



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 – Harrell Parkway A.3

3300 E. Palm Valley Blvd
Round Rock, TX 78665

THE OWNER:
(Name, legal status, and address)

City of Round Rock

221 East Main Street, Round Rock, TX 78644

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

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

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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 Seven Million Seventy-Two Thousand Nine Hundred Ninety-Nine Dollars and Zero Cents (\$ 7,072,999.00), subject to additions and deductions by Change Order as

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.

provided in the Contract Documents.

§ 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.)

January 5th, 2026

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: December 18, 2026

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

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

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

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

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

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

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

Harrell Parkway Phase A.3 Specifications as issued by Kimley-Horn on April 30th, 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.)

Harrell Parkway Phase A.3 100% Submittal as issued by Kimley Horn on April 30th, 2025

Harrell Parkway Phase A.3 100% Cross Sections as issued by Kimley Horn on April 30th, 2025

Number	Title	Date
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§ 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
Tree Pruning	\$25,000.00
Dewatering	\$30,000.00

Tree Removal	\$3,560.00
Irrigation Repair	\$4,000.00

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

Reference attached GMP package - TAB 0

§ 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 11:42:14 CDT on 09/03/2025.

Changes to original AIA text

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Harrell Parkway Phase A.3 Specifications as issued by Kimley-Horn on April 30th, 2025

Harrell Parkway Phase A.3 100% Submittal as issued by Kimley Horn on April 30th, 2025

Harrell Parkway Phase A.3 100% Cross Sections as issued by Kimley Horn on April 30th, 2025

Item	Price
<u>Tree Pruning</u>	<u>\$25,000.00-</u>
<u>Dewatering</u>	<u>\$30,000.00</u>
<u>Tree Removal</u>	<u>\$3,560.00</u>
<u>Irrigation Repair</u>	<u>\$4,000.00</u>

Variable Information

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Old Settlers Park Buildout – Harrell Parkway A.3

3300 E. Palm Valley Blvd
Round Rock, TX 78665

City of Round Rock

221 East Main Street, Round Rock, TX 78644

SpawGlass Contractors, Inc

1111 Smith Road, Austin, TX 78721

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Seven Million Seventy-Two Thousand Nine Hundred Ninety-Nine Dollars and Zero Cents (\$ 7,072,999.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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Reference attached GMP Package – TAB 06

☐ The date of execution of this Amendment.

☒ Established as follows:

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

January 5th, 2026

PAGE 3

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

☒ By the following date: December 18, 2026

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Reference attached GMP package - TAB 0

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 11:42:14 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.

Ashley Magallanez

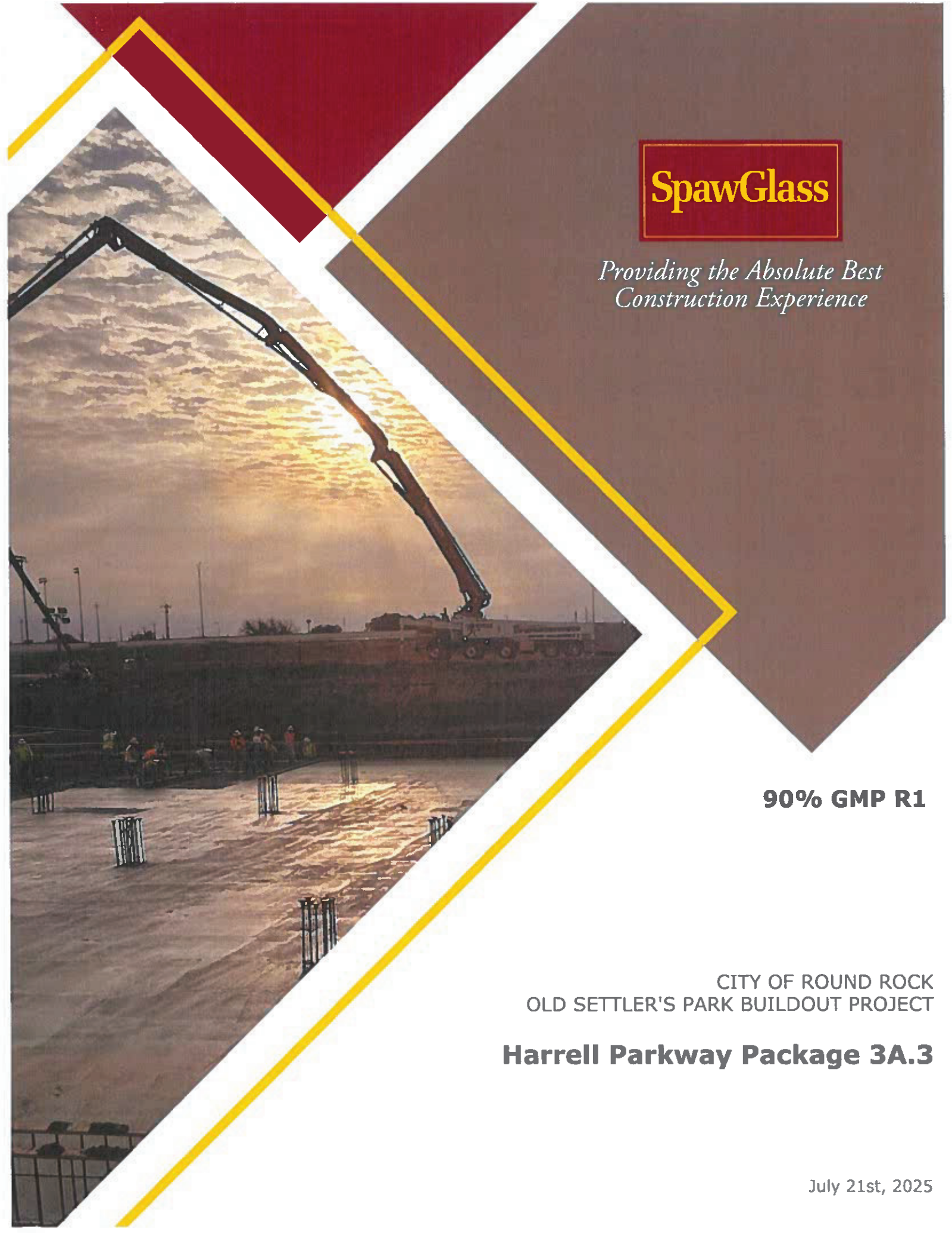
(Signed)

SENSOR PROJECT MANAGER

(Title)

9/10/2025

(Dated)



SpawGlass

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Construction Experience*

90% GMP R1

CITY OF ROUND ROCK
OLD SETTLER'S PARK BUILDOUT PROJECT

Harrell Parkway Package 3A.3

July 21st, 2025



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GUARANTEED MAXIMUM
PRICE PROPOSAL FORM



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Project Cost Summary

SpawGlass

90% CD GMP OVERVIEW

SpawGlass Contractors, Inc. hereby submits to the City of Round Rock for the use and benefit of the new Old Settler's Park Buildout – Package 3A.3 Harrell Parkway Realignment, a CMAR price based on the 90% CD Drawings, as follows:

1. The proposed amount for the Direct Cost of the Work:	\$ <u>6,160,108</u>
2. General Conditions	\$ <u>0</u>
3. Builder's Risk	\$ <u>9,195</u>
4. General Liability Insurance (.78%)	\$ <u>55,169</u>
5. Payment & Performance Bonds	\$ <u>61,761</u>
6. Escalation	\$ <u>123,202</u>
7. Contractors Contingency (3%)	\$ <u>212,190</u>
8. Construction Phase Fee (3.50%)	\$ <u>239,184</u>
9. Owner/Design Progression Contingency (3.00%)	\$ <u>212,190</u>
10. TOTAL: LINE ITEMS 1 THROUGH 9:	\$ <u>7,072,999</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 3A.3 - Harrell Parkway Realignment 90% CD Drawings

3300 E Palm Valley Blvd Round Rock, TX 78665

Scope of Work

Package 3A.3 - Harrell Parkway Realignment is the construction of a new bridge. This includes demo, cast-in-place concrete, precast concrete, rails, sidewalks, rip rap, lights, erosion control, fencing, tree protection, striping, and site utilities.

Overview

The new Harrell Parkway Re-alignment modifies the existing road going through the middle of the Old Settler’s Park. This work is planned to be completed in three main stages:

3A.1 – The road in front of the Lakeview project and the connection to Kenny Fort is the first phase, which allows the Lakeview package to be completed and allows a bypass by this connection. This phase also includes installation of the Lakeview parking lot and two new grass fields, of which these must be completed prior to the Multipurpose Complex commencing work. It is assumed that the entirety of the 3A.1 Harrell Parkway will be shutdown.

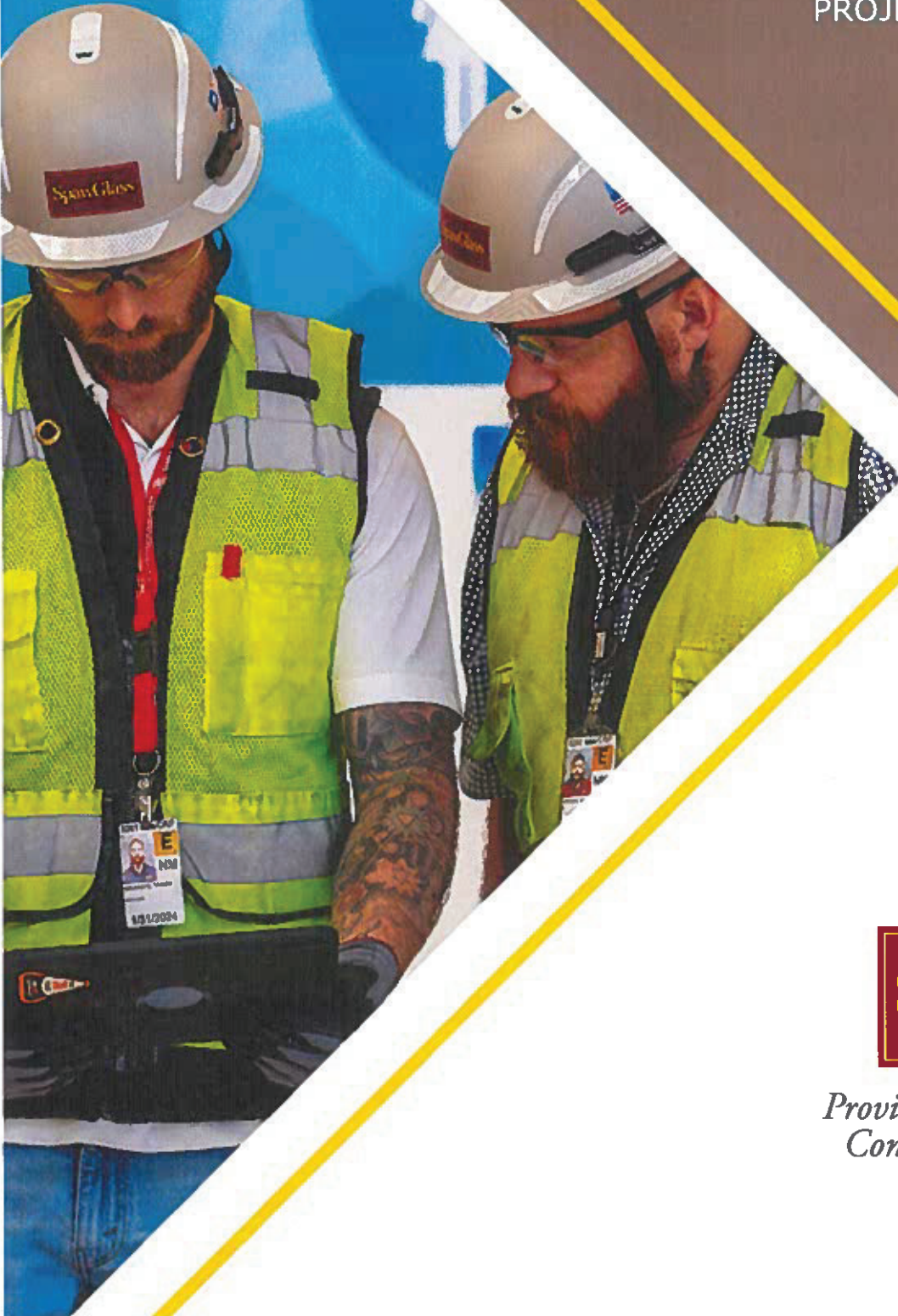
3A.2 – This phase is the rest of the road, minus the vehicular bridge. This phase will require the road to be re-built, while maintaining public access via pedestrians and vehicles. It is assumed that this section of Harrell Parkway must be partially open to the public during this construction phase.

3A.3 – This phase is the Chandler Branch vehicular bridge.

The phasing of this road is crucial to allow for the construction to be completed, while keeping the park open and active to the public. This road also ties into all the other packages, which leads this package to be coordinated with the other packages schedule and logistics plan.

TAB 3

PROJECT TEAM



SpawGlass

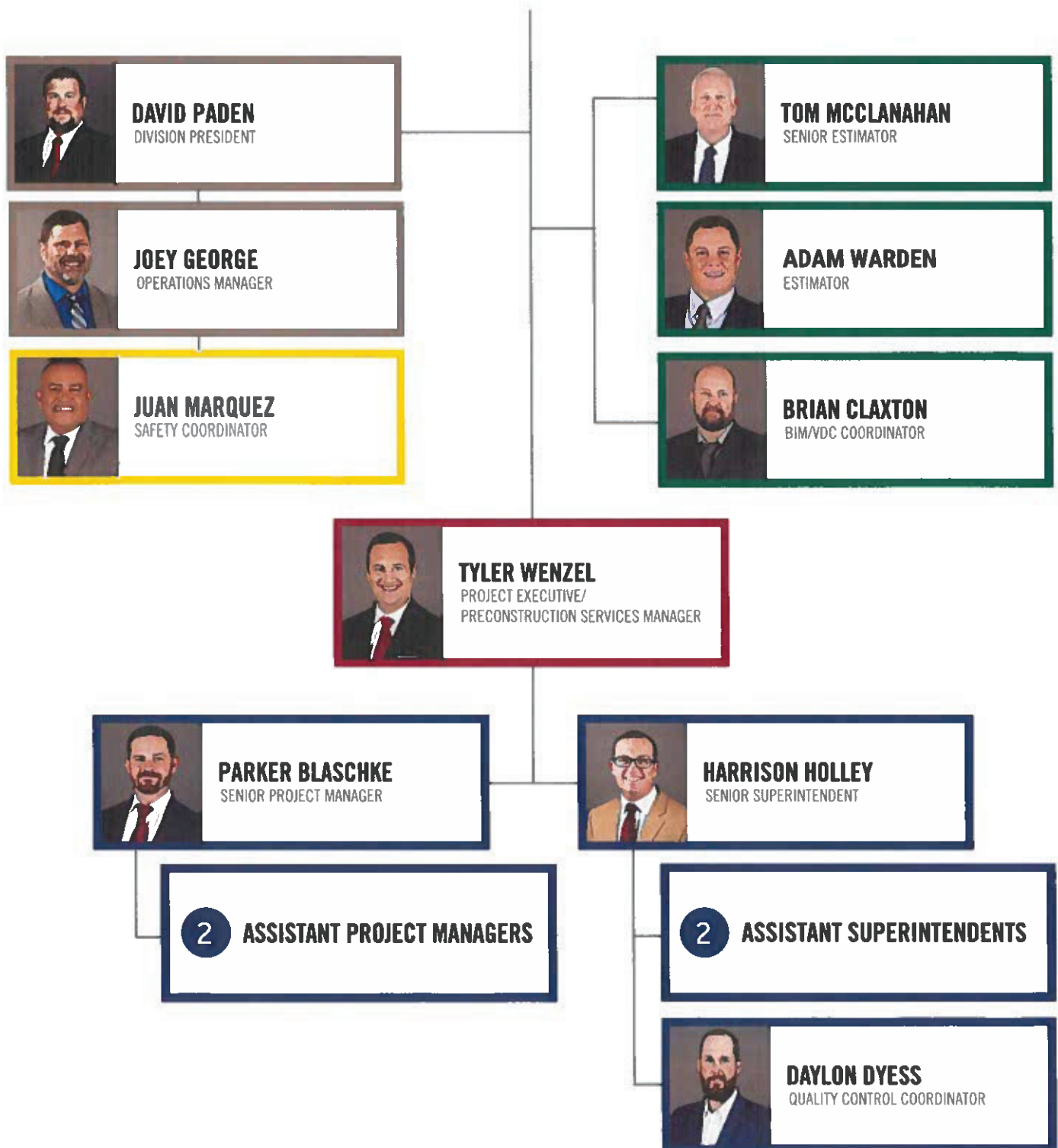
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ORGANIZATION CHART

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



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List of Documents



City of Round Rock – Old Settler’s Park Build Out
Package 3A.3 - Harrell Parkway Realignment 90% CD Drawings
3300 E Palm Valley Blvd Round Rock, TX 78665

SHEET NUMBER & SHEET DESCRIPTION	ISSUANCE DATE
R1 - COVER SHEET	4/30/2015
R-2 - INDEX OF SHEETS	4/30/2025
R-3 - PROJECT LAYOUT	4/30/2025
R4 - SURVEY CONTROL	4/30/2015
R5- SURVEY CONTROL II	4/30/2025
R6 - SURVEY CONTROL III	4/30/2025
R7 - SURVEY CONTROL IV	4/30/2015
R8 - SURVEY CONTROL V	4/30/2025
R-9 - SECTIONS EXISTING TYPICAL	4/30/2025
R-10 - SECTIONS EXISTING TYPICAL	4/30/2015
R-11 - SECTIONS PROPOSED TYPICAL	4/30/2025
R-12 - SECTIONS PROPOSED TYPICAL	4/30/2025
R-13 - SECTIONS PROPOSED TYPICAL	4/30/2015
R-14 - GENERAL NOTES	4/30/2025
R-15 - SUMMARY OF TRAFFIC CONTROL PLAN QUANTITIES	4/30/2025
R-16 - REMOVAL QUANTITIES SUMMARY OF	4/30/2015
R-17 - SUMMARY OF ROADWAY QUANTITIES	4/30/2025
R-18 - ROADWAY QUANTITIES SUMMARY OF	4/30/2025
R-19 - ILLUMINATION QUANTITIES SUMMARY OF	4/30/2015
R-20 - AND PAVEMENT MARKINGS SUMMARY OF SIGNING	4/30/2025
R-21 - CONTROL QUANTITIES SUMMARY OF EROSION	4/30/2025
R-22 - NARRATIVE TRAFFIC CONTROL PLAN	4/30/2015
R-23 - EADOW DETOUR PLAN LAYOUT TRAFFIC CONTROL	4/30/2025
R-24 - DETAILS CITY STANDARD	4/30/2025
R-25 - AND REQUIREMENTS GENERAL NOTES BARRICADE AND CONSTRUCTION BC(1)-21	4/30/2015
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R-28 - TEMPORARY SIGN NOTES BARRICADE AND CONSTRUCTION BC(4)-21	4/30/2015
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R-30 - MESSAGE SIGN (PCMS) PORTABLE CHANGEABLE BARRICADE AND CONSTRUCTION BC(6)-21	4/30/2025
R-31 - BC(7)-21 WARNING LIGHTS & ATTENUATOR ARROW PANEL, REFLECTORS, BARRICADE AND CONST	4/30/2015
R-32 - CHANNELIZING DEVICES BARRICADE AND CONSTRUCTION BC(8)-21	4/30/2025

R-33 - CHANNELIZING DEVICES BARRICADE AND CONSTRUCTION	BC(9)-21	4/30/2025
R-34 - BC(10)-21 CHANNELIZING DEVICES BARRICADE AND CONSTRUCTION		4/30/2015
R-35 - PAVEMENT MARKINGS BARRICADE AND CONSTRUCTION	BC(11)-21	4/30/2025
R-36 - PAVEMENT MARKING PATTERNS BARRICADE AND CONSTRUCTION	BC(12)-21	4/30/2025
R-37 - TRAFFIC CONTROL ONE-LANE TWO-WAY TRAFFIC CONTROL PLAN TCP(2-2)-18		4/30/2015
R-38 - TCP(3-3)-14 REMOVAL MARKER INSTALLATION/ RAISED PAVEMENT MOBILE OPERATIONS TRAFFIC C		4/30/2025
R-39 - WZ(RCD)-13 DETAILS ROAD CLOSURE WORK ZONE		4/30/2025
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R-41 - DATA SHEET HORIZONTAL ALIGNMENT		4/30/2025
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R-55 - BRIDGE RIPRAP DETAIL		4/30/2015
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R-60 - DETAILS CITY STANDARD		4/30/2025
R-61 - PCF-05 POST & CABLE FENCE		4/30/2015
R-62 - GF(31)-19 TL-3 MASH COMPLIANT METAL BEAM GUARD FENCE		4/30/2025
R-63 - TL-3 MASH COMPLIANT METAL BEAM GUARD FENCE (MOW STRIP) (MOD) GF(31)MS-19		4/30/2025
R-64 - TL-2 MASH COMPLIANT THRIE-BEAM TRANSITION METAL BEAM GUARD FENCE GF(31)TR TL2-19		4/30/2015
R-65 - MASH - TL-3 SOFTSTOP END TERMINAL TRINITY HIGHWAY SGT(10S)31-16		4/30/2025
R-66 - SGT(11S)31-18 MASH - TL-3 MAX-TENSION END TERMINAL		4/30/2025
R-67 - SGT(12S)31-18 MSKT-MASH-TL-3 SINGLE GUARDRAIL TERMINAL		4/30/2015
R-68 - STONE RIPRAP SRR		4/30/2025
R-69 - STONE RIPRAP SRR		4/30/2025
R-70 - PRD-13 DETAILS PEDESTRIAN HANDRAIL		4/30/2015
R-71 - PRD-13 DETAILS PEDESTRIAN HANDRAIL		4/30/2025
R-72 - PRD-13 DETAILS PEDESTRIAN HANDRAIL		4/30/2025
R-73 - SAFETY END TREATMENT SETP-PD PIPE CULVERTS TYPE II ~ PARALLEL DRAINAGE FOR 12" DIA TO 7		4/30/2015
R-74 - PRECAST SAFETY END TREATMENT TYPE II ~ PARALLEL DRAINAGE PSET-SP		4/30/2025
R-75 - SAFETY END TREATMENT SETP-CD PIPE CULVERTS TYPE II ~ CROSS DRAINAGE FOR 12" DIA TO 60"		4/30/2025
R-76 - SAFETY END TREATMENT SETP-CD PIPE CULVERTS TYPE II ~ CROSS DRAINAGE FOR 12" DIA TO 60"		4/30/2015

R-77 - PRECAST SAFETY END TREATMENT TYPE II ~ CROSS DRAINAGE PSET-SC	4/30/2025
R-78 - HYDRAULIC DATA BRIDGE CHANDLER BRANCH	4/30/2025
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R-81 - SECTION BRIDGE TYPICAL CHANDLER BRANCH	4/30/2025
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R-83 - CHANDLER BRANCH BRIDGE FOUNDATION LAYOUT	4/30/2025
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R-86 - CHANDLER BRANCH NO. 12 DETAILS BRIDGE ABUTMENT	4/30/2025
R-87 - CHANDLER BRANCH NO. 12 DETAILS BRIDGE ABUTMENT	4/30/2025
R-88 - CHANDLER BRANCH NO. 2 DETAILS BRIDGE BENT	4/30/2015
R-89 - CHANDLER BRANCH NO. 2 DETAILS BRIDGE BENT	4/30/2025
R-90 - CHANDLER BRANCH NO. 3 DETAILS BRIDGE BENT	4/30/2025
R-91 - CHANDLER BRANCH NO. 3 DETAILS BRIDGE BENT	4/30/2015
R-92 - CHANDLER BRANCH NO. 4 DETAILS BRIDGE BENT	4/30/2025
R-93 - CHANDLER BRANCH NO. 4 DETAILS BRIDGE BENT	4/30/2025
R-94 - CHANDLER BRANCH NO. 5-11 DETAILS BRIDGE BENT	4/30/2015
R-95 - CHANDLER BRANCH NO. 5-11 DETAILS BRIDGE BENT	4/30/2025
R-96 - CHANDLER BRANCH FRAMING PLAN (SPANS 1-2) (UNIT 1)	4/30/2025
R-97 - CHANDLER BRANCH BEAM UNIT 1 (SPANS 1-2) 100.00' PRESTR CONC SLAB	4/30/2015
R-98 - CHANDLER BRANCH BEAM UNIT 1 (SPANS 1-2) 100.00' PRESTR CONC SLAB	4/30/2025
R-99 - CHANDLER BRANCH FRAMING PLAN (SPANS 3-5) (UNIT 2)	4/30/2025
R-100 - CHANDLER BRANCH BEAM UNIT 2 (SPANS 3-5) 150.00' PRESTR CONC SLAB	4/30/2015
R-101 - CHANDLER BRANCH BEAM UNIT 2 (SPANS 3-5) 150.00' PRESTR CONC SLAB	4/30/2025
R-102 - CHANDLER BRANCH FRAMING PLAN (SPANS 6-8) (UNIT 3)	4/30/2025
R-103 - CHANDLER BRANCH BEAM UNIT 3 (SPANS 6-8) 150.00' PRESTR CONC SLAB	4/30/2015
R-104 - CHANDLER BRANCH BEAM UNIT 3 (SPANS 6-8) 150.00' PRESTR CONC SLAB	4/30/2025
R-105 - CHANDLER BRANCH (UNIT 4) FRAMING PLAN (SPANS 9-11)	4/30/2025
R-106 - CHANDLER BRANCH BEAM UNIT 4 (SPANS 9-11) 150.00' PRESTR CONC SLAB	4/30/2015
R-107 - CHANDLER BRANCH BEAM UNIT 4 (SPANS 9-11) 150.00' PRESTR CONC SLAB	4/30/2025
R-108 - SLAB BEAM DESIGNS (NON-STANDARD SPANS) PSBND	4/30/2025
R-109 - CHANDLER BRANCH SOIL BORING LOGS	4/30/2015
R-110 - CHANDLER BRANCH SOIL BORING LOGS	4/30/2025
R-111 - CHANDLER BRANCH SOIL BORING LOGS	4/30/2025
R-112 - BRIDGE LIGHTING DETAILS BL(MOD)	4/30/2015
R-113 - BRIDGE LIGHTING DETAILS BL(MOD)	4/30/2025
R-114 - COMBINATION RAIL TYPE C411(MOD TEXAS CLASSIC	4/30/2025
R-115 - COMBINATION RAIL TYPE C411(MOD TEXAS CLASSIC	4/30/2015
R-116 - COMBINATION RAIL TYPE C411(MOD TEXAS CLASSIC	4/30/2025
R-117 - PEDESTRIAN RAIL TYPE PR11 (MOD)	4/30/2025
R-118 - PEDESTRIAN RAIL TYPE PR11 (MOD)	4/30/2015
R-119 - ARMOR JOINT DETAILS AJ	4/30/2025
R-120 - BAS-A BRIDGE APPROACH SLAB SPHALTIC CONCRETE PAVEMEN	4/30/2025

R-121 - BRIDGE SIDEWALK BS-EJCP EXPANSION JOINT COVER PLATE (ALL SKEWS)	4/30/2015
R-122 - CEMENT STABILIZED CSAB ABUTMENT BACKFILL BRIDGE ABUTMENT	4/30/2025
R-123 - CEMENT STABILIZED CSAB ABUTMENT BACKFILL BRIDGE ABUTMENT	4/30/2025
R-124 - COMMON FOUNDATION DETAILS	4/30/2015
R-125 - COMMON FOUNDATION DETAILS	4/30/2025
R-126 - NBIS BRIDGE IDENTIFICATION SIGN STANDARD	4/30/2025
R-127 - PRESTRESSED CONCRETE SLAB BEAM DETAILS (TYPE 4SB15) PSB-4SB15	4/30/2015
R-128 - PRESTRESSED CONCRETE SLAB BEAM DETAILS (TYPE 5SB15) PSB-5SB15	4/30/2025
R-129 - ELASTOMERIC BEARING AND BEAM END DETAILS RESTR CONCRETE SLAB BEAM PSBEB	4/30/2025
R-130 - RAIL ANCHORAGE DETAILS RESTR CONCRETE SLAB BEAMS PSBRA	4/30/2015
R-131 - AFFIC RAIL FOUNDATION TRF FOR MASH TL-2, TL-3 & TL-4 BRIDGE RAILS	4/30/2025
R-132 - ILLUMINATION LAYOUT	4/30/2025
R-133 - ILLUMINATION LAYOUT	4/30/2015
R-134 - ILLUMINATION LAYOUT	4/30/2025
R-135 - DATA SUMMARY ELECTRICAL SERVICE	4/30/2025
R-136 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2015
R-137 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2025
R-138 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2025
R-139 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2015
R-140 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2025
R-141 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2025
R-142 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2015
R-143 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2025
R-144 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2025
R-145 - MARKING LAYOUT SIGNING & PAVEMENT	4/30/2015
R-146 - MARKING LAYOUT SIGNING & PAVEMENT HERITAGE CROSSING	4/30/2025
R-147 - SPORTS CAPITAL CROSSING MARKING LAYOUT SIGNING & PAVEMENT	4/30/2025
R-148 - PM(1)-22 PAVEMENT MARKINGS TYPICAL STANDARD	4/30/2015
R-149 - PM(2)-22 MARKINGS REFLECTORIZED PROFILE RAISED MARKERS POSITION GUIDANCE USING	4/30/2025
R-150 - PM(3)-22 PAVEMENT MARKINGS AND LANE REDUCTION RURAL LEFT TURN BAYS, WO-WAY LEFT T	4/30/2025
R-151 - PM(4)-22A PAVEMENT MARKINGS CROSSWALK	4/30/2015
R-152 - DESCRIPTION MATERIAL OBJECT MARKER DELINEATOR & D & OM(1)-20	4/30/2025
R-153 - D & OM(2)-20 INSTALLATION OBJECT MARKER DELINEATOR &	4/30/2025
R-154 - PLACEMENT DETAILS OBJECT MARKER DELINEATOR & D & OM(3)-20	4/30/2015
R-155 - D & OM(4)-20 PLACEMENT DETAILS OBJECT MARKER DELINEATOR &	4/30/2025
R-156 - PLACEMENT DETAILS OBJECT MARKER DELINEATOR & D & OM(5)-20	4/30/2025
R-157 - PLACEMENT DETAILS OBJECT MARKER DELINEATOR & D & OM(6)-20	4/30/2015
R-158 - ATTENUATORS FOR VEHICLE IMPACT OBJECT MARKER DELINEATOR & D & OM(VIA)-20	4/30/2025
R-159 - ED(1)-14 CONDUITS & NOTES ELECTRICAL DETAILS	4/30/2025
R-160 - ED(2)-14 CONDUIT SUPPORTS ELECTRICAL DETAILS	4/30/2015
R-161 - ED(3)-14 CONDUCTORS ELECTRICAL DETAILS	4/30/2025
R-162 - ED(4)-14 GROUND BOXES ELECTRICAL DETAILS	4/30/2025
R-163 - ED(5)-14 SERVICE NOTES & DATA ELECTRICAL DETAILS	4/30/2015
R-164 - AND NOTES SERVICE ENCLOSURE ELECTRICAL DETAILS ED(6)-14	4/30/2025

R-165 - ED(9)-14 PEDESTAL SERVICE TYPE PS LECTRICAL SERVICE SUPPORT ELECTRICAL DETAILS	4/30/2025
R-166 - RCD(2)-22 SIGNING & STRIPING DETAILS RAILROAD CROSSING	4/30/2015
R-167 - DETAILS ILLUMINATION ROADWAY RID(1)-20	4/30/2025
R-168 - (RDWY ILLUM FOUNDATIONS) RID(2)-20 DETAILS ILLUMINATION ROADWAY	4/30/2025
R-169 - POLES ILLUMINATION ROADWAY RIP(1)-19	4/30/2015
R-170 - POLES ILLUMINATION ROADWAY RIP(2)-19	4/30/2025
R-171 - POLES ILLUMINATION ROADWAY RIP(3)-19	4/30/2025
R-172 - POLES ILLUMINATION ROADWAY RIP(4)-19	4/30/2015
R-173 - GENERAL NOTES & DETAILS SMALL ROADSIDE SIGNS SIGN MOUNTING DETAILS SMD(GEN)-08	4/30/2025
R-174 - PREVENTION PLAN (SWP3) STORMWATER POLLUTION	4/30/2025
R-175 - PREVENTION PLAN (SWP3) STORMWATER POLLUTION	4/30/2015
R-176 - CONTROL PLAN SEDIMENTATION EROSION AND	4/30/2025
R-177 - CONTROL PLAN SEDIMENTATION EROSION AND	4/30/2025
R-178 - SHARED USE PATH CONTROL PLAN SEDIMENTATION EROSION AND	4/30/2015
R-179 - DETAILS CITY STANDARD	4/30/2025
R-180 - DETAILS CITY STANDARD	4/30/2025
R-181 - DETAILS CITY STANDARD	4/30/2015
R-182 - REMOVAL PLAN	4/30/2025
R-183 - REMOVAL PLAN	4/30/2025
L-7.0 - ROADWAY LANDSCAPE PLAN	4/30/2015
L-7.1 - ROADWAY LANDSCAPE PLAN	4/30/2025
L-7.2 - ROADWAY LANDSCAPE PLAN	4/30/2025
L-7.3 - ROADWAY LANDSCAPE PLAN	4/30/2015
L-7.4 - ROADWAY LANDSCAPE PLAN	4/30/2025
L-8.00 - LANDSCAPE DETAILS	4/30/2025
L-8.1 - LANDSCAPE SPECIFICATIONS	4/30/2015
L-9.0 - ROADWAY IRRIGATION PLAN	4/30/2025
L-9.1 - ROADWAY IRRIGATION PLAN	4/30/2025
L-9.2 - ROADWAY IRRIGATION PLAN	4/30/2015
L-9.3 - ROADWAY IRRIGATION PLAN	4/30/2025
L-9.4 - ROADWAY IRRIGATION SCHEDULE	4/30/2025
L-10.0 - IRRIGATION DETAILS	4/30/2015
L-10.1 - IRRIGATION SPECIFICATIONS	4/30/2025
L-2.0-SITE DETAILS	4/30/2025
L-2.1-SITE DETAILS	4/30/2015
L-2.2-SITE DETAILS	4/30/2025
L-2.3-SITE DETAILS	4/30/2025
L-2.4-SITE DETAILS	4/30/2015
L-2.5-SITE DETAILS	4/30/2025
L-3.0-LANDSCAPE PLAN	4/30/2025
L-3.1-LANDSCAPE PLAN	4/30/2015
L-3.2-LANDSCAPE PLAN	4/30/2025
L-3.3-LANDSCAPE PLAN	4/30/2025
L-3.4-LANDSCAPE PLAN	4/30/2015

L-3.5-LANDSCAPE PLAN	4/30/2025
L-3.6-LANDSCAPE PLAN	4/30/2025
L-3.7-LANDSCAPE PLAN	4/30/2015
L-3.8-PLANT SCHEDULE	4/30/2025
L-4.0-LANDSCAPE DETAILS	4/30/2025
L-5.0-IRRIGATION PLAN	4/30/2015
L-5.1-IRRIGATION PLAN	4/30/2025
L-5.2-IRRIGATION PLAN	4/30/2025
L-5.3-IRRIGATION PLAN	4/30/2015
L-5.4-IRRIGATION PLAN	4/30/2025
L-5.5-IRRIGATION PLAN	4/30/2025
L-5.6-IRRIGATION PLAN	4/30/2015
L-5.7-IRRIGATION PLAN	4/30/2025
L-5.8-IRRIGATION PLAN	4/30/2025
L-5.9-IRRIGATION SCHEDULE	4/30/2015
L-5.10-IRRIGATION DETAILS	4/30/2025
L-5.11-IRRIGATION DETAILS & SPECIFICATIONS	4/30/2025
PF-0.0-PLAYING FIELD OVERALL PLAN	4/30/2015
PF-1.0-PLAYING FIELD FENCING AND NETTING PLAN WEST	4/30/2025
PF-1.1-PLAYING FIELD FENCING AND NETTING PLAN WEST	4/30/2025
PF-1.2-PLAYING FIELD FENCING AND NETTING PLAN EAST	4/30/2015
PF-2.0-PLAYING FIELD LAYOUT AND MATERIALS PLAN -FIELD 11	4/30/2025
PF-2.1-PLAYING FIELD LAYOUT AND MATERIALS PLAN -FIELD 13 & 14	4/30/2025
PF-2.2-PLAYING FIELD LAYOUT AND MATERIALS PLAN -FIELD 15 & 16	4/30/2015
PF-2.3-PLAYING FIELD LAYOUT AND MATERIALS PLAN -FIELD 12	4/30/2025
PF-2.4-PLAYING FIELD LAYOUT AND MATERIALS PLAN -FIELD 2	4/30/2025

TAB 5

ASSUMPTIONS &
CLARIFICATIONS



SpawGlass

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Construction Experience*



Assumptions and Clarifications



City of Round Rock – Old Settler’s Park Build Out
Package 3A.3 - Harrell Parkway Realignment 90% CD Drawings
3300 E Palm Valley Blvd Round Rock, TX 78665

GENERAL QUALIFICATIONS

1. Kimley Horn is the civil engineer of record.
2. Based on an anticipated NTP of December 2025.
3. The baseline schedule is based on a 5-day work week.
4. Normal working hours have been included from 7:00 AM to 5:30 PM unless otherwise noted, with the exception of early concrete operations as deemed necessary. It is also assumed that work can occur on a 7 day a week schedule if required. Notify City Transportation Department on Wednesday before weekend work is scheduled for approval.
5. In order to subcontract scopes of work in a timely manner to meet the construction schedule it is assumed that buyout packages will be reviewed within 5 business days of their submission.
6. LEED Certifications or Green Building Programs are not incorporated into the project.
7. Performance & Payment Bonds are provided by SpawGlass.
8. General Liability is provided by SpawGlass and included in this proposal.
9. The 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. If specified material is not available, SpawGlass will submit to the City for approval.
10. The owner must accept GMP within 60 calendar days, at which time pricing will expire.
11. General conditions were originally based on one overall project and GMP during the RFP/RFQ time, and not as later outlined by the City. Any general conditions savings or losses from this package are to be rolled onto the other GMP packages as deemed necessary by SpawGlass.
12. SpawGlass budget pricing includes removal of the existing road in its entirety. This includes curbs, pavement, base, and lime stabilized base (if present). The proposed road will be built back with all new materials.
13. The quantities and unit rates of this proposal are based on the 60% DD Documents.



Assumptions and Clarifications



SPECIFIC QUALIFICATIONS

Division 01 – General Requirements and General Conditions

1. SpawGlass general conditions were included in the 3A.1 costs.
2. Construction photos will be taken on a regular basis by SpawGlass. Digital files will be turned in monthly. Aerial photos will also be taken.
3. Drone footage to be provided.
4. As-Built drawings, record drawings and record submittals will be kept in electronic format. These files will be accessible to all on the jobsite.
5. Reasonable repairs or damage caused by unknown factors will be funded from the CM Contingency, if funds remain AND approved by Owner.
6. Dimensional Control for the Project is included.
7. Individual non-photographic hard hat stickers for workers will be utilized.
8. On-site construction facilities have been included in this proposal.
9. Temporary barriers and enclosures are included to delineate construction zone from the public.
10. Construction cleaning and waste management have been included.
11. City fees related to tree mitigation to be by Owner.
12. No sound/vibration monitoring.
13. Dust control included in GR's.
14. No arborist included, city to use their own arborist. This city arborist includes tree trimming for construction activities and monthly reports that will be provided to SpawGlass on the tree health.

Division 02 – Existing Conditions

1. The extent of demolition includes but limited too; removal of all existing asphaltic pavement, curbs, base material, piping, RCP, guard rails, handrails, and signage.
2. Includes removal of existing concrete bridge.

Division 03 – Concrete

1. Includes columns, abutments, sidewalks, etc.

Division 04 – Masonry

1. Includes rip rap.

Division 05 – Metals

1. Includes railings.

Division 06 – Wood, Plastics, and Composites



Assumptions and Clarifications

SpawGlass

Division 07 – Thermal and Moisture Protection

Division 08 – Openings

Division 09 – Finishes

Division 10 – Specialties

Division 11 – Equipment

Division 12 – Furnishings

Division 13 – Special Construction

Division 14 – Conveying Equipment

Division 21 – Fire Suppression

Division 22 – Plumbing

Division 23 – HVAC and Controls

Division 26 – Electrical

1. Includes conduit, wiring, and site light fixtures.

Division 27 – Communications

Division 28 – Electronic Safety & Security

Division 31 – Earthwork

1. Clear & Grub as required is included.
2. SWPPP measures as required has been included.
3. SpawGlass assumes that all water can be taken from existing City of Round Rock water utilities on-site, and no water will need to be trucked in from other cities due to water restrictions.

Division 32 – Exterior Improvements

1. Pavement Markings included.

Division 33 – Utilities



Assumptions and Clarifications



1. Includes piping for storm and water as shown.

EXCLUSIONS

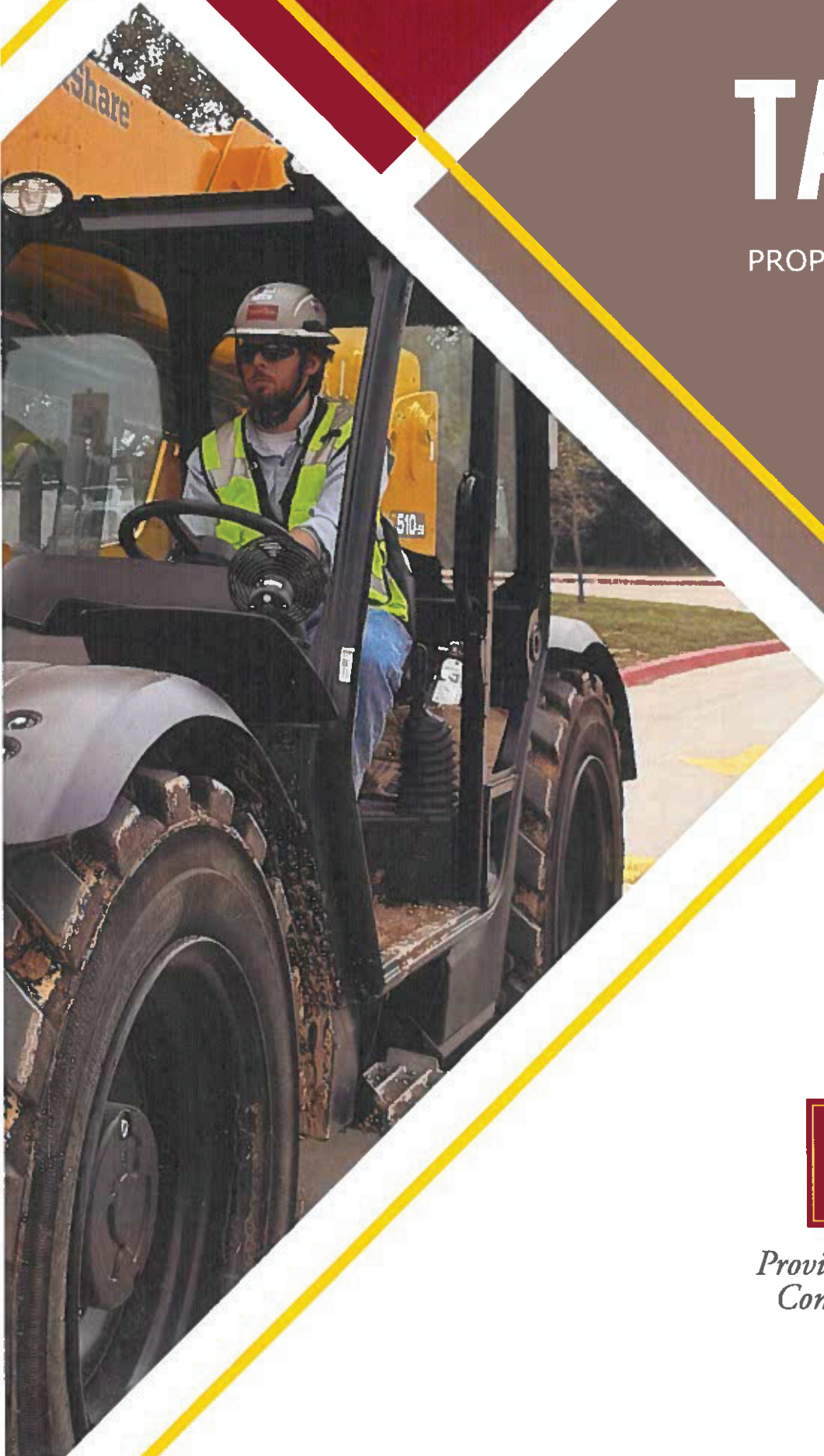
1. Permits, by Owner.
2. LEED documentation and Submittals.
3. We have not included the following items as we assume, they will be provided in a timely manner by the Owner at no cost to SpawGlass:
 - a. Materials Testing Services
 - b. Excludes all local electrical utility fees for permanent power
4.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

TAB 6

PROPOSED GMP BREAKDOWN

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Harrell Parkway 3A.3 100% GMP

Estimate Date:	07/10/2025	Documents Date:	04/30/2025
Project Size (SF):	332,820	Project #:	3023121
Project Location:	Round Rock	Lead Estimator:	Kristofer Rodriguez

ITEM	COST	COST SF	% OF TOTAL
Direct Costs	6,160,108	18.51	87.09 %
Indirect Costs	912,891	2.74	12.91 %
Total Cost	\$ 7,072,999	\$ 21.25	100.00 %

Harrell Parkway 3A.3 100% GMP

Estimate Date: 07/10/2025

Documents Date: 04/30/2025

Project Size (SF): 332,820

Project #: 3023121

Project Location: Round Rock

Lead Estimator: Kristofer Rodriguez

ITEM	COST	COST SF	% OF TOTAL
Direct Costs	6,160,108	18.51	87.09 %
Div. 01 - General Requirements	716,425	2.15	10.13 %
Div. 02 - Existing Conditions	130,434	0.39	1.84 %
Div. 03 - Concrete	3,440,638	10.34	48.64 %
Div. 04 - Masonry	80,800	0.24	1.14 %
Div. 05 - Metals	290,699	0.87	4.11 %
Div. 26 - Electrical	162,850	0.49	2.30 %
Div. 31 - Earthwork	425,582	1.28	6.02 %
Div. 32 - Exterior Improvements	849,865	2.55	12.02 %
Div. 33 - Utilities	62,814	0.19	0.89 %

ITEM	COST	COST SF	% OF TOTAL
Indirect Costs	912,891	2.74	12.91 %
Builder's Risk Insurance	9,195	0.03	0.13 %
General Liability Insurance	55,169	0.17	0.78 %
Payment and Performance Bonds	61,761	0.19	0.87 %
Escalation	123,202	0.37	1.74 %
Contractor's Contingency	212,190	0.64	3.00 %
Overhead and Profit	239,184	0.72	3.38 %
Owner's Contingency	212,190	0.64	3.00 %
Total Cost	\$ 7,072,999	\$ 21.25	100.00 %

Harrell Parkway 3A.3 100% GMP

Estimate Date:	07/10/2025	Documents Date:	04/30/2025
Project Size (SF):	332,820	Project #:	3023121
Project Location:	Round Rock	Lead Estimator:	Kristofer Rodriguez

ITEM	QUANTITY UM	UNIT COST	TOTAL COST
			6,160,108
			6,160,108
Div. 01 - General Requirements			716,425
General Requirements			716,425
MOBILIZATION	1.0 LS	399,000.00	399,000
BARRICADES, SIGNS AND TRAFFIC HANDLING	10.0 MONTH	6,340.00	63,400
WK ZN PAV MRK SHT TERM (TAB)TY W	200.0 Each	6.00	1,200
WK ZN PAV MRK SHT TERM (TAB)TY Y-2	200.0 Each	6.00	1,200
PORTABLE CHANGEABLE MESSAGE SIGN	240.0 DAY1	100.00	24,000
PREPARING ROW	13.0 STATI	2,975.00	38,675
TEMP FENCING	2,000.0 LF	30.00	60,000
ADDITONAL YEAR MAINTENANCE BOND	1.0 LS	10,950.00	10,950
PAYMENT AND PERFORMANCE BOND (CHASCO)	1.0 LS	47,000.00	47,000
TREE PRUNING (ALLOWANCE)	1.0 LS	25,000.00	25,000
DEWATERING (ALLOWANCE)	1.0 LS	30,000.00	30,000
SWPPP MAINTENANCE	10.0 MONTH	1,600.00	16,000
Div. 02 - Existing Conditions			130,434
Demolition			130,434
PREPARING ROW(TREE)(12" TO 24" DIA)	4.0 Each	1,460.00	5,840
PREPARING ROW(TREE)(24" TO 36" DIA.)	1.0 Each	2,350.00	2,350
REMOVING CONC (PAV)	685.0 SY	32.00	21,920
REMOVING CONC (RIPRAP)	143.0 SY	29.00	4,147
REMOVING CONC (SIDEWALKS)	240.0 SY	18.00	4,320
REMOVING CONC (CURB)	686.0 LF	7.00	4,802
REMOVING STAB BASE AND ASPH PAV (2"-6")	134.0 SY	9.00	1,206

ITEM	QUANTITY UM	UNIT COST	TOTAL COST
EXCAVATION (ROADWAY)	1,423.0 CY	19.00	27,037
REMOV STR (INLET)	1.0 Each	700.00	700
REMOV STR (HEADWALL)	1.0 Each	3,000.00	3,000
REMOV STR (PIPE)	395.0 LF	27.00	10,665
REMOV STR (SMALL FENCE)	528.0 LF	3.00	1,584
REMOVE STR (BARRIER GATE)	2.0 Each	705.00	1,410
REMOV STR (RAIL)	79.0 LF	27.00	2,133
RELOCATE ELECTRICAL SERVICES	3.0 Each	5,400.00	16,200
REMOVE LUMINAIRE POLE	5.0 Each	650.00	3,250
TREE REMOVAL ALLOWANCE	1.0 Acres	3,560.00	3,560
RELOCATE TRASH RECEPTACLE	1.0 Each	110.00	110
REMOVE THERMOPLASTIC STRIPING A.1 & A.2	27,000.0 LF	0.60	16,200
Div. 03 - Concrete			3,440,638
Cast-In-Place Concrete (Site)			3,440,638
CEM STABIL BKFL	88.0 SF	260.00	22,880
DRILL SHAFT (24 IN)	425.0 LF	208.00	88,400
DRILL SHAFT (36 IN)	1,280.0 LF	284.00	363,520
CL C CONC (ABUT)	27.0 CY	1,530.00	41,310
CL C CONC (CAP)	204.6 CY	1,330.00	272,118
CL C CONC (COL)	111.0 CY	1,890.00	209,790
REINF CONC SLAB	22,743.0 SF	28.00	636,804
APPROACH SLAB	63.0 CY	755.00	47,565
PRESTR CONC SLAB BEAM (4SB15)	2,072.5 LF	190.00	393,775
PRESTR CONC SLAB BEAM (5SB15)	2,808.5 LF	186.00	522,381
RAIL (TY C411)	1,152.7 LF	356.00	410,361
RIPRAP (MOW STRIP)(4 IN)	23.2 CY	810.00	18,792
CONC CURB (RIBBON)	1,120.0 LF	26.00	29,120
DRIVEWAYS (CONC)	397.0 SY	115.00	45,655
CONC SIDEWALKS (5")	2,845.0 SF	99.00	281,655
RIPRAP (CONC)(5 IN)	88.3 CY	640.00	56,512
Div. 04 - Masonry			80,800
Masonry / Stone			80,800
RIPRAP (STONE PROTECTION)(18 IN)	489.7 CY	165.00	80,800
Div. 05 - Metals			290,699

ITEM	QUANTITY UM	UNIT COST	TOTAL COST
Structural/Miscellaneous Steel - Erection			290,699
RAIL (HANDRAIL)(TY F)	382.0 LF	250.00	95,500
GRATE & FRAME	6.0 Each	2,940.00	17,640
MTL W-BEAM GD FEN (TIM POST)	450.0 LF	38.00	17,100
MTL BEAM GD FEN TRANS (TL2)	4.0 Each	2,680.00	10,720
GUARDRAIL END TREATMENT (INSTALL)	4.0 Each	4,845.00	19,380
RAIL (TY PR11)(MOD)	553.0 LF	139.00	76,867
ARMOR JOINT (SEALED)	190.0 LF	180.00	34,200
STR STEEL (MISC NON - BRIDGE)	689.0 Lbs	28.00	19,292
Div. 26 - Electrical			162,850
Electrical			162,850
DRILL SHAFT (RDWY ILL POLE) (30 IN)	40.0 LF	379.00	15,160
IN RD IL (TY SA) 40B-8 (250W EQ) LED	3.0 Each	8,880.00	26,640
IN RD IL (TY SA) 40S-8 (250W EQ) LED	5.0 Each	8,120.00	40,600
CONDT (PVC) (SCH 80) (2")	2,395.0 LF	17.00	40,715
ELEC CONDR (NO.8) BARE	1,490.0 LF	3.25	4,842
ELEC CONDR (NO.8) INSULATED	2,980.0 LF	4.50	13,410
GROUND BOX TY A (122311)W/APRON	4.0 Each	2,060.00	8,240
CONDUIT (PREPARE)	235.0 LF	4.50	1,058
GROUND BOX (PREPARE)	3.0 Each	860.00	2,580
MODIFY EXISTING ELECTRICAL SERVICE	1.0 Each	6,395.00	6,395
CONDUIT (PVC) (SCH 40)(4")	214.0 LF	15.00	3,210
Div. 31 - Earthwork			425,582
Earthwork			364,823
EXCAVATION (ROADWAY)	6,064.0 CY	20.00	121,280
EMBANKMENT (FINAL)(DENS CONT)(TY C)	1,950.0 CY	53.00	103,350
FL BS (CMP IN PLC)(TYA GR1&2)(FNAL POS)	1,548.0 CY	58.00	89,784
LIME (HYDRATED LIME (SLURRY))	89.0 TON/D	300.00	26,700
LIME TRT (EXST MATL)(8")	3,387.0 SY	7.00	23,709
Erosion Control			60,759
FURNISHING AND PLACING TOPSOIL (4")	9,021.0 SY	3.00	27,063
DRILL SEEDING (PERM) (RURAL) (CLAY)	9,021.0 SY	0.50	4,510
DRILL SEEDING (TEMP) (WARM)	9,021.0 SY	0.50	4,510
ROCK FILTER DAMS (INSTALL) (TY 2)	45.0 LF	25.00	1,125

ITEM	QUANTITY UM	UNIT COST	TOTAL COST
ROCK FILTER DAMS (REMOVE)	45.0 LF	5.50	248
CONSTRUCTION EXITS (INSTALL) (TY 1)	420.0 SY	12.00	5,040
CONSTRUCTION EXITS (REMOVE)	420.0 SY	1.10	462
TEMP SEDMT CONT FENCE (INSTALL)	2,931.0 LF	4.00	11,724
TEMP SEDMT CONT FENCE (REMOVE)	2,931.0 LF	1.50	4,396
TREE PROTECTION	3.0 Each	560.00	1,680
Div. 32 - Exterior Improvements			849,865
Asphalt Paving			630,099
D-GR HMA TY-B PG64-22	529.0 TON/D	125.00	66,125
D-GR HMA TY-C PG70-22	4,030.0 TON/D	139.00	560,170
PRIME COAT (MC-30 OR AE-P)	634.0 Gal.	6.00	3,804
Traffic Markings/Signage			70,622
RELOCATE SM RD SN SUP&AM TY TWT	9.0 Each	379.00	3,411
REMOVE SM RD SN SUP&AM	9.0 Each	108.00	972
INSTL DEL ASSM (D-SW)SZ (BR)CTB (BI)	14.0 Each	27.00	378
INSTL DEL ASSM (D-SW)SZ (BR)GF1 (BI)	14.0 Each	49.00	686
INSTL OM ASSM (OM-2Y)(WC)GND	1.0 Each	149.00	149
REFL PAV MRK TY I (W)8"(DOT)(090MIL)	483.0 LF	3.00	1,449
REFL PAV MRK TY I (W)8"(SLD)(090MIL)	1,982.0 LF	2.50	4,955
REFL PAV MRK TY I (W)24"(SLD)(090MIL)	272.0 LF	11.00	2,992
REFL PAV MRK TY I (W)(ARROW)(090MIL)	20.0 Each	215.00	4,300
REFL PAV MRK TY I(W)(DBL ARROW)(090MIL)	2.0 Each	325.00	650
REFL PAV MRK TY I (W)(WORD)(090MIL)	20.0 Each	270.00	5,400
REFL PAV MRK TY I (W)(RR XING)(090MIL)	1.0 Each	814.00	814
REFL PAV MRK TY I (Y)12"(SLD)(090MIL)	781.0 LF	5.50	4,296
RE PM W/RET REQ TY I (W)6"(BRK)(090MIL)	370.0 LF	1.35	500
RE PM W/RET REQ TY I (Y)6"(SLD)(090MIL)	24,730.0 LF	1.35	33,386
REFL PAV MRKR TY I-C	156.0 Each	7.00	1,092
REFL PAV MRKR TY II-A-A	732.0 Each	7.00	5,124
BLUE REFL PAV MRK	10.0 Each	7.00	70
Fences / Gates			71,928
POST AND CABLE FENCE	166.0 LF	33.00	5,478
ECO-WALL	2,658.0 SF	25.00	66,450
Landscaping / Irrigation			77,216

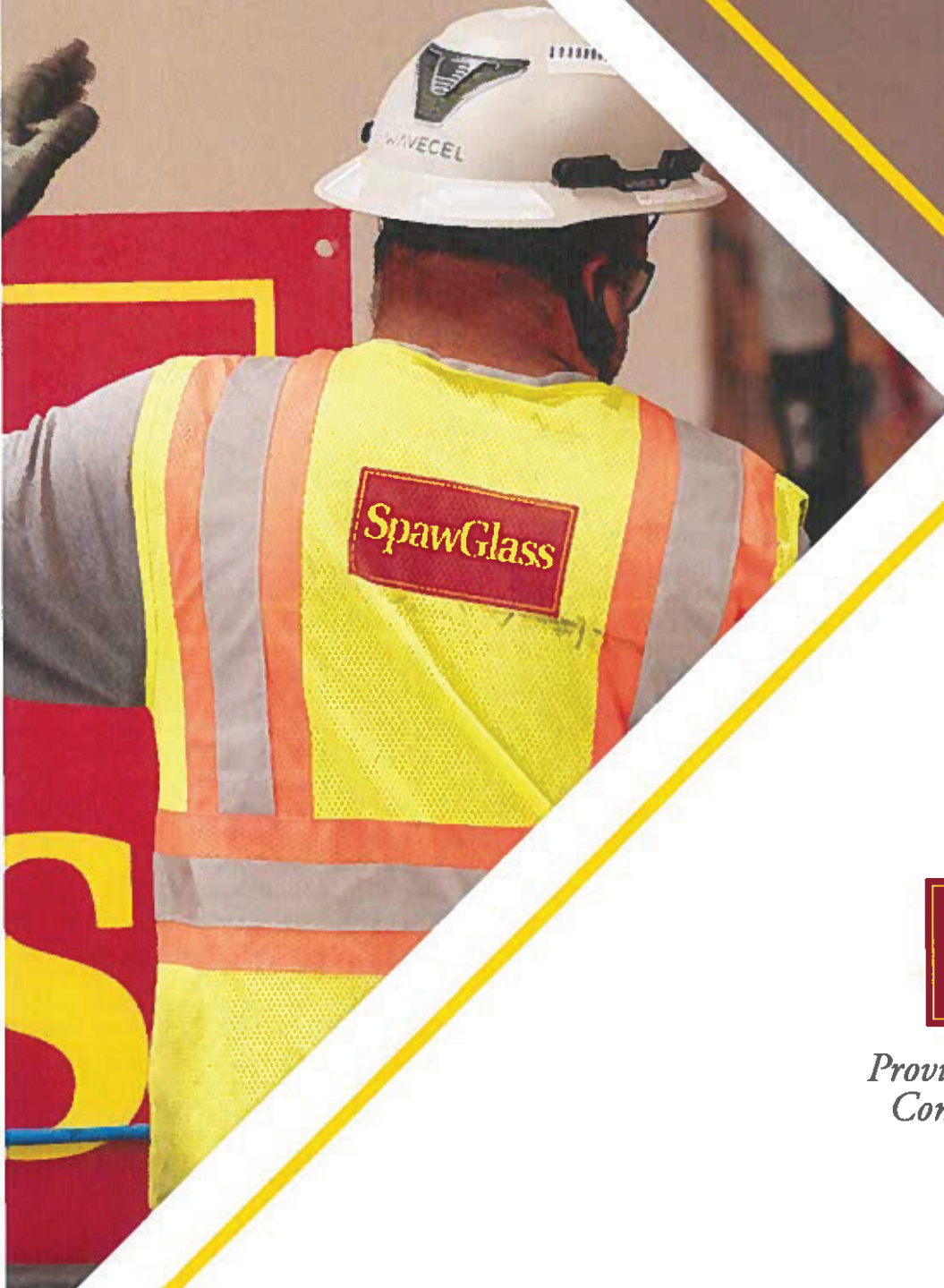
ITEM	QUANTITY UM	UNIT COST	TOTAL COST
SHADE TREES	39.0 Each	1,125.00	43,875
HARDWOOD MULCH	12.0 CY	76.00	912
IRRIGATION SYSTEM	1.0 LS	26,828.50	26,828
MOBILIZATION	1.0 LS	1,600.00	1,600
IRRIGATION REPAIR (ALLOWANCE)	1.0 LS	4,000.00	4,000
Div. 33 - Utilities			62,814
Site Utilities			62,814
RC PIPE (CL III)(18 IN)	74.0 LF	125.00	9,250
RC PIPE (CL III)(24 IN)	128.0 LF	133.00	17,024
SET (TY II) (18 IN) (RCP) (6: 1) (C)	2.0 Each	3,350.00	6,700
SET (TY II) (18 IN) (RCP) (6: 1) (P)	2.0 Each	3,350.00	6,700
SET (TY II) (24 IN) (RCP) (6: 1) (C)	2.0 Each	4,210.00	8,420
SET (TY II) (24 IN) (RCP) (6: 1) (P)	4.0 Each	3,680.00	14,720

Total - Direct Costs

\$ 6,160,108

TAB 7

MASTER PROJECT SCHEDULE



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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	%	Total Float	25	2026	2027
A2330	SG provide constructability review comments on 100% Package 3A.3 drwgs	5	0	30-Apr-25 A	07-May-25 A	100%				
A2350	SG solicit 100% Package 3A.3 for GMP	20	0	12-May-25 A	05-Jun-25 A	100%				
A2360	SG compile GMP for Package 3A.3 from 100% drawings	4	0	06-Jun-25 A	12-Jun-25 A	100%				
A2370	SG submit GMP for Package 3A.3	1	0	12-Jun-25 A	16-Jun-25 A	100%				
A2380	Owner / Design Team review GMP for Package 3A.3 and provide comments	5	0	16-Jun-25 A	10-Jul-25 A	100%				
A2390	SG review comments for Package 3A.3 GMP and revise accordingly	4	0	11-Jul-25 A	16-Jul-25 A	100%				
A2400	SG resubmit Package 3A.3 GMP	1	0	17-Jul-25 A	23-Jul-25 A	100%				
A2410	Owner forward Package 3A.3 GMP to CoRR City Council	10	10	24-Jul-25	06-Aug-25	0%	77			
A5430	CoRR City Council approval process for Package 3A.3 GMP	30	30	07-Aug-25	18-Sep-25	0%	77			
A5420	SG provide CoRR list of recommended priority subcontractors for approval	1	1	05-Sep-25	05-Sep-25	0%	81			
A5410	CoRR provide approval for recommended subcontractors	5	5	08-Sep-25	12-Sep-25	0%	81			
Pre-Construction		195	195	07-Aug-25	14-May-26	0%	244			
Buy-Out and Contract Administration		55	55	07-Aug-25	23-Oct-25	0%	77			
A2420	SG conduct buy-out meetings for preliminary scopes of work for Package 3A.3	20	20	07-Aug-25	04-Sep-25	0%	81			
A2430	SG administer contracts to subcontractors for Package 3A.3	10	10	19-Sep-25	02-Oct-25	0%	77			
A2440	Subcontractors review SG subcontract for Package 3A.3	5	5	03-Oct-25	09-Oct-25	0%	77			
A2450	SG finalize and execute subcontracts for Package 3A.3	5	5	10-Oct-25	16-Oct-25	0%	77			
A2460	Mobilization of preliminary subcontractors for Package 3A.3	5	5	17-Oct-25	23-Oct-25	0%	77			
Submittals		40	40	24-Oct-25	22-Dec-25	0%	244			
A2470	**Submittals - Long lead materials for Package 3A.3 (Elec, Bridge Elements)	40	40	24-Oct-25	22-Dec-25	0%	244			
Procurement		100	100	23-Dec-25	14-May-26	0%	244			
A2480	**Procurement - Long lead materials for Package 3A.3 (Elec, Bridge Elements)	100	100	23-Dec-25	14-May-26	0%	244			
Construction		215	215	05-Jan-26	03-Nov-26	0%	31			
A5480	Demolition of existing site elements	20	20	05-Jan-26*	30-Jan-26	0%	31			
A5490	Underground utilities	40	40	05-Jan-26	27-Feb-26	0%	121			
A5560	Drill piers and construct footings for bridge structure	60	60	02-Feb-26	24-Apr-26	0%	31			
A5570	Construct abutments columns and bents	50	50	30-Mar-26	08-Jun-26	0%	31			
A5580	Erect precast girder beams and place bridge concrete	40	40	09-Jun-26	03-Aug-26	0%	31			
A5500	Construct roadway and sidewalks	40	40	07-Jul-26	31-Aug-26	0%	31			
A5510	Irrigation	20	20	01-Sep-26	29-Sep-26	0%	31			
A5530	Install light poles	10	10	01-Sep-26	15-Sep-26	0%	51			
A5520	Landscaping	20	20	16-Sep-26	13-Oct-26	0%	31			

Start Date: 15-Jan-24
Finish Date: 22-Mar-27
Data Date: 23-Jul-25
Run Date: 23-Jul-25

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

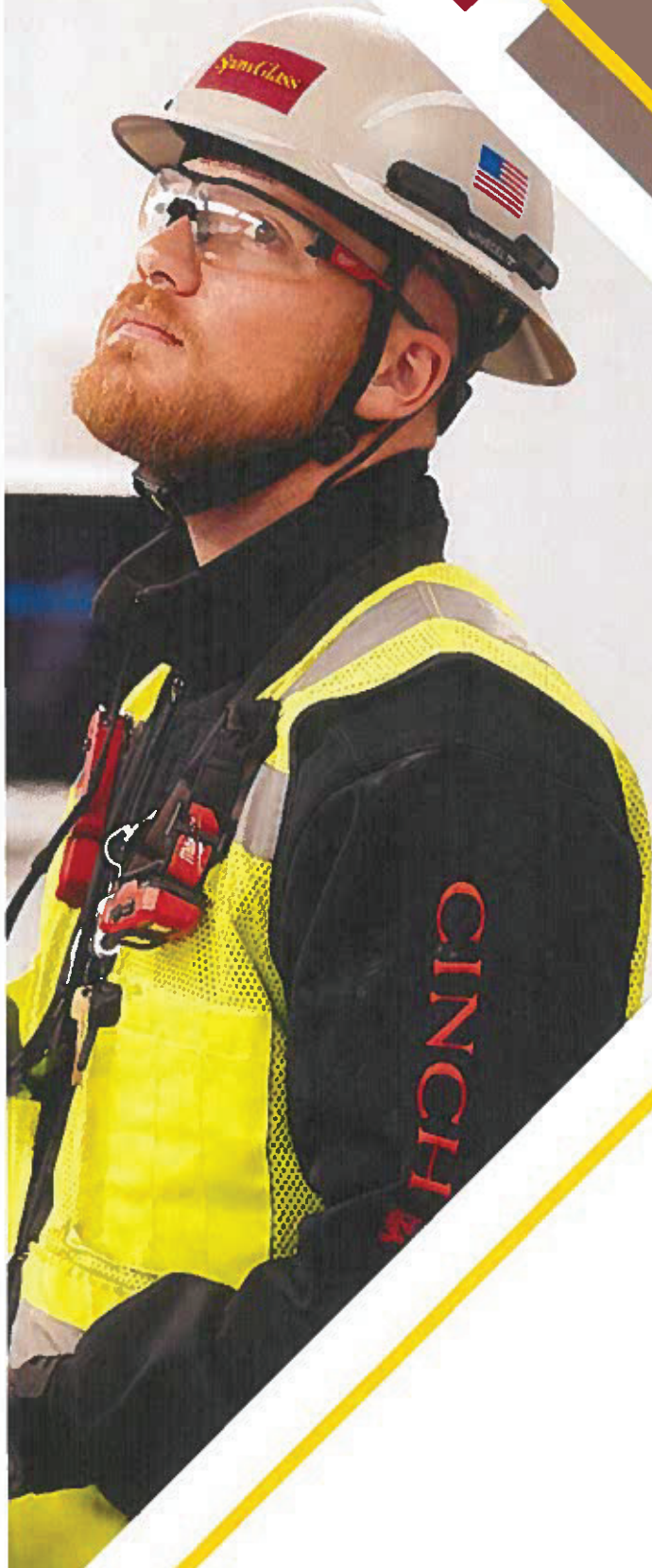
CoRR OSP - Preconstruction Schedule
WBS Layout - All Activities
Page 2 of 3

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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	%	Total Float	25	2026	2027
A5540	Install site furnishings / site signage	20	20	30-Sep-26	27-Oct-26	0%	31			
A5550	Punchlist and Closeout	15	15	14-Oct-26	03-Nov-26	0%	31			
3B - Tennis / Pickleball		658	120	31-Jan-24 A	14-Jan-26	81.71%	-15			
3B- Maintenance Area		515	152	22-Jan-24 A	27-Feb-26	70.49%	298			
3C - Rock'N River		780	165	12-Feb-24 A	18-Mar-26	78.85%	10			
3C - Rec Center Complex - Site		310	0	25-Jan-24 A	09-Apr-25 A	100%				
3C - Rec Center Complex - Buildings		736	373	25-Jan-24 A	12-Jan-27	49.32%	77			
3D - Multi-Purpose Center Expansion		785	422	25-Jan-24 A	22-Mar-27	46.24%	28			

TAB 8

PROCUREMENT PACKAGE
STRATEGY



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Bid Proposal Package Strategy



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

Package 3A.3 - Harrell Parkway Realignment 90% 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 package 3A.3.

Construction Document Packages

It is tentatively anticipated that multiple packages will be required to satisfy material procurement and drawings development. This includes:

- Bid Package I – Package 3A.1 portion
- Bid Package II – Package 3A.2 portion
- Bid Package III – Package 3A.3 portion

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

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Construction Experience*

SpawGlass Contractors, Inc.

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Austin, TX 78785
512-719-5251

www.SpawGlass.com

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