	5	0	02-Feb-26	08-Feb-26	29-Apr-26	05-May-26	0%	62																					
A2430	Drill and Place Building B Piers	5	5	0	09-Mar-26	13-Mar-26	04-May-26	08-May-26	0%	40																					
A2440	Excavate Grade Beams	10	10	0	30-Mar-26	10-Apr-26	26-May-26	06-Jun-26	0%	40																					
A2450	Form Grade Building Pad	5	5	0	13-Apr-26	17-Apr-26	09-Jun-26	15-Jun-26	0%	40																					
A2470	Form Grade Beams	5	5	0	20-Apr-26	24-Apr-26	16-Jun-26	22-Jun-26	0%	40																					
A2480	Reinforce Grade Beams	5	5	0	27-Apr-26	01-May-26	23-Jun-26	29-Jun-26	0%	40																					
A2500	Set Column Blockouts	5	5	0	27-Apr-26	01-May-26	25-Jun-26	01-Jul-26	0%	42																					
A2480	Reinforce SOG	5	5	0	04-May-26	08-May-26	30-Jun-26	06-Jul-26	0%	40																					
A2490	Place GR/SOG	3	3	0	11-May-26	13-May-26	07-Jul-26	09-Jul-26	0%	40																					
Structure		46	46	0	14-May-26	17-Jul-26	10-Jul-26	27-Oct-26		68																					
A4420	Install CMU	15	15	0	14-May-26	06-Jun-26	10-Jul-26	30-Jul-26	0%	40																					
A2380	Set Exterior Columns and Beams	5	5	0	15-Jun-26	19-Jun-26	04-Aug-26	10-Aug-26	0%	36																					
A2400	Grout Column Base Plates	3	3	0	22-Jun-26	24-Jun-26	11-Aug-26	13-Aug-26	0%	36																					
A2410	Place Column Posttension	2	2	0	25-Jun-26	26-Jun-26	14-Aug-26	17-Aug-26	0%	36																					
A2370	Set Roof Level Steel	10	10	0	22-Jun-26	03-Jul-26	25-Sep-26	06-Oct-26	0%	68																					
A2380	Detail Roof Level Steel	5	5	0	06-Jul-26	10-Jul-26	09-Oct-26	15-Oct-26	0%	58																					
A2390	Install Roof Deck	5	5	0	13-Jul-26	17-Jul-26	18-Oct-26	22-Oct-26	0%	68																					
Mechanical		72	72	0	26-May-26	02-Sep-26	21-Aug-26	13-Nov-26		51																					
A3350	L 1 In Wall Mechanical Rough In	5	5	0	26-May-26	01-Jun-26	21-Aug-26	27-Aug-26	0%	63																					
A3360	L 1 Overhead Mechanical Rough In	5	5	0	02-Jun-26	08-Jun-26	28-Aug-26	03-Sep-26	0%	63																					
A3500	Refrigerant Line Rough In	5	5	0	09-Jun-26	15-Jun-26	04-Sep-26	11-Sep-26	0%	63																					
A3510	Condensate Line Rough In	5	5	0	16-Jun-26	22-Jun-26	14-Sep-26	18-Sep-26	0%	63																					
A3370	Set L 1 Overhead Units	5	5	0	23-Jun-26	29-Jun-26	21-Sep-26	25-Sep-26	0%	63																					
A3620	Set CU's	5	5	0	30-Jun-26	06-Jul-26	08-Nov-26	13-Nov-26	0%	93																					
A3380	Set L 1 Grilles and Diffusers	5	5	0	13-Aug-26	19-Aug-26	26-Oct-26	30-Oct-26	0%	51																					
A3390	Install Mechanical Control Devices	5	5	0	20-Aug-26	26-Aug-26	02-Nov-26	06-Nov-26	0%	51																					
A3400	Insulate Ductwork	5	5	0	27-Aug-26	02-Sep-26	09-Nov-26	13-Nov-26	0%	51																					
Electrical		107	107	0	23-Mar-26	19-Aug-26	18-May-26	15-Dec-26		81																					
A2150	Building B Underground Electrical Rough In	5	5	0	23-Mar-26	27-Mar-26	18-May-26	22-May-26	0%	40																					
A3130	L 1 Electrical In Wall Rough In	5	5	0	21-May-26	28-May-26	04-Sep-26	11-Sep-26	0%	75																					
A3160	Electrical Room Bulkhead	5	5	0	28-May-26	04-Jun-26	14-Sep-26	18-Sep-26	0%	75																					
A3140	L 1 Electrical Overhead Rough In	5	5	0	06-Jun-26	11-Jun-26	21-Sep-26	25-Sep-26	0%	75																					
A3150	Put Wire	5	5	0	12-Jun-26	18-Jun-26	09-Nov-26	13-Nov-26	0%	105																					
A3170	Make up L 1 Boxes	5	5	0	19-Jun-26	25-Jun-26	16-Nov-26	20-Nov-26	0%	105																					
A3180	Set Lighting Devices	5	5	0	27-Jul-26	31-Jul-26	23-Nov-26	01-Dec-26	0%	84																					
A3180	Install Lighting Controls	5	5	0	03-Aug-26	07-Aug-26	02-Dec-26	08-Dec-26	0%	84																					
A3200	Trim Out	5	5	0	13-Aug-26	19-Aug-26	09-Dec-26	15-Dec-26	0%	81																					
Plumbing		139	139	0	16-May-26	26-Sep-26	11-May-26	03-Mar-27		108																					
A2180	Building B Underground Plumbing Rough In	5	5	0	16-May-26	20-May-26	11-May-26	15-May-26	0%	40																					
A2500	L 1 Plumbing In Wall Rough In	5	5	0	14-May-26	20-May-26	14-Sep-26	18-Sep-26	0%	85																					



Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Late Start	Late Finish	Activity % Complete	Total Effort	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
A2940	L 1 Plumbing Overhead Rough In	5	5	0	21-May-26	26-May-26	21-Sep-26	25-Sep-26	0%	65																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</

Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Late Start	Late Finish	Activity % Complete	Total Float	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
A5580	Install REC's	5	5	0	17-Aug-26	21-Aug-26	09-Dec-26	15-Dec-26	0%	79																					
A5490	Install Casework/Lockers	5	5	0	24-Aug-26	26-Aug-26	28-Jan-27	03-Feb-27	0%	108																					
A5510	Install Toilet Partitions	15	15	0	24-Aug-26	14-Sep-26	16-Nov-26	05-Dec-26	0%	59																					
A5520	Install Toilet Accessories	5	5	0	15-Sep-26	21-Sep-26	09-Dec-26	15-Dec-26	0%	59																					
A5530	Drop AC's	5	5	0	01-Oct-26	07-Oct-26	02-Dec-26	08-Dec-26	0%	42																					
A5540	Hang Interior Doors	5	5	0	08-Oct-26	14-Oct-26	09-Dec-26	15-Dec-26	0%	42																					
A5470	Install Flooring	10	10	0	01-Oct-26	14-Oct-26	23-Nov-26	08-Dec-26	0%	37																					
A5500	Install Wall Base	5	5	0	15-Oct-26	21-Oct-26	09-Dec-26	15-Dec-26	0%	37																					
A5480	Install Appliances	5	5	0	11-Nov-26	17-Nov-26	11-Mar-27	17-Mar-27	0%	82																					
Building C		182	182	0	06-Feb-26	22-Oct-26	14-May-26	24-Mar-27		105																					
Foundation		70	70	0	09-Feb-26	15-May-26	14-May-26	23-Jul-26		45																					
A2210	Tie Building C Pier Caps	5	5	0	09-Feb-26	13-Feb-26	14-May-26	20-May-26	0%	68																					
A2220	Drill and Place Building C Piers	5	5	0	16-Mar-26	20-Mar-26	21-May-26	28-May-26	0%	46																					
A2230	Excavate Grade Beams	5	5	0	06-Apr-26	10-Apr-26	12-Jun-26	18-Jun-26	0%	48																					
A2240	Pour Grade Building Pad	5	5	0	13-Apr-26	17-Apr-26	19-Jun-26	25-Jun-26	0%	40																					
A2250	Form Grade Beams	5	5	0	20-Apr-26	24-Apr-26	26-Jun-26	02-Jul-26	0%	48																					
A2255	Reinforce Grade Beams	5	5	0	27-Apr-26	01-May-26	03-Jul-26	09-Jul-26	0%	48																					
A2260	Set Column Blockouts	5	5	0	27-Apr-26	01-May-26	03-Jul-26	09-Jul-26	0%	48																					
A2270	Reinforce SOG	5	5	0	04-May-26	08-May-26	10-Jul-26	16-Jul-26	0%	48																					
A2280	Place GB/SOG	5	5	0	11-May-26	15-May-26	17-Jul-26	23-Jul-26	0%	48																					
Structure		30	30	0	29-May-26	09-Jul-26	24-Jul-26	29-Oct-26		73																					
A4430	Install Structural CMU	10	10	0	29-May-26	11-Jun-26	24-Jul-26	08-Aug-26	0%	40																					
A2310	Set Roof Level Steel	10	10	0	12-Jun-26	25-Jun-26	02-Oct-26	15-Oct-26	0%	79																					
A2320	Detail Roof Level Steel	5	5	0	26-Jun-26	02-Jul-26	18-Oct-26	22-Oct-26	0%	79																					
A2330	Install Roof Deck	5	5	0	03-Jul-26	09-Jul-26	23-Oct-26	29-Oct-26	0%	79																					
Mechanical		59	59	0	05-Jun-26	26-Aug-26	31-Jul-26	13-Nov-26		55																					
A5570	L 1 In Wall Mechanical Rough In	5	5	0	05-Jun-26	11-Jun-26	31-Jul-26	08-Aug-26	0%	40																					
A5580	L 1 Overhead Mechanical Rough In	5	5	0	12-Jun-26	18-Jun-26	07-Aug-26	13-Aug-26	0%	40																					
A5590	Refrigerant Line Rough In	5	5	0	19-Jun-26	25-Jun-26	14-Aug-26	20-Aug-26	0%	40																					
A5600	Condensate Line Rough In	5	5	0	26-Jun-26	02-Jul-26	21-Aug-26	27-Aug-26	0%	40																					
A5610	Set L 1 Overhead Units	5	5	0	03-Jul-26	09-Jul-26	28-Aug-26	03-Sep-26	0%	40																					
A5640	Install Mechanical Control Devices	5	5	0	10-Jul-26	16-Jul-26	04-Sep-26	11-Sep-26	0%	40																					
A5620	Set CU's	5	5	0	10-Jul-26	16-Jul-26	09-Nov-26	13-Nov-26	0%	85																					
A5630	In Wall Mechanical Rough In STUDS	5	5	0	13-Jul-26	17-Jul-26	01-Sep-26	08-Sep-26	0%	36																					
A5650	Insulate Ductwork	5	5	0	17-Jul-26	23-Jul-26	14-Sep-26	19-Sep-26	0%	40																					
A5630	Set L 1 Grilles and Diffusers	5	5	0	20-Aug-26	26-Aug-26	09-Nov-26	13-Nov-26	0%	56																					
Electrical		107	107	0	30-Mar-26	26-Aug-26	05-Jun-26	15-Dec-26		75																					
A2180	Building C Underground Electrical Rough In	5	5	0	30-Mar-26	03-Apr-26	06-Jun-26	11-Jun-26	0%	48																					
A6690	L 1 Electrical In Wall Rough In	5	5	0	29-May-26	04-Jun-26	28-Aug-26	03-Sep-26	0%	65																					
A6670	Electrical Room Buildout	5	5	0	05-Jun-26	11-Jun-26	26-Oct-26	30-Oct-26	0%	100																					
A6680	L 1 Electrical Overhead Rough In	5	5	0	12-Jun-26	18-Jun-26	02-Nov-26	06-Nov-26	0%	100																					
A6690	Pull Wire	5	5	0	19-Jun-26	25-Jun-26	09-Nov-26	13-Nov-26	0%	100																					
A6700	Make up L 1 Boxes	5	5	0	26-Jun-26	02-Jul-26	15-Nov-26	20-Nov-26	0%	100																					
A7130	In Wall Electrical Rough In STUDS	5	5	0	13-Jul-26	17-Jul-26	01-Sep-26	08-Sep-26	0%	36																					
A6710	Set Lighting Devices	5	5	0	03-Aug-26	07-Aug-26	23-Nov-26	01-Dec-26	0%	78																					
A6720	Install Lighting Controls	5	5	0	16-Aug-26	20-Aug-26	02-Dec-26	08-Dec-26	0%	78																					
A6730	Trim Out	5	5	0	20-Aug-26	26-Aug-26	09-Dec-26	15-Dec-26	0%	78																					

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Summary

Level of Effort

Actual Level of Effort

CoRR OSP - 3D - Multipurpose Complex Expansion

WBS Layout - All Activities

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Install REC's

Install Casework/Lockers

Install Toilet Partitions

Install Toilet Accessories

Drop AC's

Hang Interior Doors

Install Flooring

Install Wall Base

Install Appliances

Building C

Foundation

The Building C Pier Caps

Drill and Place Building C Piers

Excavate Grade Beams

Pour Grade Building Pad

Form Grade Beams

Reinforce Grade Beams

Set Column Blockouts

Reinforce SOG

Place GB/SOG

Structure

Install Structural CMU

Set Roof Level Steel

Detail Roof Level Steel

Install Roof Deck

Mechanical

L 1 In Wall Mechanical Rough In

L 1 Overhead Mechanical Rough In

Refrigerant Line Rough In

Condensate Line Rough In

Set L 1 Overhead Units

Install Mechanical Control Devices

Set CU's

In Wall Mechanical Rough In STUDS

Insulate Ductwork

Set L 1 Grilles and Diffusers

Electrical

Building C Underground Electrical Rough In

L 1 Electrical In Wall Rough In

Electrical Room Buildout

L 1 Electrical Overhead Rough In

Pull Wire

Make up L 1 Boxes

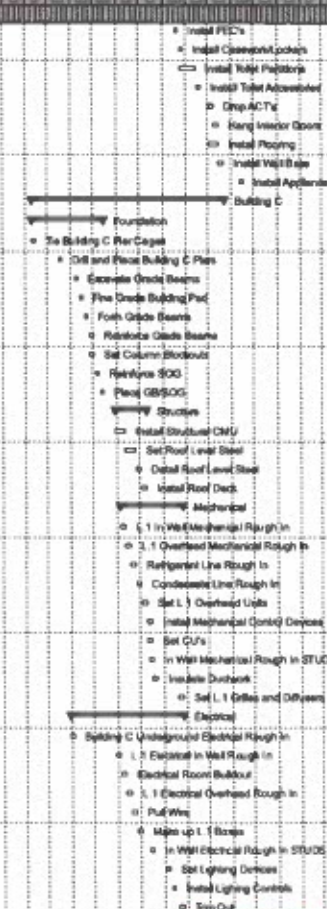
In Wall Electrical Rough In STUDS

Set Lighting Devices

Install Lighting Controls

Trim Out

SpawGlass



Activity ID	Activity Name	Original Duration	Remaining Duration	Actual Duration	Start	Finish	Late Start	Late Finish	Activity % Complete	Total Float	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
Plumbing		137	137	0	23-Mar-26	01-Oct-26	29-May-26	17-Mar-27	0%	115																					
A2190	Building C Underground Plumbing Rough In	5	5	0	23-Mar-26	27-Mar-26	29-May-26	04-Jun-26	0%	48																					
A6740	L1 Plumbing In Wall Rough In	5	5	0	18-May-26	22-May-26	01-Sep-26	08-Sep-26	0%	75																					
A6750	L1 Plumbing Overhead Rough In	5	5	0	28-May-26	01-Jun-26	19-Oct-26	23-Oct-26	0%	103																					
A7140	In Wall Plumbing Rough In STUDS	5	5	0	13-Jul-26	17-Jul-26	01-Sep-26	08-Sep-26	0%	36																					
A6780	Set Fixtures	5	5	0	03-Sep-26	10-Sep-26	26-Oct-26	30-Oct-26	0%	36																					
A6770	Trim Out	5	5	0	11-Sep-26	17-Sep-26	02-Nov-26	09-Nov-26	0%	36																					
A6780	Insulate Water Lines	5	5	0	18-Sep-26	24-Sep-26	09-Nov-26	13-Nov-26	0%	36																					
A6790	Test and Troubleshoot	5	5	0	25-Sep-26	01-Oct-26	11-Mar-27	17-Mar-27	0%	115																					
Life Safety		58	58	0	03-Aug-26	22-Oct-26	25-Feb-27	24-Mar-27	0%	105																					
Fire Alarm		58	58	0	03-Aug-26	22-Oct-26	25-Feb-27	24-Mar-27	0%	105																					
A3840	FACP Build-Out	5	5	0	03-Aug-26	07-Aug-26	25-Feb-27	03-Mar-27	0%	143																					
A3830	Set FA Devices	5	5	0	02-Oct-26	08-Oct-26	04-Mar-27	10-Mar-27	0%	105																					
A3860	Pull Wire	5	5	0	09-Oct-26	15-Oct-26	11-Mar-27	17-Mar-27	0%	105																					
A3850	Point to Point Testing and Troubleshooting	5	5	0	18-Oct-26	22-Oct-26	18-Mar-27	24-Mar-27	0%	105																					
Low Voltage		15	15	0	02-Oct-26	27-Oct-26	23-Nov-26	15-Dec-26	0%	36																					
A7090	Pull Wire	5	5	0	02-Oct-26	08-Oct-26	23-Nov-26	01-Dec-26	0%	36																					
A7100	Set Devices	5	5	0	09-Oct-26	15-Oct-26	02-Dec-26	08-Dec-26	0%	36																					
A7110	Test & Troubleshoot	5	5	0	18-Oct-26	22-Oct-26	09-Dec-26	15-Dec-26	0%	36																					
Exteriors		30	30	0	12-Jun-26	23-Jul-26	30-Oct-26	15-Dec-26	0%	100																					
Envelope		10	10	0	10-Jul-26	23-Jul-26	30-Oct-26	15-Dec-26	0%	79																					
A2880	Install Roofing Insulation	5	5	0	10-Jul-26	18-Jul-26	30-Oct-26	05-Nov-26	0%	79																					
A2890	Install SSMP System	5	5	0	17-Jul-26	23-Jul-26	06-Nov-26	12-Nov-26	0%	79																					
Facades		30	30	0	12-Jun-26	23-Jul-26	02-Nov-26	15-Dec-26	0%	100																					
A7150	Install Vertical Plane Waterproofing	5	5	0	12-Jun-26	18-Jun-26	02-Nov-26	08-Nov-26	0%	100																					
A7160	Install Rigid Insulation	5	5	0	19-Jun-26	25-Jun-26	09-Nov-26	13-Nov-26	0%	100																					
A7180	Install Natural Stone	15	15	0	28-Jun-26	16-Jul-26	16-Nov-26	08-Dec-26	0%	100																					
A7170	Install MWP	15	15	0	28-Jun-26	16-Jul-26	16-Nov-26	08-Dec-26	0%	100																					
A7190	Install Joint Sealants	5	5	0	17-Jul-26	23-Jul-26	09-Dec-26	15-Dec-26	0%	100																					
Interiors		63	63	0	05-Jul-26	01-Oct-26	25-Aug-26	06-Dec-26	0%	45																					
A6980	Frame Interior Walls	5	5	0	08-Jul-26	10-Jul-26	25-Aug-26	31-Aug-26	0%	36																					
A6970	Hang First Side Sheetrock	5	5	0	13-Jul-26	17-Jul-26	01-Sep-26	08-Sep-26	0%	36																					
A6980	Close Up Walls	5	5	0	20-Jul-26	24-Jul-26	09-Sep-26	15-Sep-26	0%	36																					
A6990	Frame Hardid Ceilings	3	3	0	27-Jul-26	29-Jul-26	18-Sep-26	18-Sep-26	0%	36																					
A7000	Install Interior Door Frames	5	5	0	27-Jul-26	31-Jul-26	21-Sep-26	25-Sep-26	0%	39																					
A7040	Frame Grid Ceilings	5	5	0	27-Jul-26	31-Jul-26	02-Nov-26	09-Nov-26	0%	69																					
A7020	Tape and Float Walls	5	5	0	27-Jul-26	31-Jul-26	09-Nov-26	13-Nov-26	0%	74																					
A7010	Close-Up Hard Lid Ceilings	5	5	0	30-Jul-26	05-Aug-26	21-Sep-26	25-Sep-26	0%	36																					
A7050	Paint Room Walls	5	5	0	03-Aug-26	07-Aug-26	18-Nov-26	20-Nov-26	0%	74																					
A7030	Tape and Float Hardid Ceilings	5	5	0	08-Aug-26	12-Aug-26	19-Oct-26	23-Oct-26	0%	51																					
A7070	Paint Corridor Walls	5	5	0	10-Aug-26	14-Aug-26	02-Dec-26	08-Dec-26	0%	79																					
A7060	Paint Hardid Ceilings	5	5	0	13-Aug-26	19-Aug-26	26-Oct-26	30-Oct-26	0%	51																					
A7080	Paint Exposed Ceilings	5	5	0	25-Sep-26	01-Oct-26	18-Nov-26	20-Nov-26	0%	36																					
Finishes		62	62	0	27-Jul-26	21-Oct-26	28-Sep-26	24-Mar-27	0%	106																					
A5830	Install Fire Stopping	5	5	0	27-Jul-26	31-Jul-26	18-Mar-27	24-Mar-27	0%	163																					
A5840	Install FRP	5	5	0	03-Aug-26	07-Aug-26	02-Dec-26	08-Dec-26	0%	84																					

Start Date: 21-Aug-25
Finish Date: 15-Mar-27
Data Date: 16-Aug-25
Run Date: 16-Aug-25

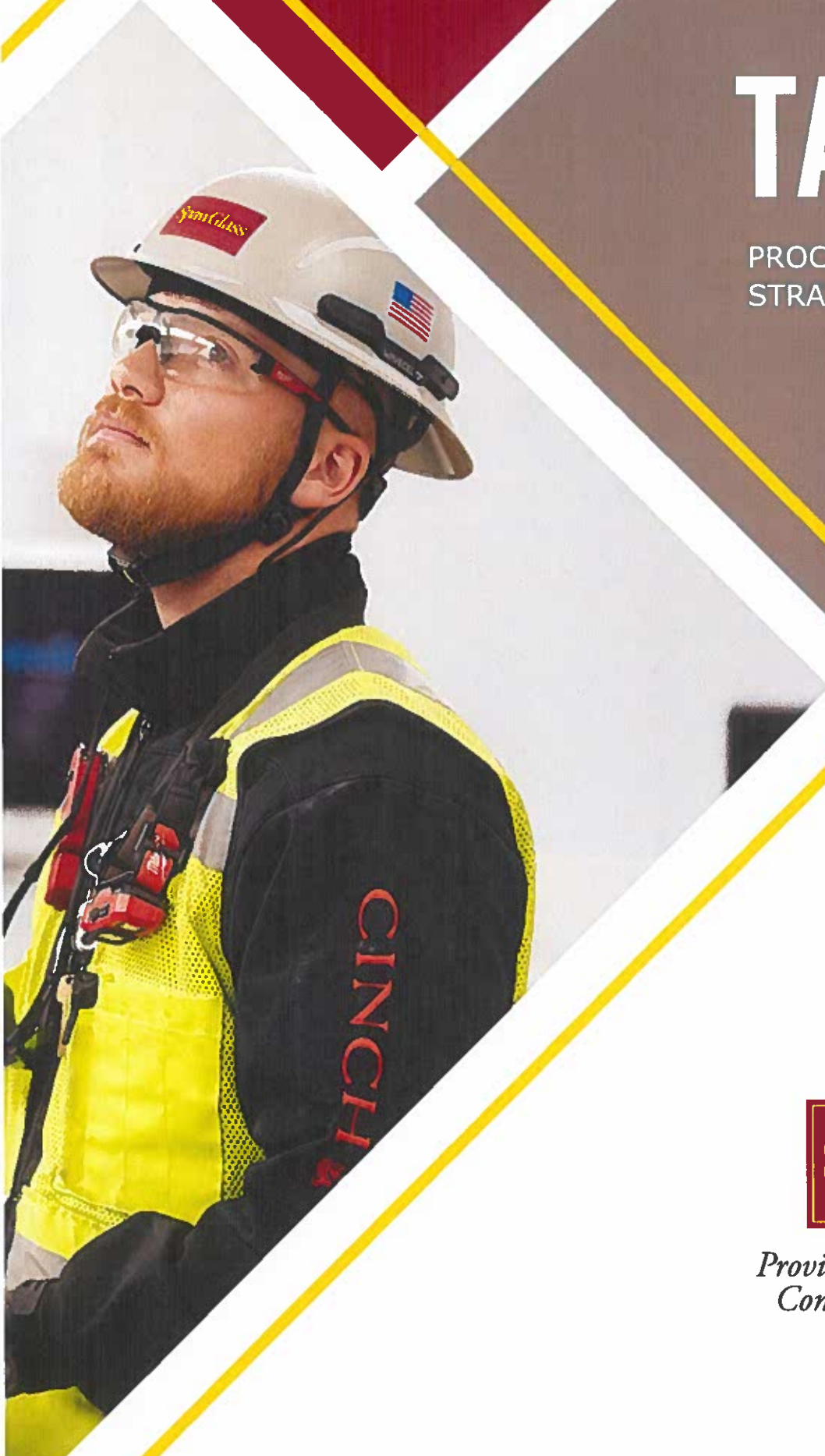
Actual Work
 Remaining Work
 Critical Remaining Work
 Milestone
 Summary
 Level of Effort
 Actual Level of Effort

CoRR OSP - 3D - Multipurpose Complex Expansion
WBS Layout - All Activities
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TAB 8

PROCUREMENT PACKAGE
STRATEGY



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*Providing the Absolute Best
Construction Experience*



Bid Proposal Package Strategy



City of Round Rock – Old Settler’s Park Build Out
Package 3D – Multipurpose Complex Expansion 95% CD Drawings
3300 E Palm Valley Blvd Round Rock, TX 78665

Long Lead Time Equipment and Material

There are no expected long lead items associated with the MPC Expansion.

Construction Document Packages

Multiple bid packages are not expected for the MPC Expansion at this time.

Proposal Package Strategy

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

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

SpawGlass

*Providing the Absolute Best
Construction Experience*



SpawGlass Contractors, Inc.

1111 Smith Road
Austin, TX 78785
512-719-5251

www.SpawGlass.com

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