



BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT

NOTICE OF MEETING

BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT REGULAR MEETING

THURSDAY, FEBRUARY 3, 2022

5:00 P.M.

COUNCIL CHAMBER, CITY HALL

2401 MARKET STREET, BAYTOWN, TEXAS 77520

AGENDA

CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

1. MINUTES

- a.** Consider approving the minutes of the Municipal Development District Regular Meeting held on November 4, 2021.
- b.** Consider approving the minutes of the Municipal Development District Regular Meeting held on December 2, 2021.

2. EXECUTIVE SESSION

- a.** Recess into and conduct an executive session pursuant to Sections 551.071 of the Texas Government Code to seek the advice of the District's attorneys on legal matters related to the Baytown Hotel and Convention Center Project.

3. PROPOSED RESOLUTIONS

- a.** Consider a resolution approving an amendment to the Design Build Agreement, a revised budget, an Initial Guaranteed Maximum Price, and other matters related to the Baytown Hotel and Convention Center Project.

4. REPORTS

- a.** Receive the Baytown Municipal Development District's Quarterly Financial and Investment Reports for the Quarter Ending December 31, 2021.

5. MANAGER'S REPORT

- a. The next Baytown Municipal Development District meeting is scheduled for Thursday, March 3, 2022, at 4:30 p.m., in the Council Chamber located at City Hall, 2401 Market Street, Baytown, Texas, 77520.

6. ADJOURN

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE DISTRICT RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 - 551.090 TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.

THE DISTRICT IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE PLEASE CALL 281-420-6522, FAX 281-420-6586, OR CONTACT 281-420-6522 VIA RELAY TEXAS AT 711 OR 1-800-735-2988 FOR TYY SERVICES. FOR MORE INFORMATION CONCERNING RELAY TEXAS, PLEASE VISIT: [HTTP://RELAYTEXAS.COM](http://RELAYTEXAS.COM).

Approved for posting:


Kevin G. Troller, Assistant General Manager

Posted this 31st day of January, 2022 at 5:00 P.M.

Posted by:


Angela Jackson, Assistant Secretary





**BAYTOWN MUNICIPAL DEVELOPMENT
DISTRICT**

1. a.

Meeting Date: 02/03/2022

Subject: November 4, 2021, MDD Meeting Minutes

Prepared for: Angela Jackson, City Clerk's Office

Prepared by: Raquel Martinez, City Clerk's Office

Information

ITEM

Consider approving the minutes of the Municipal Development District Regular Meeting held on November 4, 2021.

PREFACE

This item allows the Board to review and approve the minutes of the Municipal Development District Regular Meeting held on November 4, 2021.

RECOMMENDATION

Attachments

November 4, 2021, MDD Draft Minutes

DRAFT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT

November 4, 2021

The Board of Directors of the Baytown Municipal Development District (MDD) met in a Regular Meeting on Thursday, November 4, 2021, at 4:31 P.M., in the Council Chamber of the Baytown City Hall, 2401 Market Street, Baytown, Texas with the following in attendance:

Bandon Capetillo	President
Chris Presley	Vice President
Laura Alvarado	Secretary
Suhey Rios-Alvarez	Director
Mary Hernandez	Director
Charles Johnson	Director
Jacob Powell	Director
Mike Lester	Director
David P. Jirrels	Director
Gary Englert	Director
Rick Davis	General Manager
Karen Horner	General Counsel
Angela Jackson	Assistant Secretary

President Brandon Capetillo convened the November 4, 2021, MDD Board Regular Meeting with a quorum present at 4:31 P.M., all members were present with the exception of Director Heather Betancourth who was absent; Vice President Chris Presley who arrived at 4:32 P.M.; Director Suhey Rios-Alvarez who arrived at 4:33 P.M. and Secretary Laura Alvarado who arrived at 4:40 P.M.

1. MINUTES

a. Consider approving the minutes of the Municipal Development District Special Meeting held on August 25, 2021.

A motion was made by Director Charles Johnson, and seconded by Director Jacob Powell to approve the meeting minutes of the Municipal Development District Special Meeting held on August 25, 2021, as submitted. The vote was as follows:

Ayes: President Brandon Capetillo, Director Mary Hernandez, Director Charles Johnson, Director Jacob Powell, Director Mike Lester, Director David P. Jirrels, Director Gary Englert

Nays: None

Other: Vice President Chris Presley (Not Present for Vote), Secretary Laura Alvarado (Not Present for Vote), Director Suhey Rios-Alvarez (Not Present for Vote), Director Heather Betancourth (Absent)

Approved

b. Consider approving the minutes of the Municipal Development District Regular Meeting held on September 2, 2021.

A motion was made by Director Charles Johnson, and seconded by Director Jacob Powell to approve the meeting minutes of the Municipal Development District Regular Meeting held on September 2, 2021, as submitted. The vote was as follows:

Ayes: President Brandon Capetillo, Director Mary Hernandez, Director Charles Johnson, Director Jacob Powell, Director Mike Lester, Director David P. Jirrels, Director Gary Englert

Nays: None

Other: Vice President Chris Presley (Not Present for Vote), Secretary Laura Alvarado (Not Present for Vote), Director Suhey Rios-Alvarez (Not Present for Vote), Director Heather Betancourth (Absent)

Approved

2. PROPOSED RESOLUTIONS

a. Consider a resolution authorizing a consulting agreement with Carollo Engineers, Inc. to perform construction management and administrative support services for the Hotel and Convention Center Lift Station Project.

Assistant Director of Public Works and Engineering Andrea Brinkley presented agenda item 2.a. and stated that Resolution No. 435 authorized a consulting services agreement with Carollo Engineers, Inc., to perform construction management services for staff augmentation for capacity and expertise. She noted that they were in the process to start construction of the Hotel and Convention Center Lift Station, which would provide support for the Hotel and Convention Center as well as any future development on the island.

A motion was made by Director Jacob Powell, and seconded by Director Mike Lester to approve Resolution No. 435, related to Item 2.a. The vote was as follows:

Ayes: President Brandon Capetillo, Director Mary Hernandez, Director Charles Johnson, Director Jacob Powell, Director Mike Lester, Director David P. Jirrels, Director Gary Englert

Nays: None

Other: Vice President Chris Presley (Not Present for Vote), Secretary Laura Alvarado (Not Present for Vote), Director Suhey Rios-Alvarez (Not Present for Vote), Director Heather Betancourth (Absent)

Approved

RESOLUTION NO. 435

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT AUTHORIZING THE GENERAL MANAGER TO EXECUTE A CONSULTING SERVICES AGREEMENT WITH CAROLLO ENGINEERS, INC., FOR CONSTRUCTION MANAGEMENT AND ADMINISTRATIVE SUPPORT SERVICES FOR THE CONVENTION CENTER AND HOTEL LIFT STATION PROJECT; AUTHORIZING PAYMENT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED EIGHTY-SEVEN THOUSAND SIXTY-NINE AND NO/100 DOLLARS (\$187,069.00); MAKING OTHER PROVISIONS RELATED THERETO; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

b. Consider a resolution approving the Baytown Municipal Development District's Investment Policy and Strategy Statement in accordance with the Public Fund's Investment Act, Section 2256.005(e) for the addition of an investment officer.

Finance Director Victor Brownlees presented agenda item 2.b. and stated that this item was for an administrative change to add another qualified individual as an Investment Officer to function in his stead in the event of his absence.

A motion was made by Director Charles Johnson, and seconded by Vice-President Chris Presley to approve Resolution No. 436, related to Item 2.b. However, there was discussion prior to the vote.

Vice President Presley stated that it was his belief that the City of Baytown was considering hiring a new staff member to help out with some of the cash management and treasury functions of the City overall, and asked if the position would help in that regard, as far as MDD was concerned, and Mr. Brownlees answered in agreement to his statement.

The vote for the motion on the table was as follows:

Ayes: President Brandon Capetillo, Vice President Chris Presley, Director Suhey Rios-Alvarez, Director Mary Hernandez, Director Charles Johnson, Director Jacob Powell, Director Mike Lester, Director David P. Jirrels, Director Gary Englert

Nays: None

Other: Secretary Laura Alvarado (Not Present for Vote), Director Heather Betancourth (Absent)

Approved

RESOLUTION NO. 436

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT ADOPTING THE BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT'S INVESTMENT POLICY AND STRATEGY STATEMENT; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

3. **DISCUSSION**

a. **Discuss internal and outsourced Economic Development Services for FY2022.**

General Manager Rick Davis provided background information on the agenda item and stated that the Baytown West Chambers Economic Development Foundation ("EDF") contract is up for consideration and that as such, the format for agenda item 3.a., will be to provide the Board information about what is going on in terms of economic development at a community level, as well as the offerings of the EDF and offered the floor to Development Manager Brett Gardella.

Development Manager Gardella presented an overview of the following updates to the Board:

In regards to the Business Improvement Grant, Mr. Gardella stated that he had spoken to and sent out approximately twenty Business Improvement Grant applications to various members of the public and as of today's date, they had not received any submittals.

On the Revolving Loan Fund side, Mr. Gardella noted it had been conveyed to him that he needed to be more aggressive in making the public aware of this incentive, however, it had been a struggle to get a financial institution on board. He stated that he was currently in discussion with three other institutions, including one that Mr. B.J. Simon had shared with him, and that he was hopeful that in the next week or two they would be able to bring a financial institution on board to administer the loan. Basically, all they have to do is service the loan, meaning that they would make sure the people are making the payments and notifying the City if they are not. Also, the City is willing to split the 4% with the financial institution, so they can make 2% and the City would get the other 2% back into the loan. Hopefully, they will be able to get it done before the end of the year.

Mr. Gardella noted that several months ago he had visited with three national developers and they were in discussions about the San Jacinto Boulevard District as well as some opportunities on the south side of the city. He was pleased to say that the discussions have been continuing over the last couple of months, including their coming back in a few weeks to have a little bit of a deeper discussion. At which point, they would probably want to meet with some of the board members and/or staff to sit down and talk a bit further on how we can get some of the actions

that the Board wants to see in the San Jacinto area, as well some opportunities for commercial, retail, residential, or entertainment-related business on the south side of the city as well.

In regards to San Jacinto Boulevard, Mr. Gardella indicated that he believed a firm had been selected for Phase One of the preliminary engineering, which would include the extension of Hunt Road, starting to create the amenity lake that will happen behind Buc-ee's and give the City the ability to really start marketing the City Center area and the amenity lake. Part of that had also been to re-engage a conversation with a higher-end multifamily developer, who has been looking for about the last three or four years to be in that area, and was trying to work with the current property owners so, they might have some opportunities in the very near future. In the next six to nine months or so, they hoped to have a good-formed direction and filling out the land plan that they created with the HRA about five or six months ago.

Additionally, Mr. Gardella stated that they were working with Harris County Transit Services on a park-and-ride scenario and that they are willing to commit some financial obligation toward the project. At this point they are trying to figure out how they can make them collaborate with the engineering company that the City is hiring, so they can work together and the City can get the financial resources out of Harris County Transit, which would help offset some of the City's costs into this process.

Mr. Gardella further noted that currently, there are five residential developers that are working on projects within the city and that sometime between November or December, the MDD Board or Council will see three (3) new Public Improvement Districts ("PID's") that will come through, two of which will include additional annexation into the City. Some of them will be very beneficial for the City, a continuation of known entities that are well-liked, but they have also encouraged the known entities to start to look at that higher price point and better product to help the City to continue growing the inventory of more of the \$300,000 plus houses versus the \$250,000 to \$275,000, that are currently being seen.

Recently, an annexation for a commercial piece along Thompson Road was completed, and the City is currently working through a water and sewer issue with them so that they can get them in a position to start construction. Mr. Gardella noted the City is working with a franchise developer right now for a nice franchise that would happen along Alexander Drive, and if successful, they would be a catalyst for other projects along Alexander.

Mr. Gardella stated that recently he had been on several recruitment trips and a manufacturing conference in Chicago, and received about four leads that they were currently following up on, as well as a project-specific recruitment trip for some technology-based initiatives in California.

He continually works with residents and small business owners, who have had challenges in working with the city and they have been able to resolve a lot of those issues out and get people down the track with what they need. In regards to the vacant property list, staff had been working diligently and they are down to approximately 70 properties that remain in the City's name, and hopefully, they will have the ability to sell these properties to get them back on the tax rolls, but still maintain what it is that they want to see in the community.

Mr. Gardella further noted that marketing of a new web presence is in the process of being created for the Economic Development Foundation and that they had engaged with a professional that specifically deals with economic development web presences.

He also indicated that Ace Industrial Services had turned in their plans for the new building for their business to be located along Main Street and Wismer, and it will be one of several projects projected for them in the next three to five years. Furthermore, they also have two businesses in the Houston market that are in continuous discussions about the desire to relocate to Baytown and that part of their assistance with them is figuring out the water and sewer, which is currently underway with a study that Kimley-Horn & Associates, Inc. is working on for the southside of the city.

Mr. Gardella also stated that the water and sewer study once complete, will also help them move forward with a residential development on the southside of the city, as well as developers immediately to the West of the golf course, and they had been in discussion with a developer who has been looking to do a little 17-acre development at the far end of Tri-City Beach Road.

The developer who built the Family First ER just East of Garth Road, is getting close to being finalized with their land plan for the rest of their six acres that will include a family-friendly entertainment atmosphere, which will have indoor-seating bar type of area as well as a rather large extensive outdoor area that would be very attractive for families and, hopefully, they will have their plans done some time in the first quarter of next year so they can get under construction by spring time.

In conclusion of the report Mr. Gardella entertained questions from the Board.

President Brandon Capetillo questioned how many applications the City had received for the Business Improvement Grant and asked if the reason why they are not submitting applications is due to the criteria for the Grant. Mr. Gardella responded he did not think the criteria is too stringent for them as they had allowed them to do interior work as long as it is life safety issues, such as plumbing, electrical, etc. They had been pretty broad, and are going to allow them to get up to \$20,000; however, he felt the issue is people just are not taking the time to fill out the application. The second part is that it is a 50/50 matching grant, which means they have to get approved into the program, do the work, spend the money, turn in the receipts, and then the City will give them the match back, and some people may not have the total amount of money to put into a particular project. However, he did explain that they can take it in bite-size pieces so the City is willing to get them into the program in order to get some momentum behind them and get some work done, but they just have not taken the time to fill out the application. President Capetillo noted that he just wants to ensure that it was flexible as possible and ensure that the program is set up correctly.

Director Charles Johnson questioned if there was any way they could take the stipulation off of the interior work just being health, life, and safety, and Mr. Gardella stated that the criteria could be changed, if that was something the Board desired to do, however, they would want for it to be successful. Director Johnson clarified that he thought there may be more opportunity if allowed

to do interior work outside of life, health, and safety and some people may even decide to turn in those things, so that was something they really should consider.

Vice President Chris Presley followed up on Director Johnson's sentiments by stating that if the lack of applications continued, staff should look at the option of downscaling, or tweaking, the program requirements so that they can ultimately receive more applications. Vice President Presley further noted that he did view it as an egregious use of taxpayer dollars if was in an area of town that the City is trying to target. President Capetillo agreed to Vice President Presley's sentiments by stating that the intent is not to have the scope so narrow that they cannot reach the targeted small businesses.

In response Mr. Gardella stated that one of the reasons they kept the two programs structured the way they did, was that it allowed the applicant to receive up to \$10,000 through the Revolving Loan Fund for any purpose, so they could buy furniture, fixtures, equipment, signage, purchase inventory and etc., so they kept that program broad for that purpose, however, the matching grant program had a narrower scope. Unfortunately, as of today's date they had not been able to get a bank to sign on to manage these loans for the City, but once that happens, it should open the door for the City to really get out to some of these small businesses and help them to get into business.

Director David Jirrels noted that if a small business is qualified for the grant and they are trying to expand their business, however, find out that they have to spend \$20,000 of their own money upfront before they get reimbursed, it could be a showstopper for a lot of small businesses. Furthermore, he stated that they might not have the \$20,000 in their checkbook to spend the money upfront and could possibly be the reason why the City had not received any applications. Should the Board decide to adjust that requirement in the future, it would possibly make it easier for the applicant.

With there being no further comments or questions on behalf of the Board, Mayor Capetillo asked Mr. David Isaac, who signed up to speak on this agenda item, to provide his comments at this time.

Mr. David Isaac stated that he just heard a great report from Mr. Gardella about the developments taking place in the Economic Development department and that one of the most important aspects of economic growth is the grant that they were discussing today, and as such, considering the lack of applicants received, the Board should consider changing the criteria to reach the small business that desire to start-up or expand.

4. REPORTS

a. Receive and discuss the Economic Development Foundation's Fourth Quarter Report.

Mr. B.J. Simon, President and CEO of the Baytown West Chambers County Economic Development Foundation, presented agenda item 4.a., by providing the Board with an overview of the two contracts that the Economic Development Foundation holds with the Baytown Municipal Development, which are the Basic Services and Special Services contracts. He noted

that the intent today was to address any concerns or input from MDD as to their current services and any changes that would be made to the contract if, in fact, it was presented for approval, make some modifications at that point.

He then presented the 4th quarter Economic Development Foundation Report. However, prior to that, he wanted to mention that the Foundation has had a long-standing relationship with the City and they hoped to continue that partnership, which is embodied within and by a contract, but emphasized that hopefully MDD sees them as a partner, as compared to a contractor.

Mr. Simon clarified that the Basic Economic Development Contract is fairly general and has been a long-standing with a few changes made in the last year to add address the change in staffing and direction that the City had taken by bringing in an internal resource and some verbiages that were added address the coordination of activities for potential changes associated with specific services that are associated with public policy and kind. Having giving the Board a general overview of the contracts, he offered any questions or concerns from the Board.

General Manager Rick Davis noted that he had been working with Mr. Simon for quite a while now and that he viewed his assistance as being essential, especially since the City of Baytown competes for business not only on a regional basis, but also on a global basis, which would be challenging to do without the expertise of Mr. Simon, and especially in the industrial arena. He noted how beneficial it has been to the City's staff to have him, especially on the IDA and negotiation side, and was grateful for his continued willingness to work with the City.

Furthermore, Vice President Presley voiced his praise to the Economic Development Foundation's for their efforts to the recent updates to EDF's website and he reiterated Rick's sentiments that he finds the EDF's assistance very helpful.

Mr. Simon continued by presenting an overview of the Special Services Contract with some of the proposed changes to the various programs and marketing in general, and entertained the Board with any question that they might have. President Capetillo praised Mr. Simon for his expertise and noted he respected Mr. Simon's opinion because it is not only professional and rooted in the facts, but also it is non-political, which is a great resource to have.

Mr. Simon proceeded to provide an overview of their activity report for the fourth quarter. Secretary Laura Alvarado questioned a collaborative partnership with the Baytown Chamber of Commerce and Mr. Simon responded that the sister organization, the Greater Houston Women's Chamber of Commerce, was noted in the report because it was the new outcome of the efforts to the program, the Brunson Entrepreneur Center, and their incubator and reiterated that the Economic Development Foundation provides support to all Chamber of Commerce Organizations, including the Baytown, Anahuac and Winnie Chambers of Commerce.

President Capetillo asked Mr. David Isaac, who signed up to speak on this item, to present his comments at this time.

Mr. David Isaac provided comments on Mr. Simon's report and noted that he compelled the Baytown Municipal Development District Board to provide resources and support towards the

efforts to bring the battleship to the City of Baytown. Furthermore, Mr. Isaac also noted the need for the City to take advantage of Opportunity Zones that were recently passed by Trump's Administration that gained bipartisan support in the Senate. He stated that with that kind of incentive at play that the free market and the federal government are offering, he thought the City should do their best to try to disseminate that information and get the private market involved.

Vice President Presley responded that to his knowledge Opportunity Zones are based on previous capital gains and that unless someone has millions of dollars of capital gains that they need to reinvest, then you do not have an Opportunity Zone program or an incentive at all. Mr. Simon concurred with Vice President Presley's assessment and stated that unless there was existing capital or a 10/31 Exchange, those kinds of rollovers that would help defray capital gains tax, nothing is going to happen.

b. Receive the Baytown Municipal Development District's Quarterly Financial and Investment Reports for the Quarter Ending September 30, 2021.

Director of Finance Victor Brownlees presented the Baytown Municipal Development District's Quarterly Financial and Investment Reports for the Quarter Ending September 30, 2021 and stated that there had been a phenomenal story of growth and development over the last year and that on the revenue side, sales tax had surged \$2.4 million over the budget, almost \$1.1 million in excess of the previous year. On the expenditure side, he noted they have delivered in the range of Parks and Recreation projects and they are currently building a Hotel and Convention Center on Bayland Island. As such, this is the upside and the downside is there was only about \$220 dollars left in the Investment Fund, which is again, due to the construction of the Hotel and Convention Center.

5. MANAGER'S REPORT

a. The next Baytown Municipal Development District meeting is scheduled for Thursday, December 2, 2021, at 4:30 p.m., in the Council Chamber located at City Hall, 2401 Market Street, Baytown, Texas, 77520.

General Manager Rick Davis presented an update on the Hotel Convention Center, which the start of the project was October 20th, however, the commencement will be on November 8th. He reminded the board members that their next regularly scheduled MDD meeting is scheduled for December 2nd at 4:30 P.M.

6. ADJOURN

With there being no further business to discuss, President Capetillo adjourned the November 4, 2021, MDD Board Regular Meeting at 5:23 P.M.



**BAYTOWN MUNICIPAL DEVELOPMENT
DISTRICT**

1. b.

Meeting Date: 02/03/2022

Subject: December 2, 2021, MDD Meeting Minutes

Prepared for: Angela Jackson, City Clerk's Office

Prepared by: Raquel Martinez, City Clerk's Office

Information

ITEM

Consider approving the minutes of the Municipal Development District Regular Meeting held on December 2, 2021.

PREFACE

This item allows the Board to review and approve the minutes of the Municipal Development District Regular Meeting held on December 2, 2021.

RECOMMENDATION

Attachments

December 2, 2021, MDD Draft Minutes

DRAFT
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT

December 2, 2021

The Board of Directors of the Baytown Municipal Development District (MDD) met in a Regular Meeting on Thursday, December 2, 2021, at 4:30 P.M., in the Council Chamber of the Baytown City Hall, 2401 Market Street, Baytown, Texas with the following in attendance:

Bandon Capetillo	President
Chris Presley	Vice President
Laura Alvarado	Secretary
Suhey Rios-Alvarez	Director
Charles Johnson	Director
Heather Betancourth	Director
Jacob Powell	Director
Mike Lester	Director
David P. Jirrels	Director
Kevin Troller	Assistant General Manager
Trevor Fanning	General Counsel
Raquel Martinez	Deputy Assistant Secretary

President Brandon Capetillo convened the December 2, 2021, MDD Board Regular Meeting with a quorum present at 4:31 P.M., all members were present with the exception of Director Mary Hernandez and Director Gary Englert, who were absent.

1. PROPOSED RESOLUTIONS

a. Consider a resolution authorizing the Economic Development Contract with Baytown Area/West Chambers County Economic Development Foundation.

Finance Director Victor Brownlees presented agenda item 1.a. and stated that Resolution No. 437 authorized the contract for the Economic Development Foundation. He noted that at their last MDD Meeting, Mr. B.J. Simon, President and CEO, had provided the Board with an overview of the Economic Development Foundation's previous year activities. The contract being considered would fund their activities for the current fiscal year, for a total amount of \$350,000, which is \$50,000 less than the overall previous budget of \$400,000, and is comprised of \$250,000 for its core activities and \$100,000 for special projects. He noted this left the Board with a further \$50,000 for its disposal over the course of the year, and that staff recommended approval of this item.

A motion was made by Director Charles Johnson, and seconded by Vice President Chris Presley to approve Resolution No. 437, related to Item 1.a. The vote was as follows:

Ayes: President Brandon Capetillo, Vice President Chris Presley, Secretary Laura Alvarado, Director Suhey Rios-Alvarez, Director Charles Johnson, Director Heather Betancourth, Director Jacob Powell, Director Mike Lester, and Director David P. Jirrels

Nays: None

Other: Director Mary Hernandez (Absent), Director Gary Englert (Absent)

Approved

RESOLUTION NO. 437

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT AUTHORIZING THE GENERAL MANAGER TO EXECUTE AND THE ASSISTANT SECRETARY TO ATTEST TO AN ECONOMIC DEVELOPMENT CONTRACT WITH THE BAYTOWN AREA/WEST CHAMBERS COUNTY ECONOMIC DEVELOPMENT FOUNDATION FOR ECONOMIC DEVELOPMENT SERVICES; AUTHORIZING PAYMENT IN AN AMOUNT NOT TO EXCEED THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00); MAKING OTHER PROVISIONS RELATED THERETO; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF..

b. Consider a resolution authorizing an Interlocal Agreement with the City of Baytown for funding the construction of the Citizen's Bank Building Renovation Project.

Director of Public Works and Engineering Frank Simoneaux presented agenda item 1.b. and stated that Resolution No. 438 committed \$1.4 Million from MDD funds for the construction of the Citizen's Bank Building. The design of the project was funded by MDD back in May 2020 and the project was bid through a competitive sealed proposal method. The proposals were due on the day of this meeting, which staff will then review the proposals and interview the firms. He noted the Board was considering the item today so there is no delay in awarding the contract and anticipates they would bring forth the construction contract to City Council in January 2022. He noted that staff recommended approval of this item.

A motion was made by Vice President Chris Presley, and seconded by Secretary Laura Alvarado to approve Resolution No. 438, related to Item 1.b. The vote was as follows:

Ayes: President Brandon Capetillo, Vice President Chris Presley, Secretary Laura Alvarado, Director Suhey Rios-Alvarez, Director Charles Johnson, Director Heather Betancourth, Director Jacob Powell, Director Mike Lester, and Director David P. Jirrels

Nays: None

Other: Director Mary Hernandez (Absent), Director Gary Englert (Absent)

Approved

RESOLUTION NO. 438

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT AUTHORIZING THE PRESIDENT TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF BAYTOWN FOR FUNDING THE CONSTRUCTION OF THE CITIZENS BANK BUILDING RENOVATION PROJECT; AUTHORIZING PAYMENT OF AN AMOUNT NOT TO EXCEED ONE MILLION FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,400,000.00); MAKING OTHER PROVISIONS RELATED THERETO; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

2. MANAGER'S REPORT

a. The next Baytown Municipal Development District meeting is scheduled for Thursday, January 6, 2022, at 4:30 p.m., in the Council Chamber located at City Hall, 2401 Market Street, Baytown, Texas, 77520.

Assistant General Manager Kevin Troller thanked the board members for their service, invited them to the upcoming holiday festivities, and reminded them that their next regularly scheduled MDD meeting is scheduled for January 6th at 4:30 P.M., in the Council Chamber.

3. ADJOURN

With there being no further business to discuss, President Capetillo adjourned the December 2, 2021, MDD Board Regular Meeting at 4:34 P.M.

Angela Jackson, Assistant Secretary
City of Baytown



**BAYTOWN MUNICIPAL DEVELOPMENT
DISTRICT**

2. a.

Meeting Date: 02/03/2022

Subject: Executive Session - Section 551.071 Legal Advice concerning the Hotel and Convention Center Project

Prepared for: Trevor Fanning, Legal

Prepared by: Raquel Martinez, City Clerk's Office

Information

ITEM

Recess into and conduct an executive session pursuant to Sections 551.071 of the Texas Government Code to seek the advice of the District's attorneys on legal matters related to the Baytown Hotel and Convention Center Project.

PREFACE

Recess into and conduct an executive session pursuant to Sections 551.071 of the Texas Government Code to seek the advice of the District's attorneys on legal matters related to the Baytown Hotel and Convention Center Project.

RECOMMENDATION



**BAYTOWN MUNICIPAL DEVELOPMENT
DISTRICT**

3. a.

Meeting Date: 02/03/2022

Subject: Resolution Amending the Design Build Agreement for Hotel Convention Center

Prepared for: Victor Brownlees, Finance

Prepared by: Trevor Fanning, Legal

Information

ITEM

Consider a resolution approving an amendment to the Design Build Agreement, a revised budget, an Initial Guaranteed Maximum Price, and other matters related to the Baytown Hotel and Convention Center Project.

PREFACE

In April 2021 the District agreed a final development budget for the hotel and convention center. Subsequently the District entered into a design build agreement in August 2021 and issued bonds in September subject to a Bond Indenture. This proposed resolution updates the development budget and establishes the initial guaranteed maximum price (IGMP) with the design build partner. The increased cost of \$6,371,491 is proposed to be funded from existing contingencies, surplus bonds proceeds, advance payments made by the MDD for debt service and a reallocation of current year budgets, see Exhibit B.

RECOMMENDATION

Attachments

Resolution - 1st amendment to DBA

Exhibit A - 1st Amendment to Design Build Agreement

Exhibit B - Revised IGMP

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT APPROVING AN AMENDMENT TO THE DESIGN BUILD AGREEMENT, A REVISED BUDGET, AN INITIAL GUARANTEED MAXIMUM PRICE, AND OTHER MATTERS RELATED TO THE CONVENTION CENTER HOTEL PROJECT.

WHEREAS, the Baytown Municipal Development District (the "***District***") was created by the City of Baytown (the "***City***"), pursuant to Chapter 377, Texas Local Government Code (the "***Act***");

WHEREAS, the District issued its Series 2021 tax-exempt revenue bonds pursuant to the terms of an Indenture of Trust between the District and Wells Fargo Bank, N.A. (the "***Trustee***"), dated September 1, 2021 (the "***Indenture***") to finance the construction of the Baytown Convention Center and Hotel Project (the "***Project***");

WHEREAS, the Board of Directors of the District approved an initial budget for the Project based upon estimated construction costs on April 15, 2021 pursuant to Resolution No. 415;

WHEREAS, the Board of Directors of the District approved Resolution No. 419 approving a form of a Design-Build Agreement on August 5, 2021 (the "***Agreement***") providing that an Initial Guaranteed Maximum Price ("***IGMP***") and Final Guaranteed Maximum Price ("***FGMP***") would be agreed to at a future date;

WHEREAS, the District has determined that it is in its best interest to agree to a revised budget and an IGMP amount, as evidenced by Amendment No. 001 (Initial GMP) attached hereto as Exhibit A (the "***Amendment***");

WHEREAS, the District has reviewed the Revised IGMP Funding Analysis attached hereto as Exhibit B;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT THAT:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. The Board of Directors of the District hereby approves the Amendment.

Section 3. The Board of Directors of the District hereby authorizes and empowers the General Manager of the District to transfer \$4,759,709 from the District's general reserves of the District to the Trustee for deposit into the the following subaccounts of the Development Project Fund under the Indenture: \$1,189,927 to the First-Lien Project Subaccount, \$904,345 to the Second-Lien Project Subaccount, and \$2,665,437 to the Third-Lien Project Subaccount. Such amounts shall be held as a part of the trust estate under the Indenture for the funding of Project construction costs.

Section 4. The Board of Directors of the District hereby authorizes the General Manager of the District to take all actions and execute all documents, certificate, and other instruments necessary to carry out the terms of this Resolution and the Amendment.

Section 5. This Resolution shall take effect and be in full force and effect immediately upon and after its passage.

INTRODUCED, READ and PASSED by the affirmative vote of the Board of Directors of the Baytown Municipal Development District, this the 3rd day of February, 2022.

BRANDON CAPETILLO, President

Attest:

ANGELA JACKSON, Secretary

Approved as to form:

TREVOR FANNING, Interim General Counsel

EXHIBIT "A"

**AMENDMENT NO. 001, (INITIAL PROPOSED GMP)
DATED February 03, 2022
DESIGN-BUILD AGREEMENT BETWEEN OWNER & DESIGN/BUILDER**

Pursuant to Section 3.2 of the Agreement dated August 25, 2021, among

the Owner, **Baytown Municipal Development District**

and the Design/Builder, **DPR Construction, a General Partnership,**

for the **Project,**

the Owner and Design/Builder desire to establish an Initial Guaranteed Maximum Price ("Initial GMP" or "IGMP") for the Work. Therefore, the Owner and Design/Builder agree as follows.

ARTICLE 1. INITIAL PROPOSED GUARANTEED MAXIMUM PRICE

The Design/Builder's Initial GMP for the Work, including the Cost of the Work as defined in Article 8 and the Design/Builder's Fee as set forth in Article 7, is Fifty-Eight Million Nine-Hundred Forty Thousand Nine Hundred Twenty-One dollars (\$ 58,940,921.00).

The Design/Builder guarantees that the Cost of the Work plus the Design/Builder's fee will not exceed the Final GMP as defined in the Agreement, subject to additions and deductions by Change Orders, as provided in the Agreement. The Initial GMP is based on the following documents, which shall become attachments to this Amendment:

Attachment No.	Description
1	Detailed itemization of the IGMP including the estimated Cost of the Work, organized by specification division, with all design costs and construction trade categories, labor, materials and equipment for the Work, Design/Builder's general conditions costs, insurance and bonding costs, Subcontractor default insurance costs, professional staff estimates, and other items that comprise the IGMP, including any Work Package Authorizations.
2	A list of the drawings and specifications, including addenda, which were used in preparation of the IGMP.
3	A listing of the Design/Builder's Assumptions and Clarifications in preparation of the IGMP. (DPR "Basis of Contract")
4	A list of alternates approved by Owner.
5	A list of unit prices.
6	A statement of Additional Services, if any.
7	The Project Schedule upon which the IGMP is based.
8	Confirmation of the various coverages to be supplied under the insurance program and the limits of the policies as required in Article 11.

ARTICLE 2. DATES OF COMPLETION

From and after the date of this Amendment, the following dates apply:

Substantial Completion of the Project shall be achieved within 473 Days after the commencement of construction activities, subject to approved Change Orders as defined in the Agreement or as specified in Section 6.2 of the Agreement.

Final Completion of the Project shall be achieved within 30 Days of the date of Substantial Completion of the Project subject to approved Change Orders as defined in the Agreement, or as specified in Section 6.2.2 of the Agreement.

All milestone deadlines for completion and turnover of specific components of the Project identified in Exhibit I, Hyatt Project Completion Requirements attached to the Agreement.

This IGMP Amendment is subject to acceptance by Owner, after which the Initial GMP and dates of Substantial and Final Completion may only be adjusted, if at all, in accordance with Articles 6 and 9 of the Agreement, as applicable.

ARTICLE 3. ADDITIONAL AGREEMENT REVISIONS

The following revisions to the agreement sections below shall be incorporated into this amendment:


By execution of this IGMP the owner hereby acknowledges the following:

Approval to enter into and issue subcontracts for all of the trades performing the scopes of work in the IGMP.

This Amendment is entered into as of February 03, 2022.

DESIGN/BUILDER:

DPR Construction, a General Partnership

By: 

PRINT NAME: Matt Hoglund

PRINT TITLE: Vice President

OWNER:

Baytown Municipal Development District

By: _____

PRINT NAME: _____

PRINT TITLE: _____

ATTEST: 

ATTEST: _____

PRINT NAME: _____

PRINT TITLE: _____

EXECUTIVE SUMMARY

Baytown Hotel & Convention Center

iGMP Estimate
IFP C&S Documents

Project Information

Client	Garfield Public Private
Project	Baytown Hotel & Convention Center
	Texas
	iGMP Estimate
	IFP C&S Documents
Architect	BOKA Powell
Estimator	Justin Gregory
Estimate Id	001
Project Duration	17 mn
Date	January 31, 2022
Building Type	Hotel & Convention Center

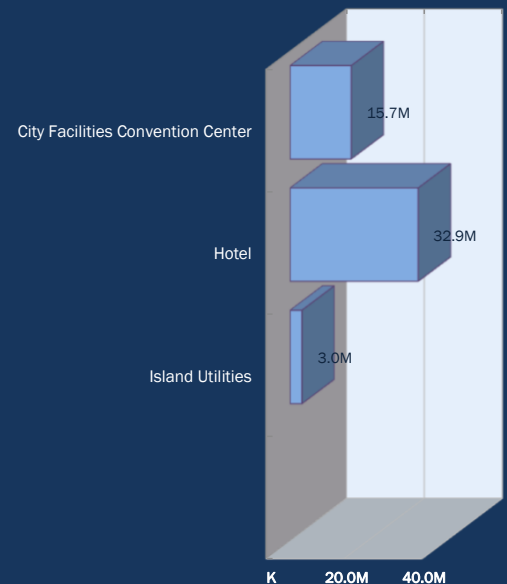


Construction Area 162,716 gsf

Project Costs Summary

PROJECTED CONSTRUCTION COSTS	\$362.23 /gsf	\$58,940,921
TOTAL	\$362.23 /gsf	\$58,940,921

SYSTEMS SUMMARY



SYSTEMS SUMMARY

Baytown Hotel & Convention Center

Baytown Hotel & Convention Center

Estimate No.: 001

Texas

iGMP Estimate

Date: January 31, 2022

IFP C&S Documents

Construction Area: 162,716 gsf

Code	Description	Cost / gsf	Total
	City Facilities Convention Center	\$96.28	\$15,665,599
	Hotel	\$201.90	\$32,853,054
	Island Utilities	\$18.57	\$3,021,964
TOTAL		\$316.75	\$ 51,540,617
	Construction Contingency	\$3.17	\$515,406
	SDI Insurance	\$3.55	\$577,003
	GC Insurance: Traditional	\$4.58	\$745,403
	Fee	\$6.95	\$1,131,610
	Builders Risk	\$1.63	\$264,847
	Payment/Performance Bond (Entire Project)	\$2.27	\$369,941
	Predevelopment Costs	\$0.43	\$70,205
	BOKA Powell Design Fees	\$22.90	\$3,725,889
PROJECTED CONSTRUCTION COSTS		\$362.23	\$ 58,940,921
TOTAL		\$362.23	\$ 58,940,921

DETAILED BACKUP

Baytown Hotel & Convention Center

Baytown Hotel & Convention Center

Estimate No.: 001

Texas

iGMP Estimate

Date: January 31, 2022

IFP C&S Documents

Construction Area: 162,716 gsf

LOCATION						
TRADE PACKAGES						
	DESCRIPTION	COMMENTS	QUANTITY	UNIT	UNIT COST	TOTAL
City Facilities Convention Center						
01A -	General Conditions					\$749,123
01B -	General Requirements					\$214,683
01F -	Owner Requested Changes					\$117,834
03A -	Turn-Key Structural Building Concrete					\$1,323,573
04A -	Masonry					\$49,805
05A -	Structural & Misc. Steel					\$1,068,300
06B -	Finish Carpentry & Millwork					\$457,841
07A -	Roofing					\$393,110
07B -	Waterproofing & Sealants					\$146,216
07C -	Metal Panels					\$190,731
07D -	Fireproofing					\$42,499
08A -	Doors Frames Hardware Supply & Install					\$328,221
08C -	Overhead Doors & Loading Dock Equipment					\$6,440
08D -	Exterior Glazing					\$726,385
09A -	Drywall & Insulation					\$613,558
09B -	Tile					\$248,272
09C -	Resilient Flooring & Carpet					\$220,647
09H -	Painting & Wallcovering					\$190,958
09J -	Acoustical Treatments					\$4,900
09K -	Lath & Plaster					\$386,556
10A -	Misc. Specialties					\$135,682
10D -	Signage					\$106,303
10F -	Operable Partitions					\$107,637
13B -	Pre-Engineered Structures					\$1,396,660
13C -	Pools & Water Features					\$86,625

DETAILED BACKUP

Baytown Hotel & Convention Center

Baytown Hotel & Convention Center

Estimate No.: 001

Texas

iGMP Estimate

Date: January 31, 2022

IFP C&S Documents

Construction Area: 162,716 gsf

LOCATION						
TRADE PACKAGES						
	DESCRIPTION	COMMENTS	QUANTITY	UNIT	UNIT COST	TOTAL
14A - Elevators & Escalators						\$210,884
14B - Building Maintenance Equipment						\$27,519
14E - Trash & Linen Chutes						\$6,880
21A - Fire Protection						\$171,693
22A - Plumbing						\$1,355,651
23A - HVAC						\$1,646,778
26A - Electrical Systems						\$1,533,229
27B - Communications						\$149,752
27C - Audio Visual						\$39,865
28B - Security System						\$45,754
31A - Earthwork & Soil Treatment						\$548,092
31D - Termite Protection						\$1,718
31E - Auger Cast Piles						\$290,566
32A - Site Concrete & Asphalt Paving						\$107,937
32F - Landscaping & Irrigations						\$216,722
Subtotal: City Facilities Convention Center						\$15,665,599

Hotel						
01A - General Conditions						\$1,571,022
01B - General Requirements						\$450,221
01F - Owner Requested Changes						\$247,116
03A - Turn-Key Structural Building Concrete						\$2,775,726
04A - Masonry						\$104,447
05A - Structural & Misc. Steel						\$2,240,381
06B - Finish Carpentry & Millwork						\$960,159
07A - Roofing						\$824,409

DETAILED BACKUP

Baytown Hotel & Convention Center

Baytown Hotel & Convention Center

Estimate No.: 001

Texas

iGMP Estimate

Date: January 31, 2022

IFP C&S Documents

Construction Area: 162,716 gsf

LOCATION						
TRADE PACKAGES						
	DESCRIPTION	COMMENTS	QUANTITY	UNIT	UNIT COST	TOTAL
07B -	Waterproofing & Sealants					\$306,636
07C -	Metal Panels					\$399,990
07D -	Fireproofing					\$89,127
08A -	Doors Frames Hardware Supply & Install					\$688,327
08C -	Overhead Doors & Loading Dock Equipment					\$13,506
08D -	Exterior Glazing					\$1,523,336
09A -	Drywall & Insulation					\$1,286,721
09B -	Tile					\$520,664
09C -	Resilient Flooring & Carpet					\$462,729
09H -	Painting & Wallcovering					\$400,467
09J -	Acoustical Treatments					\$10,275
09K -	Lath & Plaster					\$810,664
10A -	Misc. Specialties					\$284,544
10D -	Signage					\$222,932
10F -	Operable Partitions					\$225,730
13B -	Pre-Engineered Structures					\$2,928,999
13C -	Pools & Water Features					\$181,664
14A -	Elevators & Escalators					\$442,256
14B -	Building Maintenance Equipment					\$57,710
14E -	Trash & Linen Chutes					\$14,429
21A -	Fire Protection					\$360,066
22A -	Plumbing					\$2,842,999
23A -	HVAC					\$3,453,536
26A -	Electrical Systems					\$3,215,407
27B -	Communications					\$314,051

DETAILED BACKUP

Baytown Hotel & Convention Center

Baytown Hotel & Convention Center

Estimate No.: 001

Texas

iGMP Estimate

Date: January 31, 2022

IFP C&S Documents

Construction Area: 162,716 gsf

LOCATION						
TRADE PACKAGES						
	DESCRIPTION	COMMENTS	QUANTITY	UNIT	UNIT COST	TOTAL
	27C - Audio Visual					\$83,604
	28B - Security System					\$95,954
	31A - Earthwork & Soil Treatment					\$1,149,430
	31D - Termite Protection					\$3,603
	31E - Auger Cast Piles					\$609,359
	32A - Site Concrete & Asphalt Paving					\$226,360
	32F - Landscaping & Irrigations					\$454,498
Subtotal: Hotel						\$32,853,054
Island Utilities						
	01F - Owner Requested Changes					\$107,000
	33A - Site Utilities					\$2,914,964
Subtotal: Island Utilities						\$3,021,964
LOCATION SUBTOTAL						\$51,540,617
	Construction Contingency				\$3.17	\$515,406
	SDI Insurance				\$3.55	\$577,003
	GC Insurance: Traditional				\$4.58	\$745,403
	Fee				\$6.95	\$1,131,610
	Builders Risk				\$1.63	\$264,847
	Payment/Performance Bond (Entire Project)				\$2.27	\$369,941
	Predevelopment Costs				\$0.43	\$70,205
	BOKA Powell Design Fees				\$22.90	\$3,725,889
PROJECTED CONSTRUCTION COSTS					\$362.23	\$58,940,921
TOTAL					\$362.23	\$58,940,921

LOCATION BY TRADE PACKAGES CROSSTAB REPORT

Baytown Hotel & Convention Center

Baytown Hotel & Convention Center

Estimate No.: 001

Texas

iGMP Estimate

Date: January 31, 2022

IFP C&S Documents

Construction Area: 162,716 gsf

Trade Packages	City Facilities Convention Center 25027 SF		Hotel 133766 SF		Island Utilities 315392 SF		Total Amount	Total Cost/gsf
	Amount	Cost/Unit	Amount	Cost/Unit	Amount	Cost/Unit		
01A - General Conditions	\$749,123	\$29.93	\$1,571,022	\$11.74	\$0	\$0.00	\$2,320,145	\$14.26
01B - General Requirements	\$214,683	\$8.58	\$450,221	\$3.37	\$0	\$0.00	\$664,904	\$4.09
01F - Owner Requested Changes	\$117,834	\$4.71	\$247,116	\$1.85	\$107,000	\$0.34	\$471,950	\$2.90
03A - Turn-Key Structural Building Concrete	\$1,323,573	\$52.89	\$2,775,726	\$20.75	\$0	\$0.00	\$4,099,299	\$25.19
04A - Masonry	\$49,805	\$1.99	\$104,447	\$0.78	\$0	\$0.00	\$154,252	\$0.95
05A - Structural & Misc. Steel	\$1,068,300	\$42.69	\$2,240,381	\$16.75	\$0	\$0.00	\$3,308,681	\$20.33
06B - Finish Carpentry & Millwork	\$457,841	\$18.29	\$960,159	\$7.18	\$0	\$0.00	\$1,418,000	\$8.71
07A - Roofing	\$393,110	\$15.71	\$824,409	\$6.16	\$0	\$0.00	\$1,217,519	\$7.48
07B - Waterproofing & Sealants	\$146,216	\$5.84	\$306,636	\$2.29	\$0	\$0.00	\$452,852	\$2.78
07C - Metal Panels	\$190,731	\$7.62	\$399,990	\$2.99	\$0	\$0.00	\$590,721	\$3.63
07D - Fireproofing	\$42,499	\$1.70	\$89,127	\$0.67	\$0	\$0.00	\$131,626	\$0.81
08A - Doors Frames Hardware Supply & Install	\$328,221	\$13.11	\$688,327	\$5.15	\$0	\$0.00	\$1,016,548	\$6.25
08C - Overhead Doors & Loading Dock Equipment	\$6,440	\$0.26	\$13,506	\$0.10	\$0	\$0.00	\$19,946	\$0.12
08D - Exterior Glazing	\$726,385	\$29.02	\$1,523,336	\$11.39	\$0	\$0.00	\$2,249,721	\$13.83
09A - Drywall & Insulation	\$613,558	\$24.52	\$1,286,721	\$9.62	\$0	\$0.00	\$1,900,279	\$11.68
09B - Tile	\$248,272	\$9.92	\$520,664	\$3.89	\$0	\$0.00	\$768,936	\$4.73
09C - Resilient Flooring & Carpet	\$220,647	\$8.82	\$462,729	\$3.46	\$0	\$0.00	\$683,376	\$4.20
09H - Painting & Wallcovering	\$190,958	\$7.63	\$400,467	\$2.99	\$0	\$0.00	\$591,425	\$3.63
09J - Acoustical Treatments	\$4,900	\$0.20	\$10,275	\$0.08	\$0	\$0.00	\$15,175	\$0.09
09K - Lath & Plaster	\$386,556	\$15.45	\$810,664	\$6.06	\$0	\$0.00	\$1,197,220	\$7.36
10A - Misc. Specialties	\$135,682	\$5.42	\$284,544	\$2.13	\$0	\$0.00	\$420,226	\$2.58
10D - Signage	\$106,303	\$4.25	\$222,932	\$1.67	\$0	\$0.00	\$329,235	\$2.02
10F - Operable Partitions	\$107,637	\$4.30	\$225,730	\$1.69	\$0	\$0.00	\$333,367	\$2.05
13B - Pre-Engineered Structures	\$1,396,660	\$55.81	\$2,928,999	\$21.90	\$0	\$0.00	\$4,325,659	\$26.58
13C - Pools & Water Features	\$86,625	\$3.46	\$181,664	\$1.36	\$0	\$0.00	\$268,289	\$1.65
14A - Elevators & Escalators	\$210,884	\$8.43	\$442,256	\$3.31	\$0	\$0.00	\$653,140	\$4.01
14B - Building Maintenance Equipment	\$27,519	\$1.10	\$57,710	\$0.43	\$0	\$0.00	\$85,229	\$0.52
14E - Trash & Linen Chutes	\$6,880	\$0.27	\$14,429	\$0.11	\$0	\$0.00	\$21,309	\$0.13
21A - Fire Protection	\$171,693	\$6.86	\$360,066	\$2.69	\$0	\$0.00	\$531,759	\$3.27
22A - Plumbing	\$1,355,651	\$54.17	\$2,842,999	\$21.25	\$0	\$0.00	\$4,198,650	\$25.80
23A - HVAC	\$1,646,778	\$65.80	\$3,453,536	\$25.82	\$0	\$0.00	\$5,100,314	\$31.34
26A - Electrical Systems	\$1,533,229	\$61.26	\$3,215,407	\$24.04	\$0	\$0.00	\$4,748,636	\$29.18
27B - Communications	\$149,752	\$5.98	\$314,051	\$2.35	\$0	\$0.00	\$463,803	\$2.85
27C - Audio Visual	\$39,865	\$1.59	\$83,604	\$0.62	\$0	\$0.00	\$123,469	\$0.76
28B - Security System	\$45,754	\$1.83	\$95,954	\$0.72	\$0	\$0.00	\$141,708	\$0.87
31A - Earthwork & Soil Treatment	\$548,092	\$21.90	\$1,149,430	\$8.59	\$0	\$0.00	\$1,697,522	\$10.43
31D - Termite Protection	\$1,718	\$0.07	\$3,603	\$0.03	\$0	\$0.00	\$5,321	\$0.03
31E - Auger Cast Piles	\$290,566	\$11.61	\$609,359	\$4.56	\$0	\$0.00	\$899,925	\$5.53
32A - Site Concrete & Asphalt Paving	\$107,937	\$4.31	\$226,360	\$1.69	\$0	\$0.00	\$334,297	\$2.05
32F - Landscaping & Irrigations	\$216,722	\$8.66	\$454,498	\$3.40	\$0	\$0.00	\$671,220	\$4.13
33A - Site Utilities	\$0	\$0.00	\$0	\$0.00	\$2,914,964	\$9.24	\$2,914,964	\$17.91
SUB TOTAL	\$15,665,599	\$625.95	\$32,853,054	\$245.60	\$3,021,964	\$9.58	\$51,540,617	\$316.75
Construction Contingency	\$156,656	\$6.26	\$328,531	\$2.46	\$30,220	\$0.10	\$515,406	\$3.17
SDI Insurance	\$175,378	\$7.01	\$367,794	\$2.75	\$33,831	\$0.11	\$577,003	\$3.55
GC Insurance: Traditional	\$226,563	\$9.05	\$475,135	\$3.55	\$43,705	\$0.14	\$745,403	\$4.58
Fee	\$343,949	\$13.74	\$721,312	\$5.39	\$66,349	\$0.21	\$1,131,610	\$6.95
Builders Risk	\$80,499	\$3.22	\$168,819	\$1.26	\$15,529	\$0.05	\$264,847	\$1.63
Payment/Performance Bond (Entire Project)	\$112,442	\$4.49	\$235,808	\$1.76	\$21,691	\$0.07	\$369,941	\$2.27
Predevelopment Costs	\$21,339	\$0.85	\$44,750	\$0.33	\$4,116	\$0.01	\$70,205	\$0.43
BOKA Powell Design Fees	\$1,132,472	\$45.25	\$2,374,959	\$17.75	\$218,459	\$0.69	\$3,725,889	\$22.90
PROJECTED CONSTRUCTION COSTS	\$17,914,897	\$715.82	\$37,570,161	\$280.86	\$3,455,864	\$10.96	\$58,940,921	\$362.23
TOTAL	\$17,914,897	\$715.82	\$37,570,161	\$280.86	\$3,455,864	\$10.96	\$58,940,921	\$362.23

Activity ID	Activity Name	Original Duration	RD	Start	Finish	2022												2023															
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun					
Baytown Hotel & Conference Center		412	306	Nov-07-19 A	Apr-17-23																												
Key Project Milestones		412	306	Nov-07-19 A	Apr-17-23																												
MS1000	Notice of Award	0	0		Nov-07-19 A																												
MS1010	Bond Sale	0	0		Aug-25-21 A	◆ Bond Sale																											
MS1020	IGMP Development	60	0	Aug-26-21 A	Jan-10-22 A	IGMP Development																											
MS1031	Early Release Pkg #2 Development	18	0	Nov-08-21 A	Dec-10-21 A	Early Release Pkg #2 Development																											
MS1030	Notice to Proceed - Early Release Pkg #1	0	0		Nov-08-21 A	◆ Notice to Proceed - Early Release Pkg #1																											
MS1032	Notice to Proceed - Early Release Pkg #2	0	0		Dec-10-21 A	◆ Notice to Proceed - Early Release Pkg #2																											
MS1033	Early Release Pkg #3 Development	1	0	Dec-13-21 A	Jan-10-22 A	Early Release Pkg #3 Development																											
MS1040	Submit IGMP	0	0		Jan-10-22 A	◆ Submit IGMP																											
MS1034	Notice to Proceed - Early Release Pkg #3	0	0		Jan-19-22 A	◆ Notice to Proceed - Early Release Pkg #3																											
MS1050	IGMP Review	7	7	Jan-11-22 A	Feb-08-22	IGMP Review																											
MS1060	Notice to Proceed - IGMP Approval	0	0		Feb-08-22	◆ Notice to Proceed - IGMP Approval																											
MS1070	GMP Development	108	108	Feb-09-22	Jul-13-22	GMP Development																											
MS1080	Submit GMP	0	0		Jul-13-22	◆ Submit GMP																											
MS1090	GMP Review	21	21	Jul-14-22	Aug-11-22	GMP Review																											
MS1100	GMP Approval	0	0		Aug-11-22	◆ GMP Approval																											
Executive Summary		320	306	Nov-08-21 A	Apr-17-23																												
MS.1000	Mobilization Start	0	0	Nov-08-21 A		◆ Mobilization Start																											
MS.1010	Total Construction (LOE)	285	270	Nov-08-21 A	Feb-24-23	Total Construction (LOE)																											
MS.1045	Dry-In: Level 1	0	0		Aug-04-22	◆ Dry-In: Level 1																											
MS.1015	Water & Sanitary Connected	0	0		Jul-14-22	◆ Water & Sanitary Connected																											
MS.1046	Dry-In: Convention Center	0	0		Aug-31-22	◆ Dry-In: Convention Center																											
MS.1020	Permanent Power On	0	0		Sep-08-22	◆ Permanent Power On																											
MS.1030	Structure Topout Complete	0	0		Oct-04-22	◆ Structure Topout Complete																											
MS.1040	Dry-In: Tower	0	0		Oct-21-22	◆ Dry-In: Tower																											
MS.1065	Weather Days	16	16	Oct-24-22	Nov-14-22	Weather Days																											
MS.1050	Conditioned Air On	0	0		Nov-16-22	◆ Conditioned Air On																											
MS.1060	Elevators Complete	0	0		Feb-14-23	◆ Elevators Complete																											
MS.1070	Substantial Completion	0	0		Feb-24-23*	◆ Substantial Completion																											
MS.1069	Punch Complete	0	0		Feb-24-23	◆ Punch Complete																											
MS.1080	Close-out	20	20	Feb-27-23	Mar-24-23	Close-out																											
MS.1090	Final Completion	0	0		Mar-24-23	◆ Final Completion																											
MS.1100	Hotel Opening	0	0		Apr-17-23	◆ Hotel Opening																											
Construction Milestones		0	0																														
Hyatt Standard Milestones		95	95	Nov-17-22	Apr-10-23																												
10-Weeks Prior to Opening		21	21	Jan-04-23	Feb-06-23																												
10WP.1000	Purchasing / Material Management Offices	0	0		Jan-04-23	◆ Purchasing / Material Management Offices																											
10WP.1010	Personnel / Training Offices	0	0		Jan-04-23	◆ Personnel / Training Offices																											
10WP.1040	Receiving Area / Security Timekeeper	0	0		Jan-04-23	◆ Receiving Area / Security Timekeeper																											
10WP.1020	Computer Equipment Room	0	0		Jan-20-23	◆ Computer Equipment Room																											
10WP.1030	PABX Equipment Operators Area	0	0		Jan-20-23	◆ PABX Equipment Operators Area																											
10WP.1050	Ten Weeks Prior to Opening	0	0	Feb-06-23*		◆ Ten Weeks Prior to Opening																											
8-Weeks Prior to Opening		54	54	Nov-30-22	Feb-21-23																												
8WP.1000	15% of Guestrooms w/ Corridors	0	0		Nov-30-22	◆ 15% of Guestrooms w/ Corridors																											
8WP.1050	Service Elevator	0	0		Dec-08-22	◆ Service Elevator																											

Activity ID	Activity Name	Original Duration	RD	Start	Finish													2022						2023															
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun											
Construction	8WP.1030	Dumpster Area	0	0		Jan-19-23																												◆ Dumpster Area					
	8WP.1010	All Storerooms	0	0		Jan-20-23																												◆ All Storerooms					
	8WP.1020	BOH Corridors	0	0		Jan-20-23																												◆ BOH Corridors					
	8WP.1040	All Hotel Shops	0	0		Feb-07-23																												◆ All Hotel Shops					
	8WP.1060	Eight Weeks Prior to Opening	0	0	Feb-21-23																														◆ Eight Weeks Prior to Opening				
	6-Weeks Prior to Opening		53	53	Dec-14-22	Mar-06-23																																	
	6WP.1020	30% of Guestrooms w/ Corridors	0	0		Dec-14-22																												◆ 30% of Guestrooms w/ Corridors					
	6WP.1010	Employee Lockers	0	0		Jan-20-23																													◆ Employee Lockers				
	6WP.1030	Banquet Kitchen	0	0		Jan-20-23																													◆ Banquet Kitchen				
	6WP.1040	MEP Systems & Components	0	0		Feb-07-23																													◆ MEP Systems & Components				
	6WP.1000	Ballrooms & Meeting Support Areas	0	0		Feb-24-23																													◆ Ballrooms & Meeting Support Areas				
	6WP.1050	Six Weeks Prior to Opening	0	0	Mar-06-23																															◆ Six Weeks Prior to Opening			
	4-Weeks Prior to Opening		53	53	Dec-29-22	Mar-20-23																																	
	4WP.1000	50% of Guestrooms w/ Corridors	0	0		Dec-29-22																													◆ 50% of Guestrooms w/ Corridors				
	4WP.1010	Restaraunt Receiving Area	0	0		Jan-20-23																														◆ Restaraunt Receiving Area			
	4WP.1030	Laundry & Valet Area	0	0		Jan-20-23																														◆ Laundry & Valet Area			
	4WP.1040	Uniform Issue Area	0	0		Jan-20-23																														◆ Uniform Issue Area			
	4WP.1020	Reception Area	0	0		Feb-07-23																														◆ Reception Area			
	4WP.1050	Remaining Kitchens	0	0		Feb-07-23																														◆ Remaining Kitchens			
	4WP.1060	Four Weeks Prior to Opening	0	0	Mar-20-23																															◆ Four Weeks Prior to Opening			
	3-Weeks Prior to Opening		85	85	Nov-17-22	Mar-27-23																																	
	3WP.1020	Spa / Pool Areas	0	0		Nov-17-22																													◆ Spa / Pool Areas				
	3WP.1040	80% of Guestrooms w/ Corridors	0	0		Jan-31-23																														◆ 80% of Guestrooms w/ Corridors			
	3WP.1000	50% Restaurants / Bars	0	0		Feb-07-23																														◆ 50% Restaurants / Bars			
	3WP.1010	Fitness Center	0	0		Feb-07-23																														◆ Fitness Center			
	3WP.1030	Remaining Meeting Rooms	0	0		Feb-07-23																														◆ Remaining Meeting Rooms			
	3WP.1050	All Guestroom Elevators	0	0		Feb-14-23																														◆ All Guestroom Elevators			
	3WP.1060	Three Weeks Prior to Opening	0	0	Mar-27-23																															◆ Three Weeks Prior to Opening			
	2-Weeks Prior to Opening		38	38	Feb-07-23	Apr-03-23																																	
	2WP.1000	All Restaurants / Bars	0	0		Feb-07-23																														◆ All Restaurants / Bars			
	2WP.1010	Hotel Entry	0	0		Feb-07-23																														◆ Hotel Entry			
	2WP.1020	Hotel Lobby & Public Areas	0	0		Feb-07-23																														◆ Hotel Lobby & Public Areas			
	2WP.1030	All Guestrooms	0	0		Feb-15-23																														◆ All Guestrooms			
	2WP.1040	All Elevators	0	0		Feb-22-23																														◆ All Elevators			
	2WP.1050	Two Weeks Prior to Opening	1	1	Apr-03-23	Apr-03-23																														◆ Two Weeks Prior to Opening			
	1-Week Prior to Opening		78	78	Dec-14-22	Apr-10-23																																	
	1WP.1000	All Hardscape & Landscape	0	0		Dec-14-22																														◆ All Hardscape & Landscape			
	1WP.1010	One Week Prior to Opening	0	0	Apr-10-23																															◆ One Week Prior to Opening			
	Design & Permits		125	63	Dec-18-19 A	May-09-22																																	
	PMT.1000	Civil/Foundation Permit - Initial Review by COB	30	0	Dec-18-19 A	Jan-31-20 A																																	
PMT.1010	Civil/Foundation Permit - A/E Revision #1	6	0	Feb-03-20 A	Feb-18-20 A																																		
PMT.1020	Civil/Foundation Permit - 2nd Review by COB	29	0	Feb-19-20 A	Apr-03-20 A																																		
PMT.1030	Civil/Foundation Permit - A/E Revision #2	15	0	Apr-06-20 A	Apr-28-20 A																																		

Activity ID	Activity Name	Original Duration	RD	Start	Finish	2022												2023											
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
PMT.1080	Core & Shell Permit - Initial Review by COB	15	0	Jul-02-20 A	Aug-18-20 A																								
PMT.1090	Core & Shell Permit - A/E Revision #1	10	0	Aug-19-20 A	Nov-13-20 A																								
PMT.1100	Core & Shell Permit - 2nd Review by COB	1	0	Nov-16-20 A	Jan-06-21 A																								
PMT.1110	Core & Shell Permit - Permit Received	0	0		Jan-07-21 A																								
PMT.1120	Interior Permit - Design Development	42	42	Feb-09-22	Apr-08-22																								
PMT.1130	Interior Permit - Initial Review by COB	21	21	Apr-11-22	May-09-22																								
PMT.1140	Interior Permit - Permit Received	0	0		May-09-22																								
Bid/Buyout		68	12	Nov-08-21 A	Feb-21-22																								
BUY.1000	Early Release #1 - Site Prep	5	0	Nov-08-21 A	Nov-09-21 A																								
BUY.1050	Auger Cast Piles	1	0	Dec-13-21 A	Dec-23-21 A																								
BUY.1002	Earthwork & Site Utilities	6	0	Dec-13-21 A	Dec-23-21 A																								
BUY.1010	Electrical	5	0	Jan-20-22 A	Jan-28-22 A																								
BUY.1020	Plumbing	5	0	Jan-20-22 A	Jan-28-22 A																								
BUY.1030	Mechanical	5	0	Jan-20-22 A	Jan-28-22 A																								
BUY.1060	Cast-in-Place Concrete	5	0	Jan-20-22 A	Jan-21-22 A																								
BUY.1070	Structural Steel	5	0	Jan-20-22 A	Feb-21-22 A																								
BUY.1100	Glass & Glazed Assemblies	5	0	Jan-20-22 A	Jan-28-22 A																								
BUY.1120	Roofing	5	0	Jan-20-22 A	Jan-21-22 A																								
BUY.1150	Elevators	5	0	Jan-20-22 A	Jan-28-22 A																								
BUY.1040	Fire Supression System	5	5	Jan-31-22	Feb-04-22																								
BUY.1080	CFMF Structure	5	5	Feb-09-22	Feb-15-22																								
BUY.1110	Framing & Gypsum	5	5	Feb-09-22	Feb-15-22																								
BUY.1130	Exterior Plaster & Air Barrier	5	5	Feb-09-22	Feb-15-22																								
BUY.1140	ACM Metal Panels	5	5	Feb-09-22	Feb-15-22																								
BUY.1160	Millwork	5	5	Feb-09-22	Feb-15-22																								
BUY.1170	Finishes	5	5	Feb-09-22	Feb-15-22																								
BUY.1180	Masonry	5	5	Feb-09-22	Feb-15-22																								
BUY.1190	Flooring	5	5	Feb-09-22	Feb-15-22																								
BUY.1200	Operable Partitions	5	5	Feb-09-22	Feb-15-22																								
BUY.1210	Doors / Frames / Hardware	5	5	Feb-09-22	Feb-15-22																								
Submittals & Material Procurement		218	180	Nov-09-21 A	Oct-13-22																								
Submittals & Shop Drawings		143	105	Nov-09-21 A	Jun-28-22																								
Submittal Preparation		123	85	Nov-09-21 A	May-31-22																								
SUB.P.1000	Earthwork & Site Utilities	4	0	Nov-09-21 A	Nov-23-21 A																								
SUB.P.1005	Early Release #1 - Sanitary	5	0	Nov-10-21 A	Nov-15-21 A																								
SUB.P.1010	Auger Cast Piles	3	0	Dec-13-21 A	Dec-27-21 A																								
SUB.P.1060	Cast-in-Place Concrete	10	0	Jan-24-22 A	Jan-26-22 A																								
SUB.P.1070	Structural Steel	15	3	Jan-24-22 A	Feb-02-22																								
SUB.P.1020	Electrical	15	15	Jan-31-22	Feb-18-22																								
SUB.P.1030	Plumbing	5	5	Jan-31-22	Feb-04-22																								
SUB.P.1040	Mechanical	15	15	Jan-31-22	Feb-18-22																								
SUB.P.1100	Glass & Glazed Assemblies	15	15	Jan-31-22	Feb-18-22																								
SUB.P.1120	Roofing	5	5	Jan-31-22	Feb-04-22																								
SUB.P.1150	Elevators	15	15	Jan-31-22	Feb-18-22																								
SUB.P.1050	Fire Supression System	15	15	Feb-07-22	Feb-28-22																								
SUB.P.1080	CFMF Structure	15	15	Feb-16-22	Mar-09-22																								

Start Date: Nov-07-19
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Baytown Hotel Conference Center



Activity ID	Activity Name	Original Duration	RD	Start	Finish													2022						2023					
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
SUB.P.1110	Framing & Gypsum	1	1	Feb-16-22	Feb-16-22								I	Framing & Gypsum															
	Exterior Plaster & Air Barrier	15	15	Feb-16-22	Mar-09-22									Exterior Plaster & Air Barrier															
	ACM Metal Panels	15	15	Feb-16-22	Mar-09-22									ACM Metal Panels															
	Masonry	15	15	Feb-16-22	Mar-09-22									Masonry															
	Operable Partitions	15	15	Feb-16-22	Mar-09-22									Operable Partitions															
	Millwork	15	15	May-10-22	May-31-22										Millwork														
	Finishes	15	15	May-10-22	May-31-22										Finishes														
	Flooring	15	15	May-10-22	May-31-22										Flooring														
	Doors / Frames / Hardware	15	15	May-10-22	May-31-22										Doors / Frames / Hardware														
Submittal Review		143	105	Nov-16-21 A	Jun-28-22																								
SUB.R.1005	Early Release #1 - Sanitary	5	0	Nov-16-21 A	Nov-24-21 A									Early Release #1 - Sanitary															
SUB.R.1000	Earthwork & Site Utilities	5	0	Nov-24-21 A	Dec-02-21 A									Earthwork & Site Utilities															
SUB.R.1010	Auger Cast Piles	3	0	Dec-28-21 A	Jan-04-22 A									Auger Cast Piles															
SUB.R.1040	Cast-in-Place Concrete	10	8	Jan-27-22 A	Feb-09-22									Cast-in-Place Concrete															
SUB.R.1090	Structural Steel	20	20	Feb-03-22	Mar-03-22									Structural Steel															
SUB.R.1060	Plumbing	10	10	Feb-07-22	Feb-18-22									Plumbing															
SUB.R.1030	Roofing	5	5	Feb-07-22	Feb-11-22									Roofing															
SUB.R.1020	Framing & Gypsum	15	15	Feb-17-22	Mar-10-22									Framing & Gypsum															
SUB.R.1050	Electrical	10	10	Feb-22-22	Mar-07-22									Electrical															
SUB.R.1070	Mechanical	20	20	Feb-22-22	Mar-21-22									Mechanical															
SUB.R.1120	Glass & Glazed Assemblies	20	20	Feb-22-22	Mar-21-22									Glass & Glazed Assemblies															
SUB.R.1150	Elevators	20	20	Feb-22-22	Mar-21-22									Elevators															
SUB.R.1080	Fire Supression System	20	20	Mar-01-22	Mar-28-22									Fire Supression System															
SUB.R.1100	CFMF Structure	20	20	Mar-10-22	Apr-06-22									CFMF Structure															
SUB.R.1130	Exterior Plaster & Air Barrier	20	20	Mar-10-22	Apr-06-22									Exterior Plaster & Air Barrier															
SUB.R.1140	ACM Metal Panels	20	20	Mar-10-22	Apr-06-22									ACM Metal Panels															
SUB.R.1180	Masonry	20	20	Mar-10-22	Apr-06-22									Masonry															
SUB.R.1200	Operable Partitions	20	20	Mar-10-22	Apr-06-22									Operable Partitions															
SUB.R.1160	Millwork	20	20	Jun-01-22	Jun-28-22										Millwork														
SUB.R.1170	Finishes	20	20	Jun-01-22	Jun-28-22										Finishes														
SUB.R.1190	Flooring	20	20	Jun-01-22	Jun-28-22										Flooring														
SUB.R.1210	Doors / Frames / Hardware	20	20	Jun-01-22	Jun-28-22										Doors / Frames / Hardware														
Fabrication/Deliver		218	172	Nov-29-21 A	Oct-13-22																								
FAB.1005	Early Release #1 - Sanitary	15	0	Nov-29-21 A	Jan-19-22 A									Early Release #1 - Sanitary															
FAB.1000	Earthwork & Site Utilities	5	0	Jan-10-22 A	Jan-14-22 A									Earthwork & Site Utilities															
FAB.1010	Auger Cast Piles	4	0	Jan-18-22 A	Jan-21-22 A									Auger Cast Piles															
FAB.1040	Cast-in-Place Concrete	10	10	Feb-10-22	Feb-24-22									Cast-in-Place Concrete															
FAB.1020	Roofing	170	170	Feb-14-22	Oct-13-22									Roofing															
FAB.1060	Plumbing	15	15	Feb-22-22	Mar-14-22									Plumbing															
FAB.1090	Structural Steel	40	40	Mar-04-22	Apr-28-22									Structural Steel															
FAB.1050	Electrical	10	10	Mar-08-22	Mar-21-22									Electrical															
FAB.1030	Framing & Gypsum	85	85	Mar-11-22	Jul-11-22									Framing & Gypsum															
FAB.1070	Mechanical	110	110	Mar-22-22	Aug-24-22									Mechanical															
FAB.1120	Glass & Glazed Assemblies	90	90	Mar-22-22	Jul-27-22									Glass & Glazed Assemblies															
FAB.1150	Elevators	90	90	Mar-22-22	Jul-27-22									Elevators															
FAB.1080	Fire Supression System	35	35	Mar-29-22	May-16-22									Fire Supression System															

Start Date: Nov-07-19
Finish Date: Apr-17-23
Data Date: Jan-30-22
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Start Date: Nov-07-19 Finish Date: Apr-17-23 Data Date: Jan-30-22 Run Date: Jan-28-22 (c) Primavera Systems, Inc.	<div> <div>Baytown Hotel Conference Center</div> <div>Page 5 of 17</div> </div>	
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Activity ID	Activity Name	Original Duration	RD	Start	Finish	2022												2023									
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
LIFT.1000	Area Preparation - Fence / SWPPP / Clear & Grub	10	10	Feb-01-22	Feb-14-22								■	Area Preparation - Fence / SWPPP / Clear & Grub													
LIFT.1010	Excavaton from 5.00 to -3.00	5	5	Feb-15-22	Feb-22-22								■	■ Excavaton from 5.00 to -3.00													
LIFT.1020	Install Eductor System	7	7	Feb-23-22	Mar-03-22								■	■ Install Eductor System													
LIFT.1030	Excavation from -3.00 to -25.34	3	3	Mar-04-22	Mar-08-22								■	■ Excavation from -3.00 to -25.34													
LIFT.1040	Pour Seal Slab	2	2	Mar-09-22	Mar-10-22								■	■ Pour Seal Slab													
LIFT.1050	Set Lift Station Shell (RCP)	2	2	Mar-11-22	Mar-14-22								■	■ Set Lift Station Shell (RCP)													
LIFT.1060	FRP Floor Slab	3	3	Mar-15-22	Mar-17-22								■	■ FRP Floor Slab													
LIFT.1070	Sanitary - 8"Bridge MH to Lift Station	6	6	Mar-18-22	Mar-25-22								■	■ Sanitary - 8"Bridge MH to Lift Station													
LIFT.1080	Remove Shoring System & Flow-Fill from -25.00 to -3.00	4	4	Mar-28-22	Mar-31-22								■	■ Remove Shoring System & Flow-Fill from -25.00 to -3.00													
LIFT.1090	Remove Eductor System	5	5	Apr-01-22	Apr-07-22								■	■ Remove Eductor System													
LIFT.1100	Sanitary - 6" FM Across Wyoming St	5	5	Apr-08-22	Apr-14-22								■	■ Sanitary - 6" FM Across Wyoming St													
LIFT.1110	Backfill from -3.00 to 5.00	5	5	Apr-15-22	Apr-21-22								■	■ Backfill from -3.00 to 5.00													
LIFT.1120	Mass Fill Lift Station Area from 5.00 to Final Grade	8	8	Apr-22-22	May-03-22								■	■ Mass Fill Lift Station Area from 5.00 to Final Grade													
LIFT.1130	Lift Station Enclosure - Foundations	10	10	May-04-22	May-17-22								■	■ Lift Station Enclosure - Foundations													
LIFT.1140	Lift Station Enclosure - Steel Platform	10	10	May-18-22	Jun-01-22								■	■ Lift Station Enclosure - Steel Platform													
LIFT.1150	Lift Station - Plumbing	10	10	Jun-02-22	Jun-15-22								■	■ Lift Station - Plumbing													
LIFT.1160	Lift Station - Electrical Service	10	10	Jun-16-22	Jun-29-22								■	■ Lift Station - Electrical Service													
LIFT.1170	Lift Station - Subgrade for Drive	5	5	Jun-30-22	Jul-07-22								■	■ Lift Station - Subgrade for Drive													
LIFT.1200	Start-Up Lift Station	10	10	Jun-30-22	Jul-14-22								■	■ Start-Up Lift Station													
LIFT.1180	Lift Station - FRP Drive	10	10	Jul-08-22	Jul-21-22								■	■ Lift Station - FRP Drive													
LIFT.1190	Lift Station - Precast Walls & Fencing	15	15	Jul-22-22	Aug-11-22								■	■ Lift Station - Precast Walls & Fencing													
Hotel --H--		282	268	Jan-05-22 A	Feb-22-23																						
Foundations -H-		79	65	Jan-05-22 A	May-02-22																						
FDN.H.1000	Test Pile Installation & Testing	10	0	Jan-05-22 A	Jan-18-22 A								■	■ Test Pile Installation & Testing													
FDN.H.1010	Auger Cast Piles - Hotel (East to West)	20	15	Jan-24-22 A	Feb-18-22								■	■ Auger Cast Piles - Hotel (East to West)													
FDN.H.1020	FRP Pile Caps - Hotel (East to West)	20	20	Jan-31-22	Feb-28-22								■	■ FRP Pile Caps - Hotel (East to West)													
FDN.H.1030	FRP Elevator Pits	10	10	Feb-16-22	Mar-02-22								■	■ FRP Elevator Pits													
FDN.H.1040	FRP Grade Beams - Hotel	10	10	Mar-01-22	Mar-14-22								■	■ FRP Grade Beams - Hotel													
FDN.H.1050	Waterproof Elevator Pits	3	3	Mar-03-22	Mar-07-22								■	■ Waterproof Elevator Pits													
SOG -H-		48	48	Feb-24-22	May-02-22																						
FDN.H.1060	Backfill for SOG - Hotel - Select Structural Fill	10	10	Feb-24-22	Mar-09-22								■	■ Backfill for SOG - Hotel - Select Structural Fill													
FDN.H.1080	Fire Protection UG - Hotel	3	3	Mar-10-22	Mar-14-22								■	■ Fire Protection UG - Hotel													
FDN.H.1070	Plumbing UG - Hotel (West to East)	15	15	Mar-15-22	Apr-04-22								■	■ Plumbing UG - Hotel (West to East)													
FDN.H.1090	Electrical UG - Hotel	5	5	Mar-30-22	Apr-05-22								■	■ Electrical UG - Hotel													
FDN.H.1095	Underslab Vent System	10	10	Apr-06-22	Apr-19-22								■	■ Underslab Vent System													
FDN.H.1100	FRP SOG - 4.5 to 10 - Hotel	7	7	Apr-22-22	May-02-22								■	■ FRP SOG - 4.5 to 10 - Hotel													
FDN.H.1110	FRP SOG - 10 to 15.5 - Hotel	7	7	Apr-13-22	Apr-21-22								■	■ FRP SOG - 10 to 15.5 - Hotel													
Structure -H-		115	115	Apr-22-22	Oct-04-22																						
Podium L1-2		25	25	Apr-22-22	May-26-22																						
STRUC.H.106	FRP Columns - East	5	5	Apr-22-22	Apr-28-22																						
STRUC.H.107	FRP Columns - West	5	5	May-03-22	May-09-22																						
STRUC.H.108	FRP Podium Deck	20	20	Apr-29-22	May-26-22																						
Steel Structure		25	25	May-27-22	Jul-01-22																						
STRUC.H.109	Erect Stair #2	5	5	May-27-22	Jun-03-22																						
STRUC.H.110	Erect Stair #1	5	5	Jun-06-22	Jun-10-22																						
STRUC.H.110	FRP Stair #2	3	3	Jun-06-22	Jun-08-22																						
STRUC.H.114	Erect Low Roof Steel - Hotel South	5	5	Jun-13-22	Jun-17-22																						

Activity ID	Activity Name	Original Duration	RD	Start	Finish	2022												2023											
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
	STRUC.H.115 FRP Stair #1	3	3	Jun-13-22	Jun-15-22																								
	STRUC.H.120 Erect Low Roof Steel - Hotel North	5	5	Jun-20-22	Jun-24-22																								
	STRUC.H.121 Low Roof Decking - Hotel South	5	5	Jun-20-22	Jun-24-22																								
	STRUC.H.126 Low Roof Decking - Hotel North	5	5	Jun-27-22	Jul-01-22																								
	DBC L2-3	17	17	Jun-17-22	Jul-12-22																								
	STRUC.H.100 Layout & Install DBC Walls - East	5	5	Jun-17-22	Jun-23-22																								
	STRUC.H.106 Decking & Rebar - East	5	5	Jun-24-22	Jun-30-22																								
	STRUC.H.107 Layout & Install DBC Walls - West	5	5	Jun-24-22	Jun-30-22																								
	STRUC.H.110 Place L3 Concrete - East	1	1	Jul-01-22	Jul-01-22																								
	STRUC.H.112 Decking & Rebar - West	5	5	Jul-05-22	Jul-11-22																								
	STRUC.H.116 Place L3 Concrete - West	1	1	Jul-12-22	Jul-12-22																								
	DBC L3-4	18	18	Jul-05-22	Jul-28-22																								
	STRUC.H.113 Layout & Install DBC Walls - East	5	5	Jul-05-22	Jul-11-22																								
	STRUC.H.118 Decking & Rebar - East	5	5	Jul-13-22	Jul-19-22																								
	STRUC.H.119 Layout & Install DBC Walls - West	5	5	Jul-13-22	Jul-19-22																								
	STRUC.H.123 Place L4 Concrete - East	1	1	Jul-20-22	Jul-20-22																								
	STRUC.H.124 Decking & Rebar - West	5	5	Jul-21-22	Jul-27-22																								
	STRUC.H.127 Place L4 Concrete - West	1	1	Jul-28-22	Jul-28-22																								
	DBC L4-5	18	18	Jul-21-22	Aug-15-22																								
	STRUC.H.125 Layout & Install DBC Walls - East	5	5	Jul-21-22	Jul-27-22																								
	STRUC.H.126 Decking & Rebar - East	5	5	Jul-29-22	Aug-04-22																								
	STRUC.H.130 Layout & Install DBC Walls - West	5	5	Jul-29-22	Aug-04-22																								
	STRUC.H.131 Place L5 Concrete - East	1	1	Aug-05-22	Aug-05-22																								
	STRUC.H.133 Decking & Rebar - West	5	5	Aug-08-22	Aug-12-22																								
	STRUC.H.136 Place L5 Concrete - West	1	1	Aug-15-22	Aug-15-22																								
	DBC L5-6	18	18	Aug-08-22	Aug-31-22																								
	STRUC.H.134 Layout & Install DBC Walls - East	5	5	Aug-08-22	Aug-12-22																								
	STRUC.H.137 Decking & Rebar - East	5	5	Aug-16-22	Aug-22-22																								
	STRUC.H.138 Layout & Install DBC Walls - West	5	5	Aug-16-22	Aug-22-22																								
	STRUC.H.139 Place L6 Concrete - East	1	1	Aug-23-22	Aug-23-22																								
	STRUC.H.141 Decking & Rebar - West	5	5	Aug-24-22	Aug-30-22																								
	STRUC.H.143 Place L6 Concrete - West	1	1	Aug-31-22	Aug-31-22																								
	DBC L6-7	18	18	Aug-24-22	Sep-19-22																								
	STRUC.H.142 Layout & Install DBC Walls - East	5	5	Aug-24-22	Aug-30-22																								
	STRUC.H.145 Decking & Rebar - East	5	5	Sep-01-22	Sep-08-22																								
	STRUC.H.146 Layout & Install DBC Walls - West	5	5	Sep-01-22	Sep-08-22																								
	STRUC.H.147 Place L7 Concrete - East	1	1	Sep-09-22	Sep-09-22																								
	STRUC.H.148 Decking & Rebar - West	5	5	Sep-12-22	Sep-16-22																								
	STRUC.H.151 Place L7 Concrete - West	1	1	Sep-19-22	Sep-19-22																								
	DBC L7-Roof	17	17	Sep-12-22	Oct-04-22																								
	STRUC.H.150 Layout & Install DBC Walls - East	5	5	Sep-12-22	Sep-16-22																								
	STRUC.H.153 Decking & Rebar - East	5	5	Sep-19-22	Sep-23-22																								
	STRUC.H.154 Layout & Install DBC Walls - West	5	5	Sep-20-22	Sep-26-22																								
	STRUC.H.156 Place Roof Concrete - East	1	1	Sep-26-22	Sep-26-22																								
	STRUC.H.157 Decking & Rebar - West	5	5	Sep-27-22	Oct-03-22																								
	STRUC.H.158 Place Roof Concrete - West	1	1	Oct-04-22	Oct-04-22																								
	Enclosure -H-	155	155	Jul-05-22	Feb-14-23																								
	Level 1 Low Roof	127	127	Jul-05-22	Jan-04-23																								

Activity ID	Activity Name	Original Duration	RD	Start	Finish	2022												2023											
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
ENC.H.1010	Set Equipment Support Steel	5	5	Jul-05-22	Jul-11-22													■	■										
	Frame Screen Wall System	5	5	Jul-05-22	Jul-11-22													■	■										
	Set Roof Drains & Penetrations	5	5	Jul-12-22	Jul-18-22													■	■										
	Install Temp Roof	10	10	Jul-19-22	Aug-01-22													■	■										
	Frame & Sheath Misc Roof Structures	5	5	Jul-12-22	Jul-18-22													■	■										
	Air & Moisture Barrier	5	5	Jul-19-22	Jul-25-22													■	■										
	Flashing at Curbs / Parapet / Penetrations	5	5	Aug-02-22	Aug-08-22													■	■										
	Set MEP Equipment	2	2	Aug-25-22	Aug-26-22														■	■									
	Tie-in MEP Equipment	10	10	Aug-29-22	Sep-12-22														■	■									
	Metal Panel Supports	5	5	Sep-13-22	Sep-19-22														■	■									
	Tapered Insulation	10	10	Nov-11-22	Nov-28-22															■	■								
	TPO Roof Membrane	10	10	Nov-29-22	Dec-12-22															■	■								
	Install Coping	5	5	Dec-13-22	Dec-19-22																■	■							
	Install Metal Panel Screen Wall	10	10	Dec-20-22	Jan-04-23																■	■							
	Hotel Roof		57	57	Oct-05-22	Dec-27-22																							
ENC.H.1240	Install Equipment Support Steel & Curbs	5	5	Oct-05-22	Oct-11-22															■	■								
ENC.H.1250	Set Roof Drains & Penetrations	5	5	Oct-05-22	Oct-11-22															■	■								
ENC.H.1260	Install Davits	5	5	Oct-05-22	Oct-11-22															■	■								
ENC.H.1270	Frame & Sheath Parapets & Elevator Penthouses	5	5	Oct-05-22	Oct-11-22															■	■								
ENC.H.1310	Air & Moisture Barrier at Parapets & Penthouses	3	3	Oct-12-22	Oct-14-22															■	■								
ENC.H.1335	Install Temp Roof	5	5	Oct-17-22	Oct-21-22															■	■								
ENC.H.1370	Flashing at Curbs / Parapet / Penetrations	3	3	Oct-24-22	Oct-26-22															■	■								
ENC.H.1320	Tapered Insulation	10	10	Oct-28-22	Nov-10-22															■	■								
ENC.H.1400	Set MEP Equipment	2	2	Oct-27-22	Oct-28-22															■	■								
ENC.H.1410	Tie-in MEP Equipment	10	10	Oct-31-22	Nov-11-22															■	■								
ENC.H.1340	TPO Roof Membrane	10	10	Nov-11-22	Nov-28-22															■	■								
ENC.H.1380	Install Coping	5	5	Dec-20-22	Dec-27-22																■	■							
Level 1 Enclosure		58	58	Jul-05-22	Sep-23-22																								
ENC.H.1020	Frame & Sheath Exterior Walls	8	8	Jul-05-22	Jul-14-22													■	■										
ENC.H.1050	Air & Moisture Barrier w/ Flashing	5	5	Jul-15-22	Jul-21-22													■	■										
ENC.H.1070	Install Storefront	10	10	Jul-22-22	Aug-04-22													■	■										
ENC.H.1080	Plaster Lath & Supports	5	5	Jul-22-22	Jul-28-22													■	■										
ENC.H.1090	Plaster Scratch Coat	5	5	Jul-29-22	Aug-04-22													■	■										
ENC.H.1110	Plaster Finish Coat	5	5	Aug-05-22	Aug-11-22													■	■										
ENC.H.1120	Metal Panel Supports	5	5	Aug-12-22	Aug-18-22													■	■										
ENC.H.1150	Install Metal Panels	10	10	Aug-19-22	Sep-01-22													■	■										
ENC.H.1280	Metal Panel Framing at Canopies	10	10	Sep-02-22	Sep-16-22													■	■										
ENC.H.1210	Install Metal Panels at Canopies	5	5	Sep-19-22	Sep-23-22													■	■										
Tower South Enclosure		43	43	Sep-27-22	Nov-28-22																								
ENC.H.1200	Set Up Scaffold System	5	5	Sep-27-22	Oct-03-22															■	■								
ENC.H.1230	Air & Moisture Barrier w/ Flashing	5	5	Oct-04-22	Oct-10-22															■	■								
ENC.H.1290	Plaster Lath & Supports	5	5	Oct-11-22	Oct-17-22															■	■								
ENC.H.1300	Metal Panel Supports	5	5	Oct-11-22	Oct-17-22															■	■								
ENC.H.1350	Plaster Scratch Coat	10	10	Oct-18-22	Oct-31-22															■	■								
ENC.H.1360	Install Metal Panels	5	5	Oct-18-22	Oct-24-22															■	■								
ENC.H.1390	Plaster Finish Coat	10	10	Nov-01-22	Nov-14-22															■	■								
ENC.H.1420	Joint Sealants	5	5	Nov-15-22	Nov-21-22															■	■								

Activity ID	Activity Name	Original Duration	RD	Start	Finish													2022					2023					
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Tower West Enclosure	ENC.H.1510	Punch South Elevation	3	3	Nov-22-22	Nov-28-22																						
			18	18	Nov-15-22	Dec-12-22																						
	ENC.H.1430	Set Up Scaffold System	2	2	Nov-15-22	Nov-16-22																						
	ENC.H.1450	Air & Moisture Barrier w/ Flashing	2	2	Nov-17-22	Nov-18-22																						
	ENC.H.1470	Plaster Lath & Supports	2	2	Nov-21-22	Nov-22-22																						
	ENC.H.1480	Metal Panel Supports	2	2	Nov-21-22	Nov-22-22																						
	ENC.H.1500	Install Windows	1	1	Nov-21-22	Nov-21-22																						
	ENC.H.1520	Plaster Scratch Coat	4	4	Nov-23-22	Nov-30-22																						
	ENC.H.1530	Install Metal Panels	2	2	Nov-23-22	Nov-28-22																						
	ENC.H.1550	Plaster Finish Coat	4	4	Dec-01-22	Dec-06-22																						
	ENC.H.1570	Joint Sealants	2	2	Dec-07-22	Dec-08-22																						
	ENC.H.1580	Punch West Elevation	2	2	Dec-09-22	Dec-12-22																						
	Tower East Enclosure		15	15	Nov-15-22	Dec-07-22																						
	ENC.H.1440	Set Up Scaffold System	2	2	Nov-15-22	Nov-16-22																						
ENC.H.1460	Air & Moisture Barrier w/ Flashing	2	2	Nov-17-22	Nov-18-22																							
ENC.H.1490	Plaster Lath & Supports	3	3	Nov-21-22	Nov-23-22																							
ENC.H.1540	Plaster Scratch Coat	4	4	Nov-28-22	Dec-01-22																							
ENC.H.1560	Plaster Finish Coat	4	4	Dec-02-22	Dec-07-22																							
Tower North Enclosure		43	43	Dec-13-22	Feb-14-23																							
ENC.H.1600	Set Up Scaffold System	5	5	Dec-13-22	Dec-19-22																							
ENC.H.1620	Air & Moisture Barrier w/ Flashing	5	5	Dec-20-22	Dec-27-22																							
ENC.H.1650	Plaster Lath & Supports	5	5	Dec-28-22	Jan-04-23																							
ENC.H.1660	Metal Panel Supports	5	5	Dec-28-22	Jan-04-23																							
ENC.H.1700	Plaster Scratch Coat	10	10	Jan-05-23	Jan-19-23																							
ENC.H.1710	Install Metal Panels	5	5	Jan-05-23	Jan-11-23																							
ENC.H.1720	Plaster Finish Coat	10	10	Jan-20-23	Feb-02-23																							
ENC.H.1730	Joint Sealants	5	5	Feb-03-23	Feb-09-23																							
ENC.H.1740	Punch North Elevation	3	3	Feb-10-23	Feb-14-23																							
Material Hoist Fill In		17	17	Dec-09-22	Jan-04-23																							
ENC.H.1590	Remove Material Hoist	5	5	Dec-09-22	Dec-15-22																							
ENC.H.1610	Air & Moisture Barrier w/ Flashing	2	2	Dec-16-22	Dec-19-22																							
ENC.H.1630	Install Windows	2	2	Dec-20-22	Dec-21-22																							
ENC.H.1640	Plaster Lath & Supports	2	2	Dec-22-22	Dec-23-22																							
ENC.H.1670	Plaster Scratch Coat	2	2	Dec-27-22	Dec-28-22																							
ENC.H.1680	Plaster Finish Coat	2	2	Dec-29-22	Dec-30-22																							
ENC.H.1690	Joint Sealants	2	2	Jan-03-23	Jan-04-23																							
Interior -H-		155	155	Jul-12-22	Feb-22-23																							
Level 1 Priority Walls & MEP System Mains		39	39	Jul-12-22	Sep-02-22																							
INT.H.1010	Install Framing Clips & MEPF Hangers	3	3	Jul-12-22	Jul-14-22																							
INT.H.1070	Spray Applied Fireproofing	5	5	Jul-15-22	Jul-21-22																							
INT.H.1080	Layout & Top Track	3	3	Jul-22-22	Jul-26-22																							
INT.H.1100	MEP Stacks & Roof Penetrations	5	5	Jul-22-22	Jul-28-22																							
INT.H.1110	Frame & Top Out Priorty Walls	5	5	Jul-27-22	Aug-02-22																							
INT.H.1180	OH Duct Mains	5	5	Aug-03-22	Aug-09-22																							
INT.H.1210	Fire Sprinkler Mains	5	5	Aug-10-22	Aug-16-22																							
INT.H.1220	Hang Priority Walls & Close Shafts	5	5	Aug-10-22	Aug-16-22																							
INT.H.1230	Hang OH HVAC Equipment - VAV's / FCU's	5	5	Aug-10-22	Aug-16-22																							














































Activity ID	Activity Name	Original Duration	RD	Start	Finish	2022												2023												
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun		
	INT.H.1320	OH Mechanical Piping - CHWS / CHWR	5	5	Aug-17-22	Aug-23-22													<div></div>	OH Mechanical Piping - CHWS / CHWR										
	INT.H.1330	Place Housekeeping Pads	3	3	Aug-17-22	Aug-19-22													<div></div>	Place Housekeeping Pads										
	INT.H.1360	Fit Out MEP Rooms - Elec / Mech / Pump Rooms	10	10	Aug-22-22	Sep-02-22													<div></div>	Fit Out MEP Rooms - Elec / Mech / Pump Rooms										
BOH - West Kitchen & Staff Area		120	120	Aug-17-22	Feb-08-23														<div></div>											
	INT.H.1340	Frame Secondary Walls & Furr-Downs	5	5	Aug-17-22	Aug-23-22													<div></div>	Frame Secondary Walls & Furr-Downs										
	INT.H.1380	Elec Rough-In	10	10	Aug-24-22	Sep-07-22													<div></div>	Elec Rough-In										
	INT.H.1390	Plumbing Rough-In	10	10	Aug-24-22	Sep-07-22													<div></div>	Plumbing Rough-In										
	INT.H.1400	Rough-In Walk-In Cooler Compressor Lines	5	5	Aug-24-22	Aug-30-22													<div></div>	Rough-In Walk-In Cooler Compressor Lines										
	INT.H.1460	Hang Gypsum for Walk-In & Kitchen Hoods	2	2	Aug-31-22	Sep-01-22													<div></div>	Hang Gypsum for Walk-In & Kitchen Hoods										
	INT.H.1560	Install Walk-In Coolers	15	15	Sep-02-22	Sep-23-22													<div></div>	Install Walk-In Coolers										
	INT.H.1570	Install Hoods & Kitchen Fire Suppression System	5	5	Sep-02-22	Sep-09-22													<div></div>	Install Hoods & Kitchen Fire Suppression System										
	INT.H.1650	Frame Ceilings	8	8	Sep-12-22	Sep-21-22													<div></div>	Frame Ceilings										
	INT.H.1800	Complete OH Electrical Rough-In	5	5	Sep-22-22	Sep-28-22													<div></div>	Complete OH Electrical Rough-In										
	INT.H.1910	Firestop OH Penetrations	1	1	Sep-29-22	Sep-29-22													<div></div>	Firestop OH Penetrations										
	INT.H.1940	Final MEPF Rough-In Inspection	1	1	Sep-30-22	Sep-30-22													<div></div>	Final MEPF Rough-In Inspection										
	INT.H.1980	Hang Gyp Walls & Ceilings	5	5	Oct-03-22	Oct-07-22													<div></div>	Hang Gyp Walls & Ceilings										
	INT.H.2050	Tape & Float Walls & Ceilings	5	5	Oct-10-22	Oct-14-22													<div></div>	Tape & Float Walls & Ceilings										
	INT.H.2170	Seal Concrete Floors	3	3	Oct-17-22	Oct-19-22													<div></div>	Seal Concrete Floors										
	INT.H.2180	Wet Area Wall Coverings	2	2	Oct-17-22	Oct-18-22													<div></div>	Wet Area Wall Coverings										
	INT.H.2250	Prime & 1st Coat Walls & Ceilings	5	5	Nov-17-22	Nov-23-22													<div></div>	Prime & 1st Coat Walls & Ceilings										
	INT.H.2330	Electrical Trim Out	5	5	Nov-28-22	Dec-02-22													<div></div>	Electrical Trim Out										
	INT.H.2340	Millwork & Tops	10	10	Nov-28-22	Dec-09-22													<div></div>	Millwork & Tops										
	INT.H.2490	Plumbing Fixtures & Trim Out	5	5	Dec-12-22	Dec-16-22													<div></div>	Plumbing Fixtures & Trim Out										
	INT.H.2580	Tile Flooring & Wall Covering	10	10	Dec-19-22	Jan-03-23													<div></div>	Tile Flooring & Wall Covering										
	INT.H.2690	Install Doors / Frames / Hardware	3	3	Jan-04-23	Jan-06-23													<div></div>	Install Doors / Frames / Hardware										
	INT.H.2700	Install Lockers	3	3	Jan-04-23	Jan-06-23													<div></div>	Install Lockers										
	INT.H.2740	Final Coat Paint & Wall Coverings	4	4	Jan-09-23	Jan-12-23													<div></div>	Final Coat Paint & Wall Coverings										
	INT.H.2780	Final Clean	2	2	Jan-13-23	Jan-17-23													<div></div>	Final Clean										
	INT.H.2800	Owner FF&E	15	15	Jan-18-23	Feb-07-23													<div></div>	Owner FF&E										
	INT.H.2810	Punch Kitchen Area	3	3	Jan-18-23	Jan-20-23													<div></div>	Punch Kitchen Area										
	INT.H.2910	Health Inspection	1	1	Feb-08-23	Feb-08-23													<div></div>	Health Inspection										
BOH - East Offices & Pump Rooms		101	101	Aug-24-22	Jan-19-23														<div></div>											
	INT.H.1410	Frame Secondary Walls & Furr-Downs	5	5	Aug-24-22	Aug-30-22													<div></div>	Frame Secondary Walls & Furr-Downs										
	INT.H.1470	Elec Rough-In	10	10	Aug-31-22	Sep-14-22													<div></div>	Elec Rough-In										
	INT.H.1480	Plumbing Rough-In	5	5	Aug-31-22	Sep-07-22													<div></div>	Plumbing Rough-In										
	INT.H.1590	Install Misc Supports & Backing	5	5	Sep-08-22	Sep-14-22													<div></div>	Install Misc Supports & Backing										
	INT.H.1600	Frame Ceilings	5	5	Sep-08-22	Sep-14-22													<div></div>	Frame Ceilings										
	INT.H.1690	Complete OH Elec Rough-In	5	5	Sep-15-22	Sep-21-22													<div></div>	Complete OH Elec Rough-In										
	INT.H.1810	Firestop OH Penetrations	1	1	Sep-22-22	Sep-22-22													<div></div>	Firestop OH Penetrations										
	INT.H.1820	Final MEPF Rough-In Inspection	1	1	Sep-23-22	Sep-23-22													<div></div>	Final MEPF Rough-In Inspection										
	INT.H.1840	Hang Gyp Walls & Ceilings	5	5	Sep-26-22	Sep-30-22													<div></div>	Hang Gyp Walls & Ceilings										
	INT.H.1990	Tape & Float Walls & Ceilings	5	5	Oct-03-22	Oct-07-22													<div></div>	Tape & Float Walls & Ceilings										
	INT.H.2060	Seal Concrete Floors	3	3	Oct-10-22	Oct-12-22													<div></div>	Seal Concrete Floors										
	INT.H.2110	Tile Flooring	5	5	Oct-13-22	Oct-19-22													<div></div>	Tile Flooring										
	INT.H.2270	Install Doors / Frames / Hardware	2	2	Oct-20-22	Oct-21-22													<div></div>	Install Doors / Frames / Hardware										
	INT.H.2070	Prime & 1st Coat Walls & Ceilings	5	5	Nov-17-22	Nov-23-22													<div></div>	Prime & 1st Coat Walls & Ceilings										
	INT.H.2190	Millwork Tops	5	5	Nov-28-22	Dec-02-22													<div></div>	Millwork Tops										

Activity ID	Activity Name	Original Duration	RD	Start	Finish	2022												2023											
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
INT.H.2200	Electrical Trim Out	5	5	Nov-28-22	Dec-02-22																								
	Plumbing Fixtures & Trim Out	5	5	Dec-05-22	Dec-09-22																								
	Final Coat Paint & Wall Coverings	4	4	Dec-12-22	Dec-15-22																								
	Install Carpet	5	5	Dec-16-22	Dec-22-22																								
	Final Clean	2	2	Dec-23-22	Dec-27-22																								
	Punch	5	5	Dec-28-22	Jan-04-23																								
	Owner FF&E	15	15	Dec-28-22	Jan-19-23																								
BOH - Lobby & Public Space		119	119	Aug-31-22	Feb-22-23																								
INT.H.1490	Frame Secondary Walls	5	5	Aug-31-22	Sep-07-22																								
INT.H.1610	Elec Rough-In	10	10	Sep-08-22	Sep-21-22																								
INT.H.1620	Plumbing Rough-In	5	5	Sep-08-22	Sep-14-22																								
INT.H.1700	Install Misc Supports & Backing	5	5	Sep-15-22	Sep-21-22																								
INT.H.1710	Frame Ceilings	10	10	Sep-15-22	Sep-28-22																								
INT.H.1920	Complete OH Elec Rough-In	10	10	Sep-29-22	Oct-12-22																								
INT.H.2120	Firestop OH Penetrations	2	2	Oct-13-22	Oct-14-22																								
INT.H.2210	Final MEPF Rough-In Inspection	1	1	Oct-17-22	Oct-17-22																								
INT.H.2230	Hang Gyp Ceilings & Walls	15	15	Oct-18-22	Nov-07-22																								
INT.H.2470	Tape & Float Walls & Ceilings	10	10	Nov-08-22	Nov-21-22																								
INT.H.2610	Prime & 1st Coat Walls & Ceilings	5	5	Nov-22-22	Nov-30-22																								
INT.H.2620	Seal Concete Floors	10	10	Nov-22-22	Dec-07-22																								
INT.H.2670	Install Millwork & Tops	20	20	Dec-01-22	Dec-29-22																								
INT.H.2750	Tile Flooring	20	20	Dec-08-22	Jan-06-23																								
INT.H.2830	Elec Trim Out	10	10	Dec-19-22	Jan-03-23																								
INT.H.2860	Plumbing Fixtures & Trim Out	10	10	Dec-22-22	Jan-06-23																								
INT.H.2920	Install Doors / Frames / Hardware	5	5	Jan-09-23	Jan-13-23																								
INT.H.2960	Final Coat Paint & Wall Coverings	5	5	Jan-17-23	Jan-23-23																								
INT.H.2980	Install Carpet	3	3	Jan-24-23	Jan-26-23																								
INT.H.3010	Final Clean	3	3	Jan-27-23	Jan-31-23																								
INT.H.3020	Punch	5	5	Feb-01-23	Feb-07-23																								
INT.H.3030	Owner FF&E	15	15	Feb-01-23	Feb-22-23																								
Level 2		98	98	Jul-13-22	Nov-30-22																								
INT.H2.1000	Flashing at Window Openings	5	5	Jul-13-22	Jul-19-22																								
INT.H2.1020	Strip Wall Braces	1	1	Jul-29-22	Jul-29-22																								
INT.H2.1040	MEPF Risers / FCU's / Restroom Rough-In	10	10	Aug-01-22	Aug-12-22																								
INT.H2.1080	Install Punched Windows & Window Wall	10	10	Aug-01-22	Aug-12-22																								
INT.H2.1050	Tests / Inspections for Risers	2	2	Aug-15-22	Aug-16-22																								
INT.H2.1060	Close Risers	5	5	Aug-17-22	Aug-23-22																								
INT.H2.1070	Frame Ceilings & Fill Walls	10	10	Aug-24-22	Sep-07-22																								
INT.H2.1090	Complete MEPF Rough-In & Inspect	10	10	Aug-29-22	Sep-12-22																								
INT.H2.1100	Hang Gyp Walls & Ceilings	10	10	Sep-13-22	Sep-26-22																								
INT.H2.1110	Tape & Float Walls & Ceilings	10	10	Sep-20-22	Oct-03-22																								
INT.H2.1120	Paint & Wall Coverings	10	10	Sep-27-22	Oct-10-22																								
INT.H2.1130	Flooring & Base	10	10	Oct-04-22	Oct-17-22																								
INT.H2.1140	Doors / Hardware / Trim Out	5	5	Oct-18-22	Oct-24-22																								
INT.H2.1150	Install Plumbing Fixtures	5	5	Oct-18-22	Oct-24-22																								
INT.H2.1160	Corridor Paint & Wall Coverings	5	5	Oct-25-22	Oct-31-22																								
INT.H2.1170	Corridor Flooring & Base	5	5	Nov-01-22	Nov-07-22																								

Activity ID	Activity Name	Original Duration	RD	Start	Finish													2022						2023					
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
	INT.H2.1180	Corridor Trim Out & Signage	5	5	Nov-08-22	Nov-14-22																							
	INT.H2.1190	Punch Rooms	10	10	Nov-15-22	Nov-30-22																							
	INT.H2.1200	Owner FF&E	10	10	Nov-15-22	Nov-30-22																							
	Level 3		96	96	Jul-29-22	Dec-14-22																							
	INT.H3.1000	Flashing at Window Openings	5	5	Jul-29-22	Aug-04-22																							
	INT.H3.1020	Strip Wall Braces	1	1	Aug-05-22	Aug-05-22																							
	INT.H3.1040	MEPF Risers / FCU's / Restroom Rough-In	10	10	Aug-08-22	Aug-19-22																							
	INT.H3.1080	Install Punched Windows & Window Wall	10	10	Aug-08-22	Aug-19-22																							
	INT.H3.1050	Tests / Inspections for Risers	2	2	Aug-22-22	Aug-23-22																							
	INT.H3.1060	Close Risers	5	5	Aug-24-22	Aug-30-22																							
	INT.H3.1070	Frame Ceilings & Fill Walls	10	10	Aug-31-22	Sep-14-22																							
	INT.H3.1090	Complete MEPF Rough-In & Inspect	10	10	Sep-06-22	Sep-19-22																							
	INT.H3.1100	Hang Gyp Walls & Ceilings	10	10	Sep-27-22	Oct-10-22																							
	INT.H3.1110	Tape & Float Walls & Ceilings	10	10	Oct-04-22	Oct-17-22																							
	INT.H3.1120	Paint & Wall Coverings	10	10	Oct-11-22	Oct-24-22																							
	INT.H3.1130	Flooring & Base	10	10	Oct-18-22	Oct-31-22																							
	INT.H3.1140	Doors / Hardware / Trim Out	5	5	Nov-01-22	Nov-07-22																							
	INT.H3.1150	Install Plumbing Fixtures	5	5	Nov-01-22	Nov-07-22																							
	INT.H3.1160	Corridor Paint & Wall Coverings	5	5	Nov-08-22	Nov-14-22																							
	INT.H3.1170	Corridor Flooring & Base	5	5	Nov-15-22	Nov-21-22																							
	INT.H3.1180	Corridor Trim Out & Signage	5	5	Nov-22-22	Nov-30-22																							
	INT.H3.1190	Punch Rooms	10	10	Dec-01-22	Dec-14-22																							
	INT.H3.1200	Owner FF&E	10	10	Dec-01-22	Dec-14-22																							
	Level 4		94	94	Aug-16-22	Dec-29-22																							
	INT.H4.1000	Flashing at Window Openings	5	5	Aug-16-22	Aug-22-22																							
	INT.H4.1020	Strip Wall Braces	1	1	Aug-23-22	Aug-23-22																							
	INT.H4.1040	MEPF Risers / FCU's / Restroom Rough-In	10	10	Aug-24-22	Sep-07-22																							
	INT.H4.1080	Install Punched Windows & Window Wall	10	10	Aug-24-22	Sep-07-22																							
	INT.H4.1050	Tests / Inspections for Risers	2	2	Sep-08-22	Sep-09-22																							
	INT.H4.1060	Close Risers	5	5	Sep-12-22	Sep-16-22																							
	INT.H4.1070	Frame Ceilings & Fill Walls	10	10	Sep-19-22	Sep-30-22																							
	INT.H4.1090	Complete MEPF Rough-In & Inspect	10	10	Sep-22-22	Oct-05-22																							
	INT.H4.1100	Hang Gyp Walls & Ceilings	10	10	Oct-11-22	Oct-24-22																							
	INT.H4.1110	Tape & Float Walls & Ceilings	10	10	Oct-18-22	Oct-31-22																							
	INT.H4.1120	Paint & Wall Coverings	10	10	Oct-25-22	Nov-07-22																							
	INT.H4.1130	Flooring & Base	10	10	Nov-01-22	Nov-14-22																							
	INT.H4.1140	Doors / Hardware / Trim Out	5	5	Nov-15-22	Nov-21-22																							
	INT.H4.1150	Install Plumbing Fixtures	5	5	Nov-15-22	Nov-21-22																							
	INT.H4.1160	Corridor Paint & Wall Coverings	5	5	Nov-22-22	Nov-30-22																							
	INT.H4.1170	Corridor Flooring & Base	5	5	Dec-01-22	Dec-07-22																							
	INT.H4.1180	Corridor Trim Out & Signage	5	5	Dec-08-22	Dec-14-22																							
	INT.H4.1190	Punch Rooms	10	10	Dec-15-22	Dec-29-22																							
	INT.H4.1200	Owner FF&E	10	10	Dec-15-22	Dec-29-22																							
	Level 5		92	92	Sep-01-22	Jan-13-23																							
	INT.H5.1000	Flashing at Window Openings	5	5	Sep-01-22	Sep-08-22																							
	INT.H5.1020	Strip Wall Braces	1	1	Sep-09-22	Sep-09-22																							
	INT.H5.1040	MEPF Risers / FCU's / Restroom Rough-In	10	10	Sep-12-22	Sep-23-22																							

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Activity ID	Activity Name	Original Duration	RD	Start	Finish													2022					2023					
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	INT.H5.1080	Install Punched Windows & Window Wall	10	10	Sep-12-22	Sep-23-22															Install Punched Windows & Window Wall							
	INT.H5.1050	Tests / Inspections for Risers	2	2	Sep-26-22	Sep-27-22															Tests / Inspections for Risers							
	INT.H5.1060	Close Risers	5	5	Sep-28-22	Oct-04-22															Close Risers							
	INT.H5.1070	Frame Ceilings & Fill Walls	10	10	Oct-05-22	Oct-18-22															Frame Ceilings & Fill Walls							
	INT.H5.1090	Complete MEPF Rough-In & Inspect	10	10	Oct-10-22	Oct-21-22															Complete MEPF Rough-In & Inspect							
	INT.H5.1100	Hang Gyp Walls & Ceilings	10	10	Oct-25-22	Nov-07-22															Hang Gyp Walls & Ceilings							
	INT.H5.1110	Tape & Float Walls & Ceilings	10	10	Nov-01-22	Nov-14-22															Tape & Float Walls & Ceilings							
	INT.H5.1120	Paint & Wall Coverings	10	10	Nov-08-22	Nov-21-22															Paint & Wall Coverings							
	INT.H5.1130	Flooring & Base	10	10	Nov-15-22	Nov-30-22															Flooring & Base							
	INT.H5.1140	Doors / Hardware / Trim Out	5	5	Dec-01-22	Dec-07-22															Doors / Hardware / Trim Out							
	INT.H5.1150	Install Plumbing Fixtures	5	5	Dec-01-22	Dec-07-22															Install Plumbing Fixtures							
	INT.H5.1160	Corridor Paint & Wall Coverings	5	5	Dec-08-22	Dec-14-22															Corridor Paint & Wall Coverings							
	INT.H5.1170	Corridor Flooring & Base	5	5	Dec-15-22	Dec-21-22															Corridor Flooring & Base							
	INT.H5.1180	Corridor Trim Out & Signage	5	5	Dec-22-22	Dec-29-22															Corridor Trim Out & Signage							
	INT.H5.1190	Punch Rooms	10	10	Dec-30-22	Jan-13-23															Punch Rooms							
	INT.H5.1200	Owner FF&E	10	10	Dec-30-22	Jan-13-23															Owner FF&E							
	Level 6		91	91	Sep-20-22	Jan-31-23																						
	INT.H6.1000	Flashing at Window Openings	5	5	Sep-20-22	Sep-26-22																Flashing at Window Openings						
	INT.H6.1020	Strip Wall Braces	1	1	Sep-27-22	Sep-27-22																Strip Wall Braces						
	INT.H6.1040	MEPF Risers / FCU's / Restroom Rough-In	10	10	Sep-28-22	Oct-11-22																MEPF Risers / FCU's / Restroom Rough-In						
INT.H6.1080	Install Punched Windows & Window Wall	10	10	Sep-28-22	Oct-11-22																Install Punched Windows & Window Wall							
INT.H6.1050	Tests / Inspections for Risers	2	2	Oct-12-22	Oct-13-22																Tests / Inspections for Risers							
INT.H6.1060	Close Risers	5	5	Oct-14-22	Oct-20-22																Close Risers							
INT.H6.1070	Frame Ceilings & Fill Walls	10	10	Oct-21-22	Nov-03-22																Frame Ceilings & Fill Walls							
INT.H6.1090	Complete MEPF Rough-In & Inspect	10	10	Oct-26-22	Nov-08-22																Complete MEPF Rough-In & Inspect							
INT.H6.1100	Hang Gyp Walls & Ceilings	10	10	Nov-09-22	Nov-22-22																Hang Gyp Walls & Ceilings							
INT.H6.1110	Tape & Float Walls & Ceilings	10	10	Nov-16-22	Dec-01-22																Tape & Float Walls & Ceilings							
INT.H6.1120	Paint & Wall Coverings	10	10	Nov-23-22	Dec-08-22																Paint & Wall Coverings							
INT.H6.1130	Flooring & Base	10	10	Dec-02-22	Dec-15-22																Flooring & Base							
INT.H6.1140	Doors / Hardware / Trim Out	5	5	Dec-16-22	Dec-22-22																Doors / Hardware / Trim Out							
INT.H6.1150	Install Plumbing Fixtures	5	5	Dec-16-22	Dec-22-22																Install Plumbing Fixtures							
INT.H6.1160	Corridor Paint & Wall Coverings	5	5	Dec-23-22	Dec-30-22																Corridor Paint & Wall Coverings							
INT.H6.1170	Corridor Flooring & Base	5	5	Jan-03-23	Jan-09-23																Corridor Flooring & Base							
INT.H6.1180	Corridor Trim Out & Signage	5	5	Jan-10-23	Jan-17-23																Corridor Trim Out & Signage							
INT.H6.1190	Punch Rooms	10	10	Jan-18-23	Jan-31-23																Punch Rooms							
INT.H6.1200	Owner FF&E	10	10	Jan-18-23	Jan-31-23																Owner FF&E							
Level 7		91	91	Oct-05-22	Feb-15-23																							
INT.H7.1000	Flashing at Window Openings	5	5	Oct-05-22	Oct-11-22																Flashing at Window Openings							
INT.H7.1020	Strip Wall Braces	1	1	Oct-12-22	Oct-12-22																Strip Wall Braces							
INT.H7.1040	MEPF Risers / FCU's / Restroom Rough-In	10	10	Oct-13-22	Oct-26-22																MEPF Risers / FCU's / Restroom Rough-In							
INT.H7.1080	Install Punched Windows & Window Wall	10	10	Oct-13-22	Oct-26-22																Install Punched Windows & Window Wall							
INT.H7.1050	Tests / Inspections for Risers	2	2	Oct-27-22	Oct-28-22																Tests / Inspections for Risers							
INT.H7.1060	Close Risers	5	5	Oct-31-22	Nov-04-22																Close Risers							
INT.H7.1070	Frame Ceilings & Fill Walls	10	10	Nov-07-22	Nov-18-22																Frame Ceilings & Fill Walls							
INT.H7.1090	Complete MEPF Rough-In & Inspect	10	10	Nov-10-22	Nov-23-22																Complete MEPF Rough-In & Inspect							
INT.H7.1100	Hang Gyp Walls & Ceilings	10	10	Nov-28-22	Dec-09-22																Hang Gyp Walls & Ceilings							
INT.H7.1110	Tape & Float Walls & Ceilings	10	10	Dec-05-22	Dec-16-22																Tape & Float Walls & Ceilings							

Activity ID		Activity Name	Original Duration	RD	Start	Finish													2022						2023																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
							Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	INT.H7.1120	Paint & Wall Coverings	10	10	Dec-12-22	Dec-23-22																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</

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						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
ENC.CC.1170	Plaster Finish Coat	5	5	Sep-06-22	Sep-12-22																								
	Metal Panel Supports	5	5	Sep-13-22	Sep-19-22																								
	Install Metal Panels	10	10	Sep-20-22	Oct-03-22																								
	Metal Panel Supports on Canopy	5	5	Oct-04-22	Oct-10-22																								
	Joint Sealants	5	5	Oct-04-22	Oct-10-22																								
	Install Metal Panels on Canopy	5	5	Oct-11-22	Oct-17-22																								
Interior -CC-		157	157	Jul-25-22	Mar-09-23																								
INT.CC.1000	Install Cips & MEP Hangers	3	3	Jul-25-22	Jul-27-22																								
INT.CC.1010	Spray Applied Fireproofing	4	4	Jul-28-22	Aug-02-22																								
INT.CC.1020	Layout & Top Track Priority Walls	2	2	Aug-03-22	Aug-04-22																								
INT.CC.1030	Install & Top Out Priority Walls	5	5	Aug-05-22	Aug-11-22																								
INT.CC.1040	Install Operable Partition Support Steel	4	4	Aug-12-22	Aug-17-22																								
INT.CC.1050	Install Duct Mains	5	5	Aug-12-22	Aug-18-22																								
INT.CC.1060	Install Fire Sprinkler Mains	5	5	Aug-12-22	Aug-18-22																								
INT.CC.1070	Frame Secondary Walls & Furr-Downs	5	5	Aug-19-22	Aug-25-22																								
INT.CC.1080	Install Operable Partition Top Track	3	3	Aug-19-22	Aug-23-22																								
INT.CC.1090	Elec Rough-In & High OH Rough	10	10	Aug-26-22	Sep-09-22																								
INT.CC.1100	Plumbing Rough-In	5	5	Aug-26-22	Sep-01-22																								
INT.CC.1110	Install Misc Supports & Backing	3	3	Aug-26-22	Aug-30-22																								
INT.CC.1120	Frame Ceilings	15	15	Sep-12-22	Sep-30-22																								
INT.CC.1130	Complete OH Electrical Rough-In	10	10	Oct-03-22	Oct-14-22																								
INT.CC.1140	Fire Sprinkler Drops	5	5	Oct-03-22	Oct-07-22																								
INT.CC.1150	Firestop OH Penetrations	3	3	Oct-17-22	Oct-19-22																								
INT.CC.1160	Final MEPF Rough-In Inspection	1	1	Oct-20-22	Oct-20-22																								
INT.CC.1170	Hang Gyp Walls & Ceilings	10	10	Oct-21-22	Nov-03-22																								
INT.CC.1180	Tape & Float Walls & Ceilings	10	10	Nov-04-22	Nov-17-22																								
INT.CC.1190	Prime & 1st Coat Walls & Ceilings	10	10	Nov-18-22	Dec-05-22																								
INT.CC.1200	Seal Concrete Floor	3	3	Dec-06-22	Dec-08-22																								
INT.CC.1210	Install Div 10	10	10	Dec-06-22	Dec-19-22																								
INT.CC.1220	Elec Trim Out	10	10	Dec-06-22	Dec-19-22																								
INT.CC.1230	Millwork	20	20	Dec-06-22	Jan-04-23																								
INT.CC.1240	Set Operable Partitions	20	20	Dec-09-22	Jan-09-23																								
INT.CC.1250	Plumbing Fixtures & Trim Out	5	5	Jan-05-23	Jan-11-23																								
INT.CC.1260	Install Flooring	10	10	Jan-12-23	Jan-26-23																								
INT.CC.1270	Install Doors / Frames / Hardware	3	3	Jan-27-23	Jan-31-23																								
INT.CC.1280	Paint Final Coat & Wall Coverings	10	10	Feb-01-23	Feb-14-23																								
INT.CC.1290	Final Clean	5	5	Feb-09-23	Feb-15-23																								
INT.CC.1300	Punch	6	6	Feb-16-23	Feb-24-23																								
INT.CC.1310	Owner FF&E	15	15	Feb-16-23	Mar-09-23																								
Vertical Transportation		238	238	Mar-15-22	Feb-22-23																								
Elevators		95	95	Oct-05-22	Feb-22-23																								
ELEV.1000	Service Elevator Shafts Complete	5	5	Oct-05-22	Oct-11-22																								
ELEV.1020	Service Elevator Construction	35	35	Oct-12-22	Dec-01-22																								
ELEV.1010	Passenger Elevator Shafts Complete	5	5	Oct-12-22	Oct-18-22																								
ELEV.1030	Service Elevator Finishes & Temp Protection	5	5	Dec-02-22	Dec-08-22																								
ELEV.1040	Passenger Elevator Construction (2 Crews)	35	35	Dec-02-22	Jan-24-23																								

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(c) Primavera Systems, Inc.



Activity ID	Activity Name	Original Duration	RD	Start	Finish	2022												2023																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
CX.BP.1030	Set Bldg Emergency Generator	1	1	Jun-16-22	Jun-16-22																								
CX.BP.1020	CPE Set Bldg Transformer	1	1	Jul-08-22	Jul-08-22																								
CX.BP.1040	Fit Out Main Electrical Room 1099A	10	10	Aug-22-22	Sep-02-22																								
CX.BP.1050	Pull Feeders to Panel MSA	2	2	Sep-06-22	Sep-07-22																								
CX.BP.1060	CPE Set Meter & Energize	1	1	Sep-08-22	Sep-08-22																								
HVAC Equipment		59	59	Aug-25-22	Nov-16-22																								
CX.HVAC.1000	Set AHU-2-1 (Low Roof)	2	2	Aug-25-22	Aug-26-22																								
CX.HVAC.1010	Set AHU-2-2 (Low Roof)	2	2	Aug-25-22	Aug-26-22																								
CX.HVAC.1020	Set ACH-2-1 (Low Roof)	2	2	Aug-25-22	Aug-26-22																								
CX.HVAC.1030	Set ACH-2-2 (Low Roof)	2	2	Aug-25-22	Aug-26-22																								
CX.HVAC.1040	Set AHU-2-3 (Low Roof)	2	2	Aug-25-22	Aug-26-22																								
CX.HVAC.1050	CHW Piping at Low Roof	10	10	Aug-29-22	Sep-12-22																								
THVAC.1000	Temp HVAC for Tower	10	10	Sep-09-22	Sep-22-22																								
CX.HVAC.1060	Electrical Service to Low Roof AHU's & Chillers	5	5	Sep-13-22	Sep-19-22																								
CX.HVAC.1070	Set AHU-8-1 (Hotel Roof)	2	2	Oct-27-22	Oct-28-22																								
CX.HVAC.1080	CHW Piping at Hotel Roof	3	3	Oct-31-22	Nov-02-22																								
CX.HVAC.1090	Electrical Service to AHU-8-1	2	2	Nov-03-22	Nov-04-22																								
CX.HVAC.1100	Passivate CHW Piping	5	5	Nov-03-22	Nov-09-22																								
CX.HVAC.1120	Start-Up Low Roof AHU's	5	5	Nov-10-22	Nov-16-22																								
CX.HVAC.1110	Start-Up AHU-8-1	1	1	Nov-14-22	Nov-14-22																								
Life Safety Systems		0	0																										
Occupancy		0	0																										



Attachment #3 – Basis of Contract

FOR THE AGREEMENT BETWEEN

BAYTOWN MUNICIPAL DEVELOPMENT CORPORATION AND DPR CONSTRUCTION, A
GENERAL PARTNERSHIP

HOTEL & CONVENTION CENTER – BAYTOWN, TEXAS

The attached iGMP Proposal dated January 31, 2022 is incorporated into the above-referenced Agreement as the Basis of Contract. In the event of any conflict, inconsistency or ambiguity between the terms and provisions of this Exhibit and those of the Agreement, this Exhibit governs.

This Basis of Contract narrative presents a written explanation clarifying the assumptions, exclusions and other bases used in developing the Contract Price and its detailed breakdown, as well as the Contract Time and project schedule referenced herein. In these Qualifications, the “Contract Price” refers to the initial Guaranteed Maximum Price set forth in the Agreement for the base scope of work of DPR Construction (“DPR”) for the Project, and the “Contract Time” refers to the agreed period of time in the Agreement for DPR to complete its Work. Qualifications noted herein are intended to supplement the Contract Documents, clarify and document mutual understanding of any conflicting or incomplete scope or design items, and highlight dependencies on the Owner and its representatives. The Contract Price and Time are based on the Contract Documents as defined in Attachment #2 as qualified herein.

General Qualifications

COVID / DISEASE OUTBREAK SECTION

In light of current events regarding COVID-19, DPR and its Subcontractors will be implementing specific “COVID-19 Jobsite Protocols” (as defined below) at the time of the iGMP Proposal. DPR’s iGMP Proposal includes the costs associated with complying with the current COVID-19 Jobsite Protocols.

Revised, new or additional government orders, directives, laws, or regulations, or additional measures arising from a Contractor safety determination due to changing conditions, may cause additional costs or schedule impacts beyond those associated with the current COVID-19 Jobsite Protocols. Any cost or time impacts due to such required changes to the COVID-19 Jobsite Protocols require an equitable adjustment in the Contract Time and Contract Price.

OWNER’S ALLOWANCES

An “Owner’s Allowance” is an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. Because of the undefined nature of the scope, there may need to be adjustments to the Contract Price and Schedule when the allowance item is sufficiently defined or performed. The allowances included herein provide for the following costs of the associated scope of work: labor, material, equipment, and subcontractor costs. A rough estimate for an assumed scope and quality is used for each allowance. The owner receives the savings for any amount under



the allowance and is at risk for any amount over the allowance for both cost and schedule allocations. When the allowance item's scope of work is sufficiently defined or performed, the Contract Price will be adjusted by change order, which will include any increase in DPR's Contract Time, General Conditions, insurance, overhead and profit associated with additional work beyond that assumed in the allowance.

Allowance Item and Description	Amount Included
1. Air curtain at the coiling door of the loading dock.	\$8,000
2. Four Kitchen EF's (Main hood grease; Expo hood grease; Pizza oven grease & Dishwasher- 4 KEF's)	\$25,000
3. Sliding barn doors at 3 meal - \$4,500 per leaf (4 leaves total)	\$18,000
4. Floor to ceiling fixed deco metal screen at 3 meal	\$14,450
5. Fixed screen Glass & Metal at broadcast lounge	\$4,275
6. Moisture Mitigation at Resilient Flooring	\$28,711
7. Passenger Elevator Cab Finishes	\$50,000
8. Equipment & Operator for Unidentified Obstructions at Building Pad during ACP drilling Operations – Owner Requested	\$14,950
9. Temporary Roofing Systems - Owner Requested	\$200,000
10. Island Pylon Signage including demo of existing per RSM Design naming study dated 9/8/21 – Owner Requested	\$150,000
11. CenterPoint Cost for Permanent Power to building, Marina and Concrete Poles along Wyoming Street – Owner Requested	\$50,000
12.	
13.	
TOTAL	\$563,386

ALTERNATES

"Alternates" are an allotted sum of money included for a system or scope of work which may be added to or deleted from the Contract Price. The following items can be added or deducted as applicable from the scope of work at the direction of the Owner through executed Change Order Request which will then be incorporated into a future project Change Order. Add/Deduct Alternates are inclusive of overhead, profit and insurance.

Alternate Item and Description	Add/(Deduct)	Amount
1. Refer to referenced R&O Log dated 01/31/2022	-	-

VALUE ENGINEERING & COST REDUCTION STRATEGIES

The Contract Price is based on the Owner's acceptance of the R&O Items noted by DPR as accepted and as shown in the referenced R&O Log dated January 31, 2022. Owner acknowledges that such services are advisory only and are not professional design services. The Contract Price requires that DPR will have the Architect coordinate and revise all the Drawings and Specifications to reflect in specific detail and in concept all accepted R&O item suggestions and other comments accepted by the Owner without delay or disruption to the timely and orderly progress of the Work. Once the Drawings and Specifications are updated, the accepted



items are subject to review by all parties to validate that these items accurately reflect what was anticipated. Should the updated Drawings and Specifications not reflect the anticipated scope, a change order to reflect the actual scope will be required.

Value Engineering & Cost Reduction Items	Amount Included
1. Refer to the attached R&O Log dated 01/31/2022	-

MATERIAL PRICE ESCALATION

The Contract Price has not accounted for the risk of escalation in the price of materials and equipment. It is our understanding that the owner has allocated \$245,000 outside of the iGMP in the projects soft cost contingency to account for escalation. To the extent there is any escalation in material or equipment costs, DPR may request to use the projects soft cost Contingency for such costs if deemed necessary by DPR.

INSURANCE PROGRAM

1. The following insurances have been included within the Contract Price:
 - a. Contractor's Insurance
 - i. Traditional insurance
 - b. Builder's Risk Insurance
 - i. Pollution and Mold Insurance.
 - ii. Earthquake, Windstorm, or Flood Insurance
 - c. Subcontractor Default Insurance
 - d. Payment & Performance Bond
2. We have included the costs for DPR to purchase Builder's Risk coverage.
3. The Contract Price assumes that DPR is providing the Builder's Risk coverage naming DPR and our subs as insured parties, including the Owner being responsible for all deductibles thereunder and waiving subrogation against DPR and its subcontractors.
4. This Contract Price is predicated on DPR providing insurance that shall be reimbursed by the Owner in accordance with the Contractor's Fixed Rates Exhibit B of this document.

BILLING RATES & COMMERCIAL TERMS

1. DPR billing rates are in accordance with the rate sheet submitted by DPR previously and reflect the latest 2021 billing rates. The rates are included with this Basis of Contract.

INTELLECTUAL PROPERTY RIGHTS

1. Despite anything else in the Contract Documents, DPR and its subcontractors each retain ownership and all common law and statutory rights to own and use its respective proprietary intellectual property that it independently developed without reference to Owner's specific business practices, designs or processes. However, DPR grants Owner a limited, nonexclusive, royalty-free, perpetual license to use and reproduce any proprietary intellectual property that DPR and its subcontractors provide for the Project, but the license is solely for use in the Project and its future operation, maintenance and renovation and is not transferrable to other parties without DPR's prior written consent. This license may



be revoked upon written notice if DPR is not paid in accordance with the Contract Documents. Without limiting any confidentiality obligations under DPR's contract with Owner, Owner grants Contractor a non-exclusive, royalty-free, irrevocable license to use any photos, videos or other media created by DPR or its Subcontractors during the course of the Project when the copyright of such media is owned by Owner, including for publicity, education and advertising.

RELATED PARTIES DISCLOSURE:

1. vConstruct is a technology based support contractor that is related to DPR and may be used for specific Project services and BIM services support.
2. OES (also dba Spec 8) is a rental and supply company that is related to DPR and may be used on the Project.
3. Evergreen Innovation Group (EIG) is an electrical and other trade contractor that is related to DPR and may be used on the Project.
4. Digital Building Components (DBC) is a prefabrication entity that is related to DPR and may supply pre-fabricated or pre-cut items on the Project.
5. SurePods is a prefabrication entity that is related to DPR and may supply pre-fabricated or pre-assembled items on the Project.
6. VueOPS is a technology platform that is related to DPR and may be used for finding construction turnover documents and managing construction warranty events.

Basis of Estimate

GENERAL QUALIFICATIONS, CLARIFICATIONS, AND EXCLUSIONS

Please note the following general qualifications, clarifications, exclusions, and assumptions on which the iGMP price is based.

General Qualifications & Clarifications

1. These Qualifications are integral to the Contract Price:
 - a. Titled: IFP iGMP Proposal
 - b. Dated: 01/31/2022
2. The Contract Price is based upon the following documents:
 - a. Document Title or File Name: "Earthwork/Utilities and Core & Shell Issue for Permit Documents & Interior 100% Design Development Documents"
 - i. Dated: Varies, Refer to List Of Documents included with this Basis of Contract.
 - ii. Distributed by: BOKA Powell
 - b. Exhibit D Hyatt Regency Baytown, Texas Mutually Agreed Upon Variances from Hyatt Standard
3. Preconstruction Services are included as described below:
 - a. Preconstruction Duration:



- i. During project design with deliverables at Issue for Permit Documents and Issue for Construction Documents.
 - ii. Any additional Preconstruction Services required beyond these deliverables will be subject to an extension and/or revised Preconstruction proposal.
 - b. Preconstruction Services included are described below:
 - i. Milestone Estimates at agreed upon design document deliverables
 - ii. Quantity Takeoff
 - iii. Value Engineering and Cost Reduction Strategies
 - iv. Design meeting participation
 - v. Constructability reviews
 - vi. Design Decision Cost Studies
 - vii. Procurement Strategies and Logs
 - viii. Subcontractor Prequalification
 - ix. Subcontractor Bidding and Procurement
 - x. Project Scheduling
 - xi. Site Logistics Planning
4. Self-Perform Work Disclosure:
 - a. DPR is a self-performing work general contractor.
 - b. The Contract Price is based upon DPR self-performing the following scopes of work:
 - i. 08A – Doors/Frames/Hardware Supply & Install
 - ii. 09A – Drywall & Insulation
 - c. If these trades cannot be performed by DPR then the Contract Price is subject to change.
5. This is not a line item iGMP, and unused amounts within the budget of any line item may be used at Contractor's sole discretion to offset overruns in other line items.
6. This Contract Price is predicated on DPR rates that shall be reimbursed by the Owner in accordance with the Contractor's Fixed Rates Exhibit B of this document.
7. All Subcontractors that the Owner requires DPR to contract with, or any owner-controlled contractors or vendors working on the project prior to turnover (if any) will be held to and follow the latest DPR Construction EH&S, safety policies and procedures and must meet or exceed all DPR Insurance requirements for subcontractors.
8. General Conditions & General Requirements are based on the construction schedule titled "Baytown Hotel & Conference Center" dated 01/31/2022 included with the Estimate.
9. The Contract Price is based on the plans and specifications provided and attached "Exhibit D Hyatt Regency Baytown, Texas Mutually Agreed Upon Variances from Hyatt Standard", unless otherwise clarified herein.
10. We assume that the air rights to our tower cranes will be approved to allow us to set our cranes as needed for construction and as indicated in our attached site utilization plan.

General Exclusions

1. State and Local Taxes.
2. Escalation. This Contract Price is contingent on receiving a full notice to proceed within 30 days from submission.
3. Permits and fees, including plan check fees and/or expeditors.



4. Utility permit & connection or impact fees (i.e., Domestic Water, Sanitary Sewer, Storm Drain, Fire Water, Electrical).
5. All contaminated or hazardous materials, conditions, and associated work or impacts (including delays and delay damages).
6. Differing subsurface or concealed conditions.
7. Premium and Overtime provisions; all work has been provided on regular hours.
8. Items noted as furnished or installed by owner in the attached OFE/OSE/FFE Differentiation Document.
9. Food Service, laundry & residential equipment is furnished and installed by Owner.
10. Services and hook-up to equipment not shown on plans.
11. 3rd Party Testing & Inspections.
12. 3rd Party Commissioning.
13. Auditing and monitoring of existing structures and roadways for movement or changes in condition.
14. Seismic or sway bracing.
15. Anchors, guides and expansion loops for the mechanical systems.

SCOPE SPECIFIC QUALIFICATIONS, CLARIFICATIONS, AND EXCLUSIONS

03A – Turn-Key Building Structural Concrete

Assumptions / Clarifications:

1. All pan joist CIP concrete to receive ACI Class D surface finish.
2. Concrete quantities for Slab on metal deck account for change in decking to a 5 ¼" versa deck system in lieu of 6 ½" composite deck. This also includes the use of normal weight concrete in lieu of light weight concrete.
3. Alternate #1 per 2/SP3.01 – vertical center bar on compression piles is included as accepted on the R&O log item #87.

Exclusions:

4. Architectural Rubbed concrete finish.
5. Epoxy coated reinforcement per not RE-12 on SP0.01 as no areas are indicated on the drawings to receive epoxy coating reinforcing.
6. Under slab vapor barrier per 2/SP3.02 and specification section 033035 is excluded as a soil vapor mitigation system per Intertek PSI design documents date November 19, 2018 will be installed in its place.
7. Wet or moist curing per 033053; curing compound to be utilized.
8. FF/FL requirements for slab on metal deck as it is not recognized by ACI.
9. FF/FL testing.
10. Void forms as building pad will be constructed of select fill.
11. Contingencies per bid notes on SP0.02.

04A – Masonry

Assumptions / Clarifications:

1. There are conflicting details in the structural drawings regarding the reinforcement within the CMU. Detail 08/SP3.12 is in conflict with the reinforcing schedule on 02/SP8.02. This bid is based on the reinforcing schedule. Detail 08/SP3.12 is excluded.



Exclusions:

2. Burnished CMU Block
3. Brick Veneer

05A – Structural & Misc. Steel

Assumptions / Clarifications:

1. Porte Cochere Exposed steel to be AESS Category 3

Exclusions:

2. Steel for deck edge, at stair openings, and at other openings in hotel tower as shown on KPFF documents. This will be accomplished by alternate means by the Pre-Manufactured structural stud subcontractor.
3. Ballroom Hang Point Steel is excluded. Wide Flange design is assumed to provide adequate mounting locations.
4. Bid Note BN5/SP0.02 is excluded.

06B – Finish Carpentry & Millwork

Assumptions / Clarifications:

1. WOOD VENEERED ARCHITECTURAL CABINETS:
 - a. HD204, HD205, HD206, and HD211 not specified, Priced as HD201.

Exclusions:

2. Drapery Tracks at Valances
3. AWI QCP
4. FSC

06C – Solid Surface

Assumptions / Clarifications:

1. ST201 2cm Countertops with built-up and self-edge construction (\$40/sf material allowance).
2. ST100 GR Vanity Tops and Subtops at (10) Locations Only. Top Qualified as 25"D with 4" BS and 6.5" Apron with Sink Cutout and Surface Mounted Support Brackets
3. SS1 Solid Surface Tops at BOH Locations
4. All ST Stone Material priced as 2cm ST201. All other specified finishes are no longer available. All stone top pricing is based off of this ST201 specification.

Exclusions:

5. 3CM material. All specified 3CM tops are included as 2CM.
6. ST200, ST202, ST203 finishes no longer available. All stone material priced as ST201 per above until final material selections are made.
7. Miterring of Joints, exposed edges to be built-up layers of 2CM material.
8. Finished/Polished Cutouts at any grommet-less locations.
9. Integral sinks.
10. Guestroom stone window sills Ref 07/ID7.20 typ.

07A – Roofing

Assumptions / Clarifications:



1. Roof membrane is assumed to wrap up the cant created by the CFMF kickers and sheathing up to the parapet cap.
2. The tower roof framing will makeup the roof slope in lieu of utilizing tapered insulation.
3. No walkway pads were shown, we have included 251 LF for the Tower Roof and 328 LF of walkway pads for the Convention Center Roof.

07C – Metal Panels

Assumptions / Clarifications:

1. ACM Panel system is included as a rainscreen system, however panel joints at ACM panels on the topside of the canopy/eyebrows must be wet sealed.
2. Panel sizes shown on the architectural drawings exceed the manufacturer's limitations and will need to be adjusted during the shop drawing process. This proposal is based on utilizing panel sizes the manufacturer can accommodate.

07D – Fireproofing

Exclusions:

1. Any structure above 20' ht. is not included
2. Canopy/ Porte Cochere structure outside building is not included

08A – Doors Frames Hardware Supply & Install

Assumptions / Clarifications:

1. Elevator Lobby Door type H4 included with magnetic hold opens as scheduled.
2. Barn doors are included without mirrors per door type BD on A3.01.

Exclusions:

08C – Overhead Doors & Loading Dock Equipment

Exclusions:

1. Fire ratings, door assumed to be un-rated.

08D – Exterior Glazing

Assumptions / Clarifications:

1. Aluminum sunshades are included as standard Versoleil rectangular shape 4.5" x 30" deep with 6 blades per section.
2. P-31 Glass Window at 3-Meal is included as the Houdini system by Bendheim, glass to be split vertically at 3 locations due to designed glass size exceeding the manufacturer limitations.
3. Exterior Automatic Sliding doors are large missile hurricane rated, the interior automatic sliding doors are not included as large missile hurricane rated.
4. We have included exterior glazing systems as the Kawneer 1600 System 2 IR with a profile of 2 1/2" x 7 13/16", except for Curtainwall elevations 10' tall or less, those are included as a 6" deep curtainwall system.
5. We have included all interior glass frames as the Kawneer 450 Versaglaze system with a profile of 1 3/4" x 4 1/2".
6. All interior glass is included as 1/4" clear tempered.



7. All storefront doors are included as Kawneer 350HW IR doors with 10" bottom rails. Doors are quoted with the Kawneer tested Hardware (Hinge, Threshold & Lock) to meet the impact tested door requirements. Hardware noted on the specifications are not included as they will not meet the tested system.
8. Glass units cannot be larger than 9' tall to meet the tested system requirements. The following glazing types will need to be modified to meet the tested system requirements:
 - a. P1, P2, P3, P5, P6 & P7 – Reduce height by 1'
 - b. P10, P11, P15, P34, P35, P36 – Add Horizontal mullion at 9' AFF
 - c. P12, P13, P16, P18 – Reduce overall height by 1' and move horizontal mullion down to 9' AFF in lieu of 12' AFF.
9. All frames in the corner zones have to be four sided captured instead of vertical SSG to meet the tested system requirements for that condition.

Exclusions:

10. Heat soaking of tempered glass.
11. Fire Rated Glass.
12. Attic Stock.

08E – Interior Glazing

Assumptions / Clarifications:

1. Screen Wall 01/ID4.12 is included as an allowance, more detail is needed to price this accurately.
2. Fitness center mirrors are included as standard units, not backlit. If backlit is required, we will need additional information to price this accurately.

09B – Tile

Assumptions / Clarifications:

1. CT-200 - Ceramic Tile Flooring 18"x42" (\$8.00 material allowance)
2. CT-200 - Ceramic Tile Flooring 12" x 24" (\$3.19 material allowance)
3. Stone Thresholds at Entry / Connecting Doors (\$40.00 per threshold material allowance)
4. CT-202 - Ceramic Tile Flooring (\$3.19 material allowance)
5. CT-205 - Ceramic Tile Flooring (\$2.65 material allowance)
6. CT-208 - Ceramic Tile Flooring (\$8.00 material allowance)
7. CT-204 - Ceramic Tile Wall (\$3.19 material allowance)
8. CT-206 - Ceramic Tile Wall (\$5.67 material allowance)
9. CT-207 - Ceramic Tile Wall (\$5.65 material allowance)
10. CT-203 - Ceramic Tile Base (\$3.19 material allowance)
11. CT-200/CT201 for Elevator Cabs (\$3.19 material allowance)
12. QT-200 - Quarry Tile (\$3.87 material allowance)
13. QT-201 - Quarry Tile Base (\$4.12 material allowance)

09C – Resilient Flooring & Carpet

Assumptions / Clarifications:

1. All carpet & pad is OFCI with the exception of CPT-1 in the BOH Administration Areas.
2. RF100 - Flooring (Click product that is glued down). (\$5.73 material allowance)
3. RB200 - Rubber Base (\$0.93 material allowance)



4. RB200 - Rubber Base Fitness Room (\$0.93 material allowance)
5. RF200 - Fitness Room Flooring (\$5.32 material allowance)
6. WM-200 Walk off mat (\$2,500 per mat allowance)

09D – Wood Flooring

Assumptions / Clarifications:

1. Per accepted R&O item #83 LVT will be utilized in lieu of wood flooring in Meeting Room 1056 and Board Room 1057.

09H – Painting & Wallcovering

Assumptions / Clarifications:

1. Painting of roof top screen and support structures is excluded as these will have a galvanized finish.
2. Painting of exterior steel as scheduled included per exterior paint schedule 099100 2.5B in lieu of Specification Section 09 96 00 High Performance Coating.

Exclusions:

3. Sealed concrete for Stairs on floors 2 thru 7 as the stairs will be precast concrete treads.

09J – Acoustical Treatments

Assumptions / Clarifications:

1. Furnish and install Acoustical Fabric wrapped panel (UPI-200 material allowance of \$50/sy)

09K – Lath & Plaster

Exclusions:

1. Stucco sealer, not required by manufacturer.

10F – Operable Partitions

Assumptions / Clarifications:

1. Includes installation of Owner Furnished Wallcovering Fabric.

Exclusions:

2. Excludes Pass Doors (not specified or shown on drawings.)

11B – Food Service Equipment

Assumptions / Clarifications:

1. All food service & residential equipment is owner furnished and owner installed.

13B – Pre-Fabricated Structures

Assumptions / Clarifications:

1. This structure is based on redesigning to a 5 ¼" Versadeck floor system with steel brace frames.
2. We have included Quiet Rock EZ to achieve the required STC ratings.
3. All interior non-loadbearing stud walls in the tower are included as 25 gauge.
4. We are utilizing CFMF to create the roof slope where required in lieu of utilizing tapered insulation.
5. We have included the gypsum ceilings in the tower installed on drywall grid.

Exclusions:

6. Details 01 and 02 on A0.51 are excluded. Not required with the Versadeck system.



7. Level 5 finishes

14A – Elevators & Escalators

Assumptions / Clarifications:

1. Cab Finish Allowance (Passenger Elevator) - \$25,000 per cab
2. Payment terms for the Elevator Contractor to be billed per the following:
 - a. 30% Engineering & Site Management
 - b. 50% Material Payment due at delivery
 - c. 20% Installation
3. Elevator cab flooring included in tile scope.
4. Elevator weighing and counterweight adjustments included.

Exclusions:

5. Destination Dispatch.

21A – Fire Protection

Assumptions / Clarifications:

1. Included a CPVC system for the Hotel.
2. Included pre-action sprinkler system for the MDF 1096.

Exclusions:

1. Excluded dry pipe sprinkler system with Nitrogen at the Porte Cochere/arrival canopies; have it as extending existing wet system into exterior canopies and utilize approved heat trace and insulation with dry pendant sprinklers.
2. Excluded Telecom/IT pre-action sprinkler system on each floor.

22A – Plumbing

Assumptions / Clarifications:

1. Included trap guards in lieu of trap primers are used for the floor drains.
2. Included floor drains in the restrooms by the pool, as per our meeting.
3. Included natural gas piping to the pool equipment room for pool heating, as per our meeting.
4. Included an eyewash in the Pool equipment room, as per our meeting.
5. Vapor intrusion ventilation vent piping to be Cast iron in lieu of Ductile iron as shown on the Intertek PSI drawing dated 11/19/2018.
6. Includes mop sinks in the Linen storage rooms on each level per accepted R&O item #

Exclusions:

7. Excluded subsoil drainage system and submersible sump pumps.
8. Excluded fuel oil system (fill lines, gauges, fuel, etc.). Changes to existing diesel and gasoline scope.
9. Excluded natural gas piping to the roof, as per our meeting.
10. Heat trace or insulation of underground grease waste. Heat maintenance tape.
11. Excluded any lint trap for the washing machine.
12. Excluded any compressed air system.
13. Fire pit around the Pool Deck.

23A – HVAC

Assumptions / Clarifications:



1. Included an allowance for an air curtain at the coiling door of the loading dock, as per our meeting.
2. Included an allowance for the four Kitchen Exhaust Fans (Main hood grease; Expo hood grease; Pizza oven grease & Dishwasher).
3. Included Smart thermostats- Telkonet system included.
4. Shop fabricated ductwork will be shipped to the project with ends sealed with shrink wrap to protect the interior of the duct from contamination while in transit and in laydown until the duct is installed. All open ends of the ductwork will remain covered at the end of each work shift.
5. Limited testing and balancing to "Similar Room Layouts". These rooms TAB will include: VFCU – measure & set airflow, test amps/volts, set chilled water and outside air. They will also get temps and set exhaust.

Exclusions:

6. Excluded any stair pressurization system. Mentioned in the Specs. Stair pressurization fans 23 09 93 – 13, 3.19.
7. Excluded any smoke removal systems.
8. Excluded T-ratings for floor penetration.
9. Excluded any sound attenuators and or duct lagging, none shown.
10. Excluded all Kitchen exhaust hoods: Part of the kitchen equipment scope.
11. Excluded Ultraviolet Germicidal Irradiation (UVGI) lamps inside central air handling equipment for air and surface disinfection, none shown.
12. Excluded any dedicated circulating pumps and associated piping for chilled water to ice machines at tower floors.
13. Excluded redundant FCU for the MDF 1096.
14. Excluded air curtain or dedicated FPB at the entry vestibules other than loading dock coiling door.
15. Excluded duct cleanliness test (Test only no cleaning).

26A – Electrical

Assumptions / Clarifications:

1. Includes installation of conduits for future Marina Pad Mount Transformer.
2. Includes lightning protection/ground loop counterpoise system.
3. Allowance for 120 light sconces in the corridors.
4. Allowance for 12 Skyhooks, as per Drawing E2.01a.
5. Allowance for 12 floor boxes in the Gym, as per Drawing E2.01b.
6. Allowance for 2 HVLS fans in the exterior dining.

27B – Communications

Assumptions / Clarifications:

1. This scope is an allowance pending further design development.

Exclusions:

2. Cellular DAS and emergency responder systems are excluded. A conduit riser for these systems has been included in the IDF rooms.

27C – Audio / Visual

Assumptions / Clarifications:

1. This scope is an allowance pending further design development.

28D – Security & Access Control

Assumptions / Clarifications:

1. This scope is an allowance pending further design development.

31A – Earthwork

Assumptions / Clarifications:

1. Thickness of existing gravel parking lot not specified on documents; assumed to be 6" thickness.
2. Building Pad to be constructed of 4' of select fill in lieu of void forms per Geotechnical recommendations. Structural fill to extend 5' beyond the building footprint.
3. Existing topsoil will be stripped to a depth of 4" and utilized for fill in common and landscape areas to make grade. Any remaining topsoil that cannot be reused will be hauled offsite.
4. Common fill will be imported to establish grade in landscape and parking lot areas.
5. Soil stabilization will be accomplished with a 6-8% dry weight lime slurry per geotechnical recommendations in the parking and pavement areas.
6. Crushed concrete base TXDOT 247 Type D to be utilized under asphalt paving areas in lieu of crushed limestone.
7. Subgrade surface preparation for the vapor intrusion venting system to consist of structural fill in lieu of a 6" granular layer as detailed on the vapor mitigation typical details figure 7. Structural fill has been confirmed as an acceptable subgrade by Intertek PSI.

31E – Auger Cast Piles

Assumptions / Clarifications:

1. Per confirmation with the Geotechnical engineer only (1) test pile and pile load test will be conducted to evaluate the pile capacities. Test shall be 250 ton compression test per ASTM D1143.
2. Full and final payment including retainage to be paid to the ACP driller within (30) days after pile installation is completed and approved by the engineer.
3. Initial site control will be provided by a licensed professional surveyor for utilization by subcontractors. A licensed professional surveyor will not be utilized for continual layout of piles per 316316 3.4.A; piles will be laid out by concrete subcontractor. Final as-built confirmation will be conducted by licensed professional surveyor.

Exclusions:

4. Dynamic Pile load tests
5. Testing lab monitoring of the pile load test including an engineered stamped report.
6. Per Specification 316316 Section 1.2 and 1.9.A.1 – a separate geotechnical investigation has not been completed and the Geotechnical Investigation made by PSI dated November 3, 2017 has been relied upon in the preparation of this proposal.
7. Sign, seal and stamping of grout mix design by a professional engineer per specification 316316, section 1.7.4.
8. Certification of examination of site and records per specification 316316, section 1.7.8.
9. Nondestructive pile testing per specification 316316, section 3.6.
10. Alternate #1 per 2/SP3.01 – vertical center bar on compression piles.



32A – Site Concrete & Asphalt Paving

Assumptions / Clarifications:

1. Replacement of sidewalks adjacent to existing marina included per extents shown on civil demo and L2.01 site plan. Sidewalks assumed to be 5" thickness.
2. New light pole bases included for existing light poles at Marina noted to be relocated. Existing light poles to be utilized.
3. 3" of asphalt will be installed at all asphalt paving locations in (2) 1.5" lifts. The initial lift will be utilized to stabilize the site for construction laydown use. The final 1.5" lift will be installed during the final sitework and landscape activities.

Exclusions:

4. Replacement or repair of existing pavement except for sections required for new site utilities.

32B – Pavement Markings & Striping

Exclusions:

1. Wheel stops

32F – Landscaping & Irrigation

Assumptions / Clarifications:

1. D-1 and D2 Area Drains as Shown at pool area only. Type D-1 drain assumed to be Type D as shown on plans. Includes connection to storm drainage.
2. Topsoil in Sod areas at a depth of 2" has been included in base bid.
3. Included 12"x12"x4" HFT Series pavers in lieu of the XP Series for P-1 as it is not available for vehicular traffic heavier than a 1/2 ton pick-up.

Exclusions:

4. QNTY of 70 unidentified trees on Wyoming Street; these are assumed to be existing.
5. Clay Cap at areas where landscape abuts the building per confirmation with Geotech.
6. Landscape Maintenance beyond substantial completion.
7. Decorative Boulder per Detail I/L4.01 – Not shown on plans
8. Planter Pot on Paver Detail F/L5.04 – Not shown on plans
9. SF-2 Trash Receptacle – Not shown on plans
10. SF-3 Ash Urn – Not Shown on Plans
11. Topsoil in Seed areas
12. Temp irrigation for seed areas is excluded. Seed will be installed after permanent irrigation is in place.
13. Irrigation shown in existing marina parking lot island; the island does not exist on any other plans.
14. Pool Cabanas.

33A – Site Utilities

Assumptions / Clarifications:

1. (1) remote FDC and 100LF of piping has been included in base bid. Remote FDC location is shown on C-800 but routing back to building is not shown on plans.
2. 183LF of 12" PVC storm has been included for tie in of the storm drainage in the pool area to the RCP storm lines shown on C-800.
3. Storm outfall at existing marina parking lot is included per sloped headwall detail on sheet C-905.
4. Existing sanitary sewer forced main to be cut, capped and abandoned in place.



Basis of Schedule

The Basis of Schedule explanation designates assumptions, clarifications, potential risks, and perceived opportunities used in establishing the Schedule titled “Baytown Hotel & Conference Center” dated January 28, 2022. In addition, this document describes the general scheduling approach to the project, project execution assumptions, and general scope of work clarifications depicted in the current schedule. Where discrepancies exist between this document and the Division 1 Specifications, this document will rule.

EXECUTIVE SUMMARY

1. **Foundation Sequence:** The Baytown Hotel & Convention Center Schedule, dated 01/28/22, is based on a flow of work established from the release from the early work packages #1 and #2 for demo, clearing the site, clear and grub, building site and pad import fill, and install of auger cast piles. Followed by installation of pier caps and perimeter grade beams, remaining building fill, building plumbing and electrical underground, elevator pits, vapor mitigation system, and slab on grade.
2. **Elevated Structure Sequence:** Level 2 elevated concrete podium will start immediately following placement of support columns, Podium structural steel is scheduled to start with column supports and members tied back to the concrete podium above the main mechanical areas and work from East to West through the conference center. L1 MEPF main equipment rooms and overhead will begin following structure steel. Prefabricated load bearing wall system will start after podium concrete slab is completed.
3. **Deck Sequence:** The decks will be poured in two pours with prefabricated load bearing walls install following install of concrete.
4. **Exterior Enclosure:** The exterior walls will be installed by the prefabricated wall system as the tower installs. Following the tower structure sequence will be install of waterproofing system at window opening and install of punch windows. Exterior stucco, acm, and caulking will follow. Level 1 exterior framing will begin following completion of the structural steel systems.
5. **MEPF Sequence:** MEPF rough in will begin on lower floors as slabs are poured working up the structure to the roof level. Level 1 supports will be place prior to sprayed fireproofing and overhead install following fireproofing. Electrical rooms will be temp waterproofed for the level 1 and tower to allow build out of rooms as soon as open.
6. **Convention Center Structure:** Steel structure will follow install of podium and work from East to West. Exterior walls will begin following structure with roofing and window system to follow.

The schedule is based on performing work under the approved foundation and core shell permit drawings. The schedule includes only 1 weather day per month per contract allowance. Any additional days impacting the critical path schedule will be additional working days not included in the current schedule. The schedule is based on utilizing one (1) single car man hoist for access to the tower.

OWNER DEPENDENCIES



Key Design Decisions

1. The schedule is based upon the following design decision dates:
 - a. Interior Finish Plans – Interior plans to submit for permit will be required by end of Q1 2022 to not impact schedule

Owner Contracted Vendors:

1. The following vendors are planned to be directly contracted by the Owner and DPR depends on the Owner to bind the vendor's performance to DPR's Master Project Schedule and that the Vendors will be released in accordance with the Master Schedule:
 - a. FFE – Benjamin West
 - b. Kitchen and Laundry Equipment - TBD
 - c. IT Equipment including Access Control – Hyatt Technology Department

Timing of Owner Furnished Equipment:

1. The key Owner Furnished Equipment for the project and required delivery dates are as follows.
 - a. Key kitchen equipment items (hoods, ansul system, coolers, pizza oven, etc)
 - i. Reference activity ID numbers for required delivery and install dates.
 1. INT.H.1560, INT.H.1570
 - ii. Kitchen equipment contractor shall coordinate all infrastructure requirements
 - b. Decorative FFE Light Fixtures:
 - i. Electrical and blocking rough-in templates with coordinated shop drawings needed by 5/1/22 for blocking and steel support
 - ii. FFE lights needed on site for installation by 11/30/22.
 - c. Owner furnished carpet and wall coverings:
 - i. All interior finish materials are to be delivered and ready for install per schedule.
 - d. Guestroom FFE and Window Treatments
 - i. All guestroom vanities are to be supplied prior to install of final plumbing trim out at guestrooms per schedule.
 - ii. Window treatments supplied and installed by Owner are to be installed prior to final paint of areas per schedule.
 - iii. All Owner FFE material supported on the wall to be provided and installed prior to final paint of areas per schedule.

Drug Testing/Security/Background Requirements

1. DPR's project specific standard drug and alcohol policy is post-accident and for probable cause. 100% screening has not been accounted for in the proposal.

Notice to Proceed:

1. Notice to Proceed is 11/08/21 per Early Release Package #1.



DESIGN DEPENDENCIES

Design Package Milestones:

1. DPR's schedule is dependent on receipt of the following critical design deliverables to maintain schedule progress:
 - a. Revised Steel Design: 2/04/22
 - a. Interior Permit Drawings: 4/01/22
 - b. 100% Construction Document Package: 6/01/22

Design Approval Milestones:

1. DPR's schedule is dependent on the following critical design approvals to maintain schedule progress:
 - a. Approval of Exterior Skin Mockup: 4/15/22
 - b. Approval of Model Room: 4/30/22

Use of BIM and Designer's Models:

1. DPR's schedule is dependent on the collaborative use of the Designer's BIM and CAD files.

THIRD PARTY DEPENDENCIES

Interaction with Utility Providers

1. DPR understands that the Owner is responsible for final agreements with Utility providers and the schedule is based on major milestones associated with such utilities as outlined below.
 - c. Permanent Power (CenterPoint) – 08/25/22
 - a. This date is critical to the following activities:
 - i. Elevator completion: 1/18/23
 - ii. Air on for climatization and install of millwork and wallpaper: 11/07/22

Agency Restrictions (Rights of Way, Railroads, Air Rights, Neighbors and Easements)

1. DPR has assumed access of trailer locations per site logistics at current Marina parking area.
2. DPR has assumed access to the Marina parking area and Wyoming Street for the staging of materials, deliveries, equipment, and dumpster staging.

Jurisdictional Approvals:

1. DPR's schedule is dependent on receiving interior building permit approvals by 4/30/22 as indicated in the baseline schedule. DPR's schedule is dependent on receiving all deferred approvals back within 15 business days of submission to the jurisdiction.

Inspections & Commissioning:

1. DPR's schedule is dependent on the jurisdiction having sufficient manpower and inspection capacity to provide timely inspections with 24 hours of notification.
2. DPR's schedule is dependent on any 3rd party inspector having sufficient manpower and inspection capacity to provide timely inspections with 24 hours of notification.



3. DPR has not included provisions for after-hours/weekend inspections.

PROCUREMENT ASSUMPTIONS

Basis for Procurement:

DPR's schedule is dependent on the use of the following Design Document releases to bid and award the associated trade packages. If these dates are not achieved by the responsible party, the schedule and contract time will be subject to modification by change order:

Anticipated Design Documents	Scopes of Work to be Bid off these Documents	Anticipated Receipt Date
Revised Structural Steel Design	Structural Steel	2/04/2022
Interior Permit Drawings	Interior finishes, millwork, final plumbing, and lighting fixtures	4/01/2022

Roofing:

- a. *EPS Insulation:* EPS insulation currently has a lead time of 6-8 month and is subject to change. Reference Baseline Construction Schedule for required dates to complete dry-in of the convention center and lower roofs. DPR does not take responsibility for cost and/or schedule delays due to current market roofing lead time durations that cannot meet critical material delivery dates for project turn over.
- b. *TPO:* TPO currently has a lead time of 6-8 months (and is subject to change). Reference Baseline Construction Schedule for required dates to complete dry-in of the convention center and lower roofs. At the time of iGMP amendment, TPO will not arrive to the job site on time to complete the dry-in of the convention center. DPR does not take responsibility for cost and/or schedule delays due to current market roofing insulation lead time durations that cannot meet critical material delivery dates required to meet project turn over.

Electrical:

- a. *Generator:* Emergency Generators currently have a lead time of 50 weeks. Reference Baseline Construction Schedule for required dates to complete start up and testing. DPR does not take responsibility for cost and/or schedule delays due to current market lead time durations that cannot meet critical material delivery dates required to meet project turn over.
- b. *Electrical Gear:* Electrical Panels and Switch Gear currently have a lead time of 30-40 weeks. Reference Baseline Construction Schedule for required dates to complete start up and testing. DPR does not take responsibility for cost and/or schedule delays due to current market lead time durations that cannot meet critical material delivery dates required to meet project turn over.
- c. *Light Fixtures:* Light Fixtures currently have a lead time of up to 24 weeks. Reference Baseline Construction Schedule for required dates to complete turnover. DPR does not take responsibility for cost and/or schedule delays due to current market lead time durations that cannot meet critical material delivery dates required to meet project turn over.



Mechanical:

- a. *Chillers:* Chiller Units currently have a lead time of 32 weeks. Reference Baseline Construction Schedule for required dates to complete start up and testing. DPR does not take responsibility for cost and/or schedule delays due to current market lead time durations that cannot meet critical material delivery dates required to meet project turn over.
- b. *AHU's:* Air Handler Units currently have a lead time of 25 weeks. Reference Baseline Construction Schedule for required dates to complete start up and air on. DPR does not take responsibility for cost and/or schedule delays due to current market lead time durations that cannot meet critical material delivery dates required to meet project turn over.

Due to Market Volatility, the lead time of the following materials including but not limited to, cannot be fully verified until the execution of the iGMP and may impact project schedule and budget:

- Metal Decking
- Glazing
- Steel Joists
- Metal Panels
- Door Hardware
- Automatic Sliding Doors
- Major plumbing equipment
- Lighting
- Rebar

EXECUTION ASSUMPTIONS

Substantial & Final Completion Assumption:

Owner to accept rooms prior to FFE install (by others).

Incorporation of Key Subcontractor Buyout into Master Schedule:

1. Buyout of the following key trade packages is not yet complete:
 - i. FOH/BOH/Wayfinding/Site building Signage

Commissioning & Start-up

EQUIPMENT PRE-FUNCTIONAL FORMS (CHECKLISTS): *Contractor Lead*

1. Pre-Functional / Installation Checklist shall be developed for all equipment.
2. Contractor prepares forms based on equipment being provided. Forms can be modified to suit any specific areas of concern that the team wishes to document prior to start-up.
3. BAS Contractor will develop a point-to-point check list based on project specifications and equipment being furnished. We submit the list for approval in preparation for test. BAS is contracted to test all points.
4. A portion/percentage of the point checks is witnessed by contractor team based upon the equipment being controlled.



BAS POINT VERIFICATION: *BAS Sub Lead*

5. BAS Contractor shall develop a point-to-point check list based on project specifications and equipment being furnished. Contractor shall submit the list for approval in preparation for test. BAS is contracted to test all points.
6. A portion/percentage of the point checks will be witnessed by contractor based upon the equipment being controlled, and 3rd party agent as required.

FUNCTIONAL TESTING: *Mech/PL Subcontractor Lead for Integrated Systems Testing*

7. Scripts are based on Project Sequences. Mech/PL Subcontractor will match equipment and system layout on drawings and resolve discrepancies through RFIs and submittals. Initial Set-Points will be confirmed at this time. The MEP Engineer addresses any remaining issues that may arise out of pre-functional and functional testing.
8. Mech/PL Subcontractor furnished testing covers mechanical and plumbing only and life safety only to the extent that it affects mechanical equipment (FS Dampers, Smoke Evac Sequences if applicable, etc.).
29. Critical equipment and sequences are identified by Team (Mech/PL Subcontractor /BAS Subcontractor/BLUM), 100% of equipment is tested.
30. Non-Critical Equipment and Sequences (i.e., Room FCUs) may test at 5 or 10%. Can be increased to higher percentage as needed.
31. Contractor team consists of a representative from Mech/PL Subcontractor, BAS Subcontractor. DPR, BLUM will receive advanced notice of Functional Testing. 3rd party commissioning agent observation required.

Test and Balance:

32. Includes (1) test and balance adjustment specific to each similar guestroom layout type. All similar guestroom layouts shall be tested and balanced similarly. Individual test and balance of each individual room is excluded.
33. Test and balance of all public areas included.

Work of Owner's Separate Contractors

34. Owner to coordinate with the following essential project services:
 - a. FFE (DPR Excludes: Design, Coordination, Procurement, Delivery, and Install)
 - b. Coordination with Hyatt Technology department on AV/Security/IT install
 - c. 3rd party Commissioning Agent

Work Hours:

9. In general, the Estimate or Contract Price and Schedule are based upon a 40-hour work week during "normal working hours" from 7:00 AM to 4:00 PM, Monday – Friday. The following are exceptions to this general assumption:
 - b. Activities/Sequences with overtime included:
 - i. None
 - c. Noise-generating restrictions
 - i. None



Holidays:

35. DPR has assigned as “non-work” day holidays in our baseline schedule the following:

DPR has assigned as “non-work” day holidays in our baseline schedule the following:

- a. New Year’s Day
- b. Memorial Day
- c. 4th of July
- d. Labor Day
- e. Thanksgiving
- f. Christmas Day

Submittal and RFI Review Time:

36. DPR’s schedule is dependent on all project participants complying with timeframes in the Submittal Schedule and RFI schedule, as outlined in DPR’s CA Process and owner input:

-RFI: 5 business days

-Submittals: 10 Business days

-Within reason, DPR reserves the right to request expedited shop drawing reviews for critical path or lead time sensitive trades (Structural Steel, RSL, Elevators, Glazing, MEP/F Shop Drawings, etc)

37. DPR requires that the following priority submittals be reviewed in an expedited review requiring attendance of the Owner’s Representative:

- a. Structural Steel shop drawings
- b. Exterior glazing shop drawings
- d. Door and Hardware Schedule
- e. All MEP Equipment
- f. Elevator shop drawings
- g. RCP Drawings
- h. FFE Electrical Coordination

Weather Exposure:

38. Weather Allowance: **A weather allowance of 16 weather delay days (workdays), impacting Critical Path activities, has been included in the schedule and accounted for in the budget based on DPR’s experience for projects.** This weather allowance is included in the baseline schedule as Activity MS1065. **All weather delays, impacting Critical Path activities, beyond stated allowance shall be day for day impacts relative to substantial completion.** As weather associated delays occur the remaining duration of the activity will be reduced accordingly. The impact of precipitation on construction productivity is highly dependent upon factors other than the quantity of rainfall per day on the jobsite. Construction activities can be impacted by weather to different extents depending upon the specific work being performed at that time. Weather impacts include the time to recover from the weather event and restore the site to the pre-event conditions.

39. DPR will submit in-writing notification of weather-related delays. DPR will track all correspondence in a weather impact log shared with and acknowledged by owner. Weather log will be shared among OAC participants.



- 40. Weather Protection Assumptions: DPR has included appropriate weather protection means, methods and materials in sufficient quantity to protect the work against typical weather events for the project location and time of year.
- 41. Seasonal Adjustment/Shift: DPR has considered seasonal weather exposures in the schedule. Delays that shift weather sensitive work from good weather periods to periods with bad weather conditions may cause an excusable impact in the time and cost of performance.

SITE LOGISTICS ASSUMPTIONS

- 42. *Site Access*: DPR plans to access the site from (1) construction entrance along Wyoming. Staging trucks for offloading on both Wyoming. There are no known delivery hour restrictions.
- 43. *Parking & Transportation of Workforce*: DPR has based the estimate on the use of approximately 20 parking spaces for DPR Employees ONLY. No provisions have been made for paid parking or shuttling of workers.
- 44. *Temp Utilities & Structures*: DPR has planned on pulling temporary power from CenterPoint and water from the City of Baytown water service. DPR has covered all construction related temporary power and water costs included within the iGMP until Substantial Completion, and excludes CenterPoint Energy provided transformer related costs. All permit, tap fees, inspection, etc. are excluded.
- 45. *Environmental Encumbrances*: HAZMAT remediation by owner.

- End of Qualifications -



Hyatt Regency - Baytown, TX

Garfield Public Private

TX-146 Business

Baytown, TX 77520

Date: January 31, 2022

Risk & Opportunity Log - iGMP

Cost Impact Snapshot		
Original Project Budget	\$	-
Incorporated R&O Items	\$	-
Accepted R&O Items	\$	(2,426,381)
Revised Project Budget	\$	(2,426,381)
Potential R&O Items	\$	-
Potential Project Budget	\$	(2,426,381)

Item	Category Sort	Description	Cost Impact	Status	Rejected	Potential	Accepted	Incorporated
5	Opportunity	VE - Specialty package to use wingits products in lieu of other suppliers.	(\$5,185)	Accepted	\$0	\$0	(\$5,185)	\$0
6	Opportunity	VE - removal of GST room door casings Interior & Exterior side	(\$100,369)	Accepted	\$0	\$0	(\$100,369)	\$0
7	Opportunity	VE- Provide an alternate manufacturer on the Fan Coil Units (Nailor) ilo specified manufacturers	(\$89,320)	Accepted	\$0	\$0	(\$89,320)	\$0
14	Opportunity	Remove Large Missile Hurricane Requirement for Stucco system	(\$210,759)	Accepted	\$0	\$0	(\$210,759)	\$0
16	Opportunity	VE- use chiller with 8.147 EER, 17.87 IPLV ILO scheduled efficiencies	(\$16,335)	Accepted	\$0	\$0	(\$16,335)	\$0
19	Opportunity	Eliminate Pavers at Porte Coche for Colored Concrete Pavement with C2 Finish. Does not change the truncated dome pavers.	(\$40,881)	Accepted	\$0	\$0	(\$40,881)	\$0
20	Opportunity	Provide clear over clear glazed units SNX51/23 in lieu of Starfire & Crystal Blue glazed units - <i>Be aware of Elevation Impact & Energy Model Impacts</i>	(\$40,572)	Accepted	\$0	\$0	(\$40,572)	\$0
22	Opportunity	Remove Sandblast and colored finish to C-2 Hardscape Area	(\$9,672)	Accepted	\$0	\$0	(\$9,672)	\$0
23	Opportunity	Remove Sandblast and colored finish to C-3 Hardscape Area	(\$18,790)	Accepted	\$0	\$0	(\$18,790)	\$0
24	Opportunity	Alternative VE Option for plumbing fixtures at guest rooms	(\$98,801)	Accepted	\$0	\$0	(\$98,801)	\$0
31	Opportunity	VE-Domestic heating hot water HX modified to match Conroe Hotel	(\$3,325)	Accepted	\$0	\$0	(\$3,325)	\$0
32	Opportunity	Reduce all 4" caliper trees to 2"	(\$16,453)	Accepted	\$0	\$0	(\$16,453)	\$0
33	Opportunity	Delete O&M Binders (hard copies) and provide Operation & Maintenance Manuals in PDF format only	(\$1,922)	Accepted	\$0	\$0	(\$1,922)	\$0
38	Opportunity	Replace 2 hotel stairs with prefab stairs	(\$324,348)	Accepted	\$0	\$0	(\$324,348)	\$0
39	Opportunity	Remove Joists and Replace with WF and Custom Truss	(\$533,555)	Accepted	\$0	\$0	(\$533,555)	\$0
40	Opportunity	Eliminate Screen Wall on Low Roof Plan South except at Suite on West end ROM	(\$165,305)	Accepted	\$0	\$0	(\$165,305)	\$0
41	Opportunity	VE- Delete the two -(2) UHE-3 in the two stairwells	(\$3,735)	Accepted	\$0	\$0	(\$3,735)	\$0
42	Opportunity	VE - Place standard concrete sealer ILO 2-part epoxy floors (SC-1)	(\$4,286)	Accepted	\$0	\$0	(\$4,286)	\$0
44	Opportunity	Provide BME System to accommodate Bosuns chairs ilo Swing Stage	(\$16,398)	Accepted	\$0	\$0	(\$16,398)	\$0
46	Opportunity	Provide Solid Surface countertops in lieu of stone for the public restrooms ROM	(\$5,680)	Accepted	\$0	\$0	(\$5,680)	\$0
58	Opportunity	Provide Carpet and resilient base ilo tile and wood base for the guestroom elevator lobbies ROM	(\$25,833)	Accepted	\$0	\$0	(\$25,833)	\$0
60	Opportunity	Simplify light cove detail at ballroom ROM	(\$15,471)	Accepted	\$0	\$0	(\$15,471)	\$0
62	Opportunity	Reduce the P17 windows at West and east to 9' ilo 12' AFF and reduce windows P18, P12, P13 along South Convention Center to 12' ilo 14' AFF ROM	(\$8,838)	Accepted	\$0	\$0	(\$8,838)	\$0
69	Opportunity	Omit wood screen at make space ROM	(\$3,256)	Accepted	\$0	\$0	(\$3,256)	\$0
70	Opportunity	Provide painted walls ilo wood paneling at Market ROM	(\$11,675)	Accepted	\$0	\$0	(\$11,675)	\$0
72	Opportunity	Provide painted walls ilo leather-wrapped paneling at the lobby bar ROM	(\$34,090)	Accepted	\$0	\$0	(\$34,090)	\$0
74	Opportunity	Provide integral combination locks ilo digilocks for BOH lockers ROM	(\$10,890)	Accepted	\$0	\$0	(\$10,890)	\$0

76	Opportunity	Provide VCT with resilient base for BOH Colleague Restaurant ilo tile and tile base ROM	(\$4,998)	Accepted	\$0	\$0	(\$4,998)	\$0
78	Opportunity	Provide metal coping ilo Cast Stone cap at Transformer Screen Wall	(\$2,714)	Accepted	\$0	\$0	(\$2,714)	\$0
79	Opportunity	Changing the entry canopy soffits from Metal Panel to Stucco.	(\$94,520)	Accepted	\$0	\$0	(\$94,520)	\$0
82	Opportunity	Reduce accent perforated metal wall feature at Guest Check-in by 50% and provide painted gypsum in its place	(\$25,415)	Accepted	\$0	\$0	(\$25,415)	\$0
83	Opportunity	Provide LVT ilo Wood Flooring at Meeting Room 1056 and Boardroom 1057 ROM	(\$20,644)	Accepted	\$0	\$0	(\$20,644)	\$0
85	Opportunity	VE1 - Alternate Lighting package w/ Lesco (Already Approved)	(\$42,707)	Accepted	\$0	\$0	(\$42,707)	\$0
86	Opportunity	Use flex duct for OA in guest rooms in lieu of galv. sheetmetal.	(\$14,947)	Accepted	\$0	\$0	(\$14,947)	\$0
87	Risk	Center Bar for Auger Cast Piles (Compression) per Detail 2/SP3.01	\$60,524	Accepted	\$0	\$0	\$60,524	\$0
90	Opportunity	Provide standard glazing with film in lieu of Houdini by Benheim glass. ROM	(\$2,360)	Accepted	\$0	\$0	(\$2,360)	\$0
91	Opportunity	Provide Grind & Polished concrete flooring ilo tile at the 3-meal restaurant. ROM	(\$8,012)	Accepted	\$0	\$0	(\$8,012)	\$0
92	Opportunity	Provide Drywall pony wall at 4' with the Metal & Mesh Screen to 9' and drywall fur down above at the 3-Meal Entry ROM	(\$5,953)	Accepted	\$0	\$0	(\$5,953)	\$0
93	Opportunity	Reduce metal and glass full height screen at Broadcast Lounge by 2/3, replace with CFMF Partition ROM	(\$8,459)	Accepted	\$0	\$0	(\$8,459)	\$0
94	Opportunity	Target Value Design Millwork & Solid Surface Package to \$1,434,354	(\$427,070)	Accepted	\$0	\$0	(\$427,070)	\$0
95	Opportunity	Omit sky hooks	(\$11,531)	Accepted	\$0	\$0	(\$11,531)	\$0
96	Opportunity	Decorative wall sconces provided by Owner ilo GC	(\$32,030)	Accepted	\$0	\$0	(\$32,030)	\$0
97	Risk	Add mop sinks in Linen storage typ flr	\$30,198	Accepted	\$0	\$0	\$30,198	\$0

EXHIBIT B
Fixed Rates to The Agreement Between Garfield Public Private, LLC and DPR Construction, A General Partnership

This Exhibit is incorporated into the above-referenced Agreement. In the event of any conflict, inconsistency or ambiguity between the terms and provisions of this Exhibit and those of the Agreement or other contract documents, this Exhibit governs. In this Exhibit, "Contractor" or "DPR" means DPR Construction, A General Partnership.

1. Labor Rates – January 1, 2021 (Anniversary Date)

Classification	Rate	Overtime Rate	Double-Time Rate	Classification	Rate	Overtime Rate	Double-Time Rate
Principal	\$ 200.00			MEP Manager	\$ 160.00		
Project Executive	\$ 165.00			MEP Project Engineer	\$ 90.00		
Senior Project Manager	\$ 140.00			Senior MEP Project Engineer	\$ 100.00		
Project Manager	\$ 115.00			Technology Integration Manager	\$ 130.00		
Senior Project Engineer	\$ 98.00			SPW Executive	\$ 165.00		
Project Engineer	\$ 88.00			SPW Senior Project Manager	\$ 140.00		
Junior Project Engineer	\$ 80.00	\$ 120.00	\$ 160.00	SPW Project Manager	\$ 115.00		
PE Interns/Interns Other	\$ 70.00	\$ 105.00	\$ 140.00	SPW Senior Project Engineer	\$ 98.00		
Preconstruction Manager	\$ 175.00			SPW Project Engineer	\$ 88.00		
Senior Estimator	\$ 145.00			SPW Junior Project Engineer	\$ 80.00		
Estimator	\$ 112.00			Business Development	\$ 175.00		
Estimator Jr.	\$ 88.00			Marketing Professional	\$ 100.00		
Estimating Assistant	\$ 75.00	\$ 111.00	\$ 148.00	SPW Senior Estimator	\$ 145.00		
MEP Senior Estimator	\$ 165.00			SPW Estimator	\$ 112.00		
MEP Estimator	\$ 120.00			People Practices / Learning & Development	\$ 125.00		
Senior Design Manager	\$ 165.00			SPW - Safety Manager	\$ 120.00		
Design Manager	\$ 145.00			SPW - Safety Coordinator	\$ 105.00		
Project Controls Manager / Engineer	\$ 135.00			SPW -Senior Superintendent	\$ 155.00		
Manager - FF&E	\$ 115.00			SPW - Superintendent	\$ 122.00		
Quality Control Manager	\$ 135.00			SPW - Assistant Superintendent	\$ 103.00		
Senior Scheduler	\$ 165.00			SPW - Field Engineer	\$ 88.00		
Scheduler	\$ 125.00			Carpenter Foreman - General	\$ 56.00	\$ 83.00	\$ 112.00
Scheduler Engineer	\$ 88.00			Carpenter - General	\$ 43.00	\$ 65.00	\$ 86.00
Engineer -Cost	\$ 100.00			Laborer Foreman - General	\$ 54.00	\$ 80.00	\$ 106.00
Office Coordinator	\$ 100.00			Laborer - General	\$ 39.00	\$ 57.00	\$ 78.00
Document Control	\$ 85.00	\$ 127.50	\$ 170.00	Pre Carpenter Apprentice	\$ 40.00	\$ 58.00	\$ 80.00
Senior Project Accountant	\$ 98.00			Pre Carpenter Journeyman	\$ 42.00	\$ 60.00	\$ 84.00
Project Accountant	\$ 85.00	\$ 121.50	\$ 162.00	Lead Carpenter - Concrete/Div 7/Int	\$ 48.00	\$ 72.00	\$ 97.00
Accounts Payable	\$ 80.00	\$ 120.00	\$ 160.00	Operator - Mason	\$ 43.00	\$ 72.00	\$ 97.00
Payroll	\$ 80.00	\$ 120.00	\$ 160.00	General Laborer - Mason	\$ 39.00	\$ 72.00	\$ 97.00
Senior FOC	\$ 85.00	\$ 127.50	\$ 170.00	Lead Carpenter Foreman - Concrete/Div 7/Int	\$ 48.00	\$ 72.00	\$ 97.00
Field Office Coordinator	\$ 75.00	\$ 112.50	\$ 150.00	Operating Engineer	\$ 51.00	\$ 65.00	\$ 86.00
Field Service (IT)	\$ 90.00	\$ 135.00	\$ 180.00	Crane Operator	\$ 88.00	\$ 132.00	\$ 176.00
Contracts Administrator	\$ 80.00	\$ 120.00	\$ 160.00	Painter/Taper/Plaster - Foreman	\$ 55.00	\$ 71.00	\$ 94.00
Insurance Administrator	\$ 85.00	\$ 127.50	\$ 170.00	Taper Foremen	\$ 49.00	\$ 74.00	\$ 98.00
Receptionist	\$ 60.00			Taper	\$ 44.00	\$ 66.00	\$ 88.00
Safety Executive	\$ 140.00			Painter	\$ 42.00	\$ 62.00	\$ 82.00
Safety Manager	\$ 115.00			Painter - Helper	\$ 39.00	\$ 57.00	\$ 78.00
Safety Coordinator	\$ 105.00			Carpenter Foreman Div 7	\$ 58.00	\$ 78.00	\$ 104.00
General Superintendent	\$ 180.00			Carpenter Div 7	\$ 43.00	\$ 62.00	\$ 82.00
Senior Superintendent	\$ 155.00			Div 7 - Laborer	\$ 39.00	\$ 57.00	\$ 78.00
Superintendent	\$ 122.00			Drywall Foreman	\$ 58.00	\$ 84.00	\$ 112.00
Ass't Superintendent	\$ 103.00			Drywall	\$ 43.00	\$ 63.00	\$ 84.00
Field Engineer	\$ 88.00			Drywall - Helper	\$ 39.00	\$ 57.00	\$ 78.00
Senior Field Engineer	\$ 95.00			Carpenter Foreman DFH / Div 10	\$ 60.00	\$ 90.00	\$ 120.00
SPW Senior Field Engineer	\$ 95.00			Carpenter DFH / Div 10	\$ 46.00	\$ 69.00	\$ 92.00
Senior Surveyor	\$ 135.00			Concrete / Unistrut - Foreman	\$ 58.00	\$ 83.00	\$ 110.00
Surveyor	\$ 115.00			Concrete Carpenter / Unistrut	\$ 43.00	\$ 63.00	\$ 84.00
SPW - Surveyor	\$ 115.00			Carpenter - Concrete - Helper	\$ 39.00	\$ 57.00	\$ 78.00

SPW - Senior Surveyor	\$ 135.00			Helper - Low Voltage	\$ -	\$ 57.00	\$ 78.00
VDC/BIM Manager Senior	\$ 160.00			Installer - Low Voltage	\$ -	\$ 57.00	\$ 78.00
VDC/BIM Manager	\$ 115.00			Technician - Low Voltage	\$ -	\$ 57.00	\$ 78.00
VDC/BIM Engineer Senior	\$ 100.00			Foreman - Low Voltage	\$ -	\$ 57.00	\$ 78.00
VDC/BIM Engineer	\$ 90.00			Superintendent - Low Voltage	\$ -	\$ 57.00	\$ 78.00
Courier	\$ 70.00	\$ 105.00	\$ 140.00				
Warehouse	\$ 70.00	\$ 105.00	\$ 140.00				
Talent Acquisition Manager	\$ 80.00			vConstruct Rates			
Senior MEP Coordinator	\$ 145.00			VDC Engineer	\$ 80.00		
MEP Coordinator	\$ 130.00			vConstruct Project Engineer	\$ 70.00		
				Accountant	\$ 50.00		

1 vConstruct is a DPR subsidiary providing various project support services, to whom DPR may subcontract for this Project.

The above labor rates include wages, fringes, benefits, payroll taxes and employee insurance; employee benefits such as vacation, sick leave, and jury leave; and employee computer equipment,* mobile phones, accessories, software** and support; and shall apply to both direct employees and workers contracted through vConstruct or through temporary labor agreements with Contractor. The above labor rates exclude holidays and worker's compensation insurance if the Project is using a Controlled Insurance Program. These labor rates are subject to five percent (5%) increase on an annual basis on the anniversary date of the rates as shown above. Such rate change shall be accomplished by change order to the Agreement.

* The following items are not included in this rate: Supplemental Paid Sick Leave (e.g. CA AB 1867), Jobsite information technology infrastructure set-up (equipment and labor), jobsite phone/fax lines (set-up and usage), and hardware costs for tablet computers (e.g., iPads), though software, connectivity and IT support for tablets are included.

** The following types of DPR's customary software applications are included within this rate: Microsoft desktop and online productivity applications, email applications, BIM applications, construction applications, scheduling applications, CMIC project management & job cost management software, our data center hosting infrastructure and databases for these software applications, firewall software and backup software for all devices, and core enterprise security applications.

2. Equipment Rates as attached.

3. Insurance Rates:

(a) "Contractor's Insurance" (Contractor's entire enterprise insurance program, excluding SDI and builder's risk) provided for the Project is fixed at the stipulated rate of one and 35 hundredths percent (1.35 %) times contract value. The amount for Contractor's Insurance is due and payable in full (based on estimated contract value) with Contractor's first invoice to Owner. This amount will be adjusted at the earlier of: (1) the point when the estimated contract value is exceeded; or (2) at the end of the Project based on actual contract value.

(b) Contractor's builder's risk insurance cost is fixed at the stipulated rate of two tenths percent (.20%) times contract value. The charge for builder's risk insurance cost is in addition to the charge for Contractor's Insurance and is due and payable in full upon Contractor's binding of the policy. The amount for builder's risk insurance will be adjusted based on adjustments to the contract value and/or schedule of Contractor's performance.

c) Contractor's cost to enroll all qualified subcontractors into the subcontractor default insurance (SDI) program for the Project is fixed at the stipulated rate of twelve dollars (\$12) per thousand dollars of enrolled subcontract value, including qualified subcontractors that are contracted under a self-perform scope of work. The initial charge for the SDI program (based on then-estimated subcontract volume) is due and payable in full upon Contractor's enrollment of the Project into the SDI program and is in addition to the charge for Contractor's Insurance. At the earlier of (1) the point when the estimated enrolled subcontract volume is actually exceeded, or, (2) the end of the Project, the amount for the SDI program will be adjusted and reconciled based on the actual enrolled subcontract volume.

4. Contractor's Bond Rate: Contractor's cost to provide payment and performance bonds for the Project is fixed at the stipulated rate of sixty seven hundredths percent (.67%) times contract value. The initial charge for the bonds will be based on the estimated contract value and is due and payable in full upon issuance of the bonds. The charge for the bonds will be adjusted based on adjustments to the contract value and/or schedule of Contractor's performance.

GENERAL: The rates in this Exhibit are fixed, stipulated rates by agreement of the Owner and Contractor. These fixed rates will be used to calculate the costs reimbursable to Contractor under the Agreement, including for change orders, for each listed labor, equipment, consumable, insurance and bond classification item by multiplying such rates by the actual, applicable units. These fixed rates govern over any contrary cost reimbursement terms of the Agreement or other contract documents. Where Owner has the right under the Agreement or other contract documents to audit Contractor's costs, such right with respect to these fixed rates is limited to auditing the quantity of allowable units and the application of the correct fixed rates, but such audit right does not extend to items of cost within the fixed rates or documentation of how such fixed rates were determined.

EXHIBIT B

Fixed Rates to the Agreement Between Garfield Public Private, LLC and DPR Construction, A General Partnership

Fixed Equipment Rates – January 1, 2021 (Anniversary Date)

<u>Cat Class</u>	<u>Rental Equipment</u>	<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>	<u>Cat Class</u>	<u>Rental Equipment</u>	<u>Daily</u>	<u>Weekly</u>	<u>Monthly</u>
100-1080	AIR COMPRESSOR 49 HP 185 CFM DIESEL	\$ 123.00	\$ 343.00	\$ 757.00	463-1030	MANLIFT 20' SINGLE	\$ 141.00	\$ 299.00	\$ 446.00
100-1030	AIR COMPRESSOR 130 HP 375 CFM DIESEL	\$ 264.00	\$ 629.00	\$ 1,343.00	469-1040	MATERIAL LIFT 18'-23'	\$ 83.00	\$ 157.00	\$ 329.00
154-1030	DEMO HAMMER 35 LB AIR BREAKER	\$ 86.00	\$ 236.00	\$ 686.00	469-1050	MATERIAL LIFT 24'+	\$ 114.00	\$ 321.00	\$ 743.00
154-1080	DEMO HAMMER 60-65 LB AIR BREAKER	\$ 51.00	\$ 157.00	\$ 400.00	313-1010	EXCAVATOR 11K MINI	\$ 471.00	\$ 1,100.00	\$ 2,843.00
154-1100	DEMO HAMMER 90 LB AIR BREAKER	\$ 63.00	\$ 130.00	\$ 279.00	313-1140	EXCAVATOR 3500LB MINI	\$ 329.00	\$ 1,064.00	\$ 2,743.00
130-1070	BACKHOE CANOPY 4WD STANDARD 14'	\$ 393.00	\$ 871.00	\$ 2,286.00	313-1090	EXCAVATOR 6K MINI	\$ 307.00	\$ 779.00	\$ 2,093.00
130-1060	BACKHOE CANOPY 4WD EXTENDAHOE	\$ 393.00	\$ 871.00	\$ 2,286.00	313-1150	EXCAVATOR 7.5K MINI	\$ 314.00	\$ 807.00	\$ 2,129.00
148-1020	MANLIFT 120' STRAIGHT W/JIB	\$ 2,064.00	\$ 8,564.00	\$ 22,879.00	529-1050	PRESSURE WASHER 3500PSI HOT	\$ 407.00	\$ 943.00	\$ 2,179.00
148-1180	MANLIFT 40' STRAIGHT W/ JIB	\$ 250.00	\$ 743.00	\$ 2,000.00	709-1030	TRASH PUMP 2" GAS	\$ 63.00	\$ 136.00	\$ 421.00
148-1310	MANLIFT 60' STRAIGHT W/ JIB	\$ 409.00	\$ 1,174.00	\$ 2,379.00	709-1040	TRASH PUMP 3" GAS	\$ 126.00	\$ 243.00	\$ 593.00
148-1360	MANLIFT 80' STRAIGHT W/ JIB	\$ 743.00	\$ 2,214.00	\$ 5,179.00	592-1240	SAW 14" CUT-OFF GAS HAND	\$ 87.00	\$ 121.00	\$ 471.00
220-1010	POWER BUGGY WHEELED 16 CF	\$ 164.00	\$ 479.00	\$ 1,193.00	601-1050	SCISSORLIFT 19' ELECTRIC	\$ 93.00	\$ 214.00	\$ 371.00
592-1810	WALK BEHIND FLOOR SAW 34-48HP	\$ 264.00	\$ 629.00	\$ 1,886.00	601-1070	SCISSORLIFT 25-26' NARROW	\$ 100.00	\$ 279.00	\$ 564.00
376-1250	STRAIGHT MAST FORKLIFT 5K PROPANE	\$ 243.00	\$ 629.00	\$ 1,221.00	601-1080	SCISSORLIFT 25-26' WIDE	\$ 121.00	\$ 279.00	\$ 564.00
376-1270	STRAIGHT MAST FORKLIFT 6K QUAD MAST	\$ 257.00	\$ 614.00	\$ 1,429.00	601-1120	SCISSORLIFT 30-33' ELECTRIC	\$ 156.00	\$ 350.00	\$ 736.00
376-1320	REACH FORKLIFT 5500 LBS 19'	\$ 400.00	\$ 807.00	\$ 2,229.00	601-1130	SCISSORLIFT 30-33' NARROW	\$ 156.00	\$ 350.00	\$ 736.00
376-1070	REACH FORKLIFT 6K 42'	\$ 279.00	\$ 893.00	\$ 2,000.00	601-1090	SCISSORLIFT 25-27' ROUGH TERRAIN	\$ 200.00	\$ 543.00	\$ 1,200.00
376-1100	REACH FORKLIFT 8K 42'	\$ 321.00	\$ 1,189.00	\$ 2,676.00	601-1140	SCISSORLIFT 30-35' ROUGH TERRAIN	\$ 223.00	\$ 594.00	\$ 1,300.00
376-1120	REACH FORKLIFT 10K 54' - 55'	\$ 471.00	\$ 1,414.00	\$ 3,786.00	601-1240	SCISSORLIFT 40' ROUGH TERRAIN	\$ 249.00	\$ 669.00	\$ 2,006.00
376-1350	REACH FORKLIFT 12K 55'	\$ 679.00	\$ 1,650.00	\$ 5,257.00	415-1020	HYDRAULIC BREAKER 250LB	\$ 264.00	\$ 621.00	\$ 1,379.00
382-1210	GENERATOR 6KW GAS	\$ 87.00	\$ 164.00	\$ 471.00	457-1180	SKIDSTEER 500LB TRACK MINI GAS	\$ 250.00	\$ 664.00	\$ 1,814.00
382-1290	GENERATOR 100KW DIESEL	\$ 371.00	\$ 821.00	\$ 2,500.00	667-1010	SKID STEER SWEEPER ATTACHMENT	\$ 119.00	\$ 243.00	\$ 664.00
382-1080	GENERATOR 20KW DIESEL TOWABLE	\$ 107.00	\$ 357.00	\$ 786.00	352-1010	STREET BROOM 8' 3-WHEEL	\$ 400.00	\$ 1,150.00	\$ 2,550.00
382-1250	GENERATOR 36KW DIESEL	\$ 214.00	\$ 564.00	\$ 1,250.00	655-1020	STREET BROOM 4-WHEEL	\$ 429.00	\$ 1,171.00	\$ 2,907.00
382-1170	GENERATOR 56KW DIESEL	\$ 193.00	\$ 629.00	\$ 1,571.00	766-1040	WATER TRAILER 500 GAL	\$ 136.00	\$ 293.00	\$ 786.00
154-1070	DEMO HAMMER 60-68 LB ELECTRIC BREAKER	\$ 94.00	\$ 150.00	\$ 457.00	739-1130	VACUUM TRAILER 500 GALLON	\$ 500.00	\$ 1,822.00	\$ 4,628.00
454-1020	LIGHT TOWER 4000W TOWABLE	\$ 136.00	\$ 307.00	\$ 593.00	715-1040	TRENCHER 48" RIDE ON	\$ 457.00	\$ 1,186.00	\$ 2,964.00
457-1220	SKIDSTEER 1500-2100LB	\$ 414.00	\$ 986.00	\$ 2,521.00	715-1020	TRENCHER 24" WALK BEHIND	\$ 171.00	\$ 529.00	\$ 1,257.00
457-1360	SKIDSTEER 2100-2800LB	\$ 571.00	\$ 1,500.00	\$ 3,736.00	715-1050	TRENCHER 55-69HP W/ ROCKWHEEL	\$ 1,364.00	\$ 3,586.00	\$ 7,607.00
457-1370	SKIDSTEER 2800-4000LB	\$ 557.00	\$ 1,736.00	\$ 3,893.00	730-1160	UTILITY VEHICLE 2 SEAT 4WD GAS	\$ 129.00	\$ 286.00	\$ 707.00
457-1190	WHEEL LOADER 2-3/4CY	\$ 643.00	\$ 2,072.00	\$ 4,715.00	730-1200	UTILITY VEHICLE 4 SEAT 4WD GAS	\$ 140.00	\$ 307.00	\$ 707.00
457-1200	WHEEL LOADER 3CY DIESEL	\$ 572.00	\$ 2,143.00	\$ 5,429.00	766-1020	WATER TRUCK 2000 GAL	\$ 357.00	\$ 1,136.00	\$ 2,857.00
457-1230	LOADER LANDSCAPER 4WD TRACTOR	\$ 286.00	\$ 786.00	\$ 2,286.00	766-1070	WATER TRUCK 2000 GAL NON-CDL	\$ 379.00	\$ 1,286.00	\$ 3,214.00
148-1090	MANLIFT 34' ARTICULATING TOWABLE	\$ 293.00	\$ 764.00	\$ 1,971.00	721-1310	DUMP TRUCK 5 CY DIESEL	\$ 350.00	\$ 857.00	\$ 2,443.00

NOTE: These equipment rates will increase (5%) per year effective on January 1st of each following year. Such rate change will be accomplished by change order to the Agreement. DPR reserves the right to remove any rate from this rate sheet if a product becomes unavailable or for any other reason necessary. The parties agree that other equipment may be added to this rate sheet at any point during the project, subject to Owner's approval. The rates are applicable to equipment owned by DPR or rented through DPR's subsidiary OES Equipment, LLC. Rental rates do not include sales tax, applicable fees, and delivery/pick-up charges.

Hotel Differentiation Schedule

FINISHES

Carpet and Pad - Material Only	FF&E
Carpet and Pad - Quantity take-off & Installation	Construction
All Other Floor Finishes	Construction
Wall Covering - Material Only	FF&E
Wall Covering - Quantity take-off & Installation	Construction
All Other Wall Finishes	Construction
Ceiling Finishes & Systems	Construction

ART, ACCESSORIES, WINDOW TREATMENT, MISC ITEMS

Artwork	FF&E
Accessories	FF&E
Artwork & Accessories Blocking & Support	Construction
Window Treatments	FF&E
Window Treatment Installation	FF&E
Window Treatment Blocking & Support	Construction
Full Length Guestroom Mirrors/Backing	Construction
Guestroom Vanity Mirrors	FF&E
Bedding - Sheets, Pillow Covers, Blankets, Duvets, Bed Pillows	OS&E
Decorative Pillow & Bolsters	FF&E
Terry Products	OS&E
Compendium / Guest Room Marketing Material	OS&E
Guestroom Safes	OS&E
Guestroom Coffee Makers	OS&E
Hangers	OS&E
Bathroom Amenities	OS&E

FURNITURE & DECORATIVE FEATURES

Back of House Furniture - Employee Facilities	OS&E
Back of House Knockdown & Movable Shelving	OS&E
Banquet Tables	OS&E
Banquet Chairs	OS&E
Trash Receptacles - BOH	OS&E
Public Restroom Vanities	Construction
Built-In Millwork (Bars, Front Desk, Banquets, BOH Millwork, etc.)	Construction
Plastic Laminate/Millwork	Construction
Water Features	Construction
Bedsets - Boxsprings, Bed Base & Mattresses	FF&E
Casegoods	FF&E
Upholstered Seating	FF&E
Headboards	FF&E
FFE Blocking	Construction
Desk Chairs	FF&E
Executive & Administrative Area Furniture	FF&E
Guestroom Bathroom Vanities	FF&E
Guestroom Bathroom Vanities Install	Construction
Trash Receptacles - Public & Guestrooms	FF&E

LIGHTING

Decorative Lighting - Plug-In & Custom Fixtures
Decorative Lighting - Bulbs & Lamps
Support Blocking for Decorative Lighting
Hardwired Decorative Lighting Installation
Hardwired, Non-custom Light Fixures
Non-custom Light Fixture Lamps
Hardwired, Non-custom Light Fixture Installation
Exterior Lighting
Additional Bulb & Lamp Supplies

FF&E
FF&E
Construction
Construction
Construction
Construction
Construction
OS&E

SYSTEMS

Check-in Kiosk
Electronic Check-in Kiosk Equipment
Public Area Sound System Equipment & Installation - DMX
Hotel Computer System Equipment & Installation (PMS, POS, etc)
MATV System Equipment & Installation
Telephone System Equipment & Installation
Card Key System Equipment & Installation
Guestroom Televisions
Public Area Televisions
Meeting Room Televisions
BOH Televisions
Employee Radio System
Television Programing
LV Cable Backbone
Meeting & Banquet Area Audio/Visual Systems
Public Area Sound System Cabling
Hotel Computer System Cabling
Fire Alarm System
BMS System
MATV System Cabling
Telephone System Cabling
Guestroom Electronic Locksets
Security & CCTV Systems
Smart Thermostats

IT
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OS&E
OS&E
IT
Construction
Construction
Construction
Construction
Construction
Construction
Construction
~~IT~~ Construction
IT
~~Owner~~ Construction

SIGNAGE

Exterior Building Signage
Exit / Code Required Signage
Interior Directional & Room Signage
Traffic & Parking Signage
Exterior Directional Signage

~~Signs~~ Construction
Construction
~~Signs~~ Construction
Construction
~~Signs~~ Construction

EQUIPMENT / OTHER

Employee Lockers
Laundry Equipment
Kitchen Equipment, including hood and grease trap
Bar Equipment
Guest Room Floor Ice Machines
Employee Facilities Appliances
Fitness Equipment

Construction
~~Construction~~ Owner
~~Construction~~ Owner
~~Construction~~ Owner
~~Construction~~ Owner
~~Equipment~~ Owner
OS&E

Owner Baytown Municipal Development District
Project Name Baytown Hotel and Conference Center
DPR Job No. D3-B20006-00

November 2, 2021
Attachment 1A, Rev 0
List of Plans, Specifications

Attachment 1A
List of Plans, Specifications

Owner Baytown Municipal Development District
Project Name Baytown Hotel and Conference Center
Address
City, ST Zip Baytown TX 77520-7625
Architect: BOKA Powell
General Contractor: DPR - Project No. D3-B20006-00

A. DRAWINGS

I. GENERAL AND LIFE SAFETY:
As prepared by **Architect:** BOKA POWELL

Number	Title	Issue	Date
	FRONT SHEET	C/S CITY COMMENTS PKG	11/13/2020
A0.01	SHEET INDEX - VOLUME 1	C/S CITY COMMENTS PKG	11/13/2020
A0.05	GENERAL INFORMATION	CORE & SHELL CD PKG	06/26/2020
A0.06	SCOPING INFORMATION	CORE & SHELL CD PKG	06/26/2020
A0.21	LIFE SAFETY PLAN - COMPOSITE LEVEL 1	100% DESIGN DEVELOPMENT	12/18/2019
A0.21a	LIFE SAFETY PLAN - LEVEL 1 AREA A	100% DESIGN DEVELOPMENT	12/18/2019
A0.21b	LIFE SAFETY PLAN - LEVEL 1 AREA B	100% DESIGN DEVELOPMENT	12/18/2019
A0.22	LIFE SAFETY PLAN - HOTEL LEVEL 2-6	100% DESIGN DEVELOPMENT	12/18/2019
A0.27	LIFE SAFETY PLAN - HOTEL LEVEL 7	100% DESIGN DEVELOPMENT	12/18/2019
A0.31	TAS 2012 INFORMATION	100% DESIGN DEVELOPMENT	12/18/2019
A0.32	TAS 2012 INFORMATION	100% DESIGN DEVELOPMENT	12/18/2019
A0.33	TAS 2012 INFORMATION	100% DESIGN DEVELOPMENT	12/18/2019
A0.36	CLEAR FLOOR SPACE	100% DESIGN DEVELOPMENT	12/18/2019
A0.51	PARTITION TYPES	CORE & SHELL CD PKG	06/26/2020
A0.52	PARTITION TYPES	CORE & SHELL CD PKG	06/26/2020
A0.54	VERTICAL / HORIZONTAL BUILDING ASSEMBLIES	CORE & SHELL CD PKG	06/26/2020
A0.71	EXTERIOR FINISH SCHEDULE	CORE & SHELL CD PKG	06/26/2020
A0.72	INTERIOR FINISH SCHEDULE - BACK OF HOUSE	100% DESIGN DEVELOPMENT	12/18/2019
A0.81	EXPANSION JOINT DETAILS - EXTERIOR	CORE & SHELL CD PKG	06/26/2020
A0.82	EXPANSION JOINT DETAILS - INTERIOR	CORE & SHELL CD PKG	06/26/2020
A0.83	EXPANSION JOINT DETAILS - ROOF	CORE & SHELL CD PKG	06/26/2020
A0.86	STANDARD BLOCKING / BACKING DETAILS	CORE & SHELL CD PKG	06/26/2020
A0.87	GYPSUM DETAILS	CORE & SHELL CD PKG	06/26/2020

II. CIVIL:
As prepared by **Civil Engineer:** KIMLEY HORN

Number	Title	Issue	Date
C-000	COVER SHEET	C/S CITY COMMENTS PKG	11/13/2020
C-100	GENERAL NOTES	E/U CITY COMMENTS PKG 3	06/01/2020
C-101	OVERALL SITE PLAN	E/U CITY COMMENTS PKG 2	04/24/2020
C-200	EROSION CONTROL PLAN	C/S CITY COMMENTS PKG	11/13/2020
C-201	EROSION CONTROL DETAILS	C/S CITY COMMENTS PKG	11/13/2020
C-300	DEMOLITION PLAN	C/S CITY COMMENTS PKG	11/13/2020
C-400	DIMENSION CONTROL & PAVING PLAN	CORE & SHELL CD PKG	06/26/2020
C-500	GRADING PLAN	CORE & SHELL CD PKG	06/26/2020
C-600	EXISTING DRAINAGE AREA MAP	E/U CITY COMMENTS PKG 2	04/24/2020
C-700	PROPOSED DRAINAGE AREA MAP	E/U CITY COMMENTS PKG 3	06/01/2020
C-701	FLOODPLAIN OVERLAY	E/U CITY COMMENTS PKG	02/18/2020
C-800	UTILITY & STORM DRAINAGE PLAN	C/S CITY COMMENTS PKG	11/13/2020
C-801	STORM DRAINAGE CALCULATIONS	E/U CITY COMMENTS PKG 3	06/01/2020
C-900	CITY CONSTRUCTION DETAILS	EARTHWORK / UNDERFLOOR	12/18/2019
C-901	CITY CONSTRUCTION DETAILS	EARTHWORK / UNDERFLOOR	12/18/2019
C-902	CITY CONSTRUCTION DETAILS	C/S CITY COMMENTS PKG	11/13/2020
C-903	CITY CONSTRUCTION DETAILS	EARTHWORK / UNDERFLOOR	12/18/2019
C-904	CITY CONSTRUCTION DETAILS	EARTHWORK / UNDERFLOOR	12/18/2019
C-905	CONSTRUCTION DETAILS	E/U CITY COMMENTS PKG 2	04/24/2020

III. LANDSCAPE:
As prepared by **Landscape Architect:** STUDIO OUTSIDE

Number	Title	Issue	Date
L0.01	GENERAL NOTES & MATERIALS LEGEND	C/S CITY COMMENTS PKG	11/13/2020
L2.00	OVERALL SITE PLAN	CORE & SHELL CD PKG	06/26/2020
L2.01	SITE PLAN	CORE & SHELL CD PKG	06/26/2020
L2.02	ENTRY SITE PLAN	CORE & SHELL CD PKG	6/26/2020
L2.03	AMENITY ENLARGEMENT SITE PLAN	C/S CITY COMMENTS PKG	11/13/2020
L3.30	AMENITY ENLARGEMENT GRADING PLAN	CORE & SHELL CD PKG	06/26/2020
L4.01	HARDSCAPE DETAILS	CORE & SHELL CD PKG	06/26/2020
L4.02	POOL DETAILS	CORE & SHELL CD PKG	06/26/2020
L5.00	OVERALL PLANTING PLAN	CORE & SHELL CD PKG	06/26/2020
L5.01	PLANTING PLAN	CORE & SHELL CD PKG	06/26/2020
L5.02	ENTRY PLANTING PLAN	CORE & SHELL CD PKG	06/26/2020
L5.03	AMENITY ENLARGEMENT PLANTING PLAN	CORE & SHELL CD PKG	06/26/2020
L5.04	PLANTING DETAILS	CORE & SHELL CD PKG	06/26/2020
L5.05	PLANTING DETAILS	C/S CITY COMMENTS PKG	11/23/2020
L6.00	OVERALL IRRIGATION PLAN	IGMP PRICING PACKAGE	10/30/2019
L6.01	IRRIGATION PLAN	IGMP PRICING PACKAGE	10/30/2019
L6.02	ENTRY IRRIGATION PLAN	IGMP PRICING PACKAGE	10/30/2019
L6.03	AMENITY ENLARGEMENT IRRIGATION PLAN	IGMP PRICING PACKAGE	10/30/2019
L6.04	IRRIGATION DETAILS	IGMP PRICING PACKAGE	10/30/2019
L6.05	IRRIGATION NOTES AND LEGEND	IGMP PRICING PACKAGE	10/30/2019

IV. ARCHITECTURAL:
As prepared by **Architect:** BOKA Powell

Number	Title	Issue	Date
A1.01	ARCHITECTURAL SITE PLAN	CORE & SHELL CD PKG	06/26/2020
A1.11	ENLARGED SITE PLAN & DETAILS	CORE & SHELL CD PKG	06/26/2020
A1.12	SITE ELEVATIONS	CORE & SHELL CD PKG	06/26/2020
A1.21	SITE DETAILS	CORE & SHELL CD PKG	06/26/2020
A2.01	COMPOSITE FLOOR PLAN - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A2.01a	FLOOR PLAN - LEVEL 1 AREA A	CORE & SHELL CD PKG	06/26/2020
A2.01b	FLOOR PLAN - LEVEL 1 AREA B	CORE & SHELL CD PKG	06/26/2020
A2.02	COMPOSITE FLOOR PLAN - LEVEL 2, 3, & 4	CORE & SHELL CD PKG	06/26/2020
A2.05	COMPOSITE FLOOR PLAN - LEVEL 5 & 6	CORE & SHELL CD PKG	06/26/2020
A2.07	COMPOSITE FLOOR PLAN - LEVEL 7	CORE & SHELL CD PKG	06/26/2020
A2.10	PORTE COCHERE - PLANS & ELEVATIONS	CORE & SHELL CD PKG	06/26/2020
A2.20	COMPOSITE ROOF PLAN - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.20a	ROOF PLAN - PODIUM AREA A	CORE & SHELL CD PKG	06/26/2020
A2.20b	ROOF PLAN - PODIUM AREA B	CORE & SHELL CD PKG	06/26/2020
A2.21	COMPOSITE ROOF PLAN - TOWER	CORE & SHELL CD PKG	06/26/2020
A2.22	ROOF DETAILS - TYPICAL SINGLE PLY MEMBRANE	CORE & SHELL CD PKG	06/26/2020
A2.23	ROOF DETAILS - PARAPET & PENTHOUSE - SINGLE PLY	CORE & SHELL CD PKG	06/26/2020
A2.24	ROOF DETAILS - ROOF HATCH & LADDERS - SINGLE PLY	CORE & SHELL CD PKG	06/26/2020
A2.31	ENLARGED FLOOR PLANS - PUBLIC RESTROOMS	CORE & SHELL CD PKG	06/26/2020
A2.32	ENLARGED FLOOR PLANS - COLLEAGUE & ADMIN RESTROOMS	CORE & SHELL CD PKG	06/26/2020
A2.33	ENLARGED FLOOR PLANS - COLLEAGUE LOCKERS	CORE & SHELL CD PKG	06/26/2020
A2.34	ENLARGED FLOOR PLANS - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A2.35	ENLARGED FLOOR PLANS - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A2.36	ENLARGED FLOOR PLANS - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A2.37	ENLARGED FLOOR PLANS - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A2.38	ENLARGED FLOOR PLANS - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A2.39	ENLARGED FLOOR PLANS - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A2.40	ENLARGED FLOOR PLANS - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A2.41	ENLARGED FLOOR PLANS - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A2.51	VERTICAL CIRCULATION PLANS - PASSENGER ELEVATORS	CORE & SHELL CD PKG	06/26/2020
A2.52	VERTICAL CIRCULATION PLANS - SERVICE ELEVATOR	CORE & SHELL CD PKG	06/26/2020
A2.53	VERTICAL CIRCULATION PLANS - PASS & SERVICE ELEVATOR	CORE & SHELL CD PKG	06/26/2020
A2.54	VERTICAL CIRCULATION PLANS - STAIR #1	CORE & SHELL CD PKG	06/26/2020
A2.55	VERTICAL CIRCULATION PLANS - STAIR #2	CORE & SHELL CD PKG	06/26/2020
A2.56	VERTICAL CIRCULATION SECTIONS - STAIR #1 & STAIR #2	CORE & SHELL CD PKG	06/26/2020
A2.61	STAIR DETAILS - METAL PAN CONCRETE FILLED	CORE & SHELL CD PKG	06/26/2020

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A2.62	STAIR DETAILS - METAL PAN CONCRETE FILLED	CORE & SHELL CD PKG	06/26/2020
A2.68	STAIR NOSING DETAILS	CORE & SHELL CD PKG	06/26/2020
A2.73	ELEVATOR DETAILS	CORE & SHELL CD PKG	06/26/2020
A2.76	LINEN CHUTE PLANS/SECTIONS/DETAILS	CORE & SHELL CD PKG	06/26/2020
A2.81	EXTERIOR BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.82	EXTERIOR BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.83	EXTERIOR BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.84	EXTERIOR BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.85	EXTERIOR BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.86	EXTERIOR BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.87	EXTERIOR BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.88	EXTERIOR BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.89	EXTERIOR BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.91	EXTERIOR BUILDING PLAN DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A2.92	EXTERIOR BUILDING PLAN DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A2.93	EXTERIOR BUILDING PLAN DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A2.94	EXTERIOR BUILDING PLAN DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A2.95	EXTERIOR BUILDING PLAN DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A2.101	INTERIORS BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.102	INTERIORS BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.103	INTERIORS BUILDING PLAN DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A2.106	INTERIORS BUILDING PLAN DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A2.107	INTERIORS BUILDING PLAN DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A3.01	DOOR TYPES, FRAMES TYPES & SCHEDULE NOTES	CORE & SHELL CD PKG	06/26/2020
A3.03	DOOR SCHEDULES PODIUM - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A3.04	DOOR SCHEDULES TOWER - HOTEL LEVELS	CORE & SHELL CD PKG	06/26/2020
A3.11	EXTERIOR DOOR DETAILS	CORE & SHELL CD PKG	06/26/2020
A3.12	INTERIOR DOOR DETAILS	CORE & SHELL CD PKG	06/26/2020
A3.13	INTERIOR DOOR DETAILS	CORE & SHELL CD PKG	06/26/2020
A3.14	DOOR SILL DETAILS	CORE & SHELL CD PKG	06/26/2020
A3.21	GLAZING TYPES - PODIUM	CORE & SHELL CD PKG	06/26/2020
A3.22	GLAZING TYPES - PODIUM	CORE & SHELL CD PKG	06/26/2020
A3.25	GLAZING TYPES - TOWER	CORE & SHELL CD PKG	06/26/2020
A3.26	GLAZING TYPES - TOWER	CORE & SHELL CD PKG	06/26/2020
A3.41	WINDOW DETAILS	CORE & SHELL CD PKG	06/26/2020
A4.01	EXTERIOR ELEVATIONS	CORE & SHELL CD PKG	06/26/2020
A4.02	EXTERIOR ELEVATIONS	CORE & SHELL CD PKG	06/26/2020
A4.03	EXTERIOR ELEVATIONS	CORE & SHELL CD PKG	06/26/2020
A4.04	EXTERIOR ELEVATIONS	CORE & SHELL CD PKG	06/26/2020
A5.01	BUILDING SECTIONS	CORE & SHELL CD PKG	06/26/2020
A5.10	EXTERIOR WALL SECTIONS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A5.11	EXTERIOR WALL SECTIONS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A5.12	EXTERIOR WALL SECTIONS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A5.13	EXTERIOR WALL SECTIONS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A5.21	EXTERIOR WALL SECTIONS - TOWER	CORE & SHELL CD PKG	06/26/2020
A5.22	EXTERIOR WALL SECTIONS - TOWER	CORE & SHELL CD PKG	06/26/2020
A5.23	EXTERIOR WALL SECTIONS - TOWER	CORE & SHELL CD PKG	06/26/2020
A5.31	EXTERIOR SECTION DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A5.32	EXTERIOR SECTION DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A5.33	EXTERIOR SECTION DETAILS - PODIUM	CORE & SHELL CD PKG	06/26/2020
A5.41	EXTERIOR SECTION DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A5.42	EXTERIOR SECTION DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A5.43	EXTERIOR SECTION DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A5.44	EXTERIOR SECTION DETAILS - TOWER	CORE & SHELL CD PKG	06/26/2020
A6.01	COMPOSITE REFLECTED CEILING PLAN - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
A6.01a	REFLECTED CEILING PLAN - LEVEL 1 AREA A	CORE & SHELL CD PKG	06/26/2020
A6.01b	REFLECTED CEILING PLAN - LEVEL 1 AREA B	CORE & SHELL CD PKG	06/26/2020
A6.02	COMPOSITE REFLECTED CEILING PLAN - LEVEL 2, 3, & 4	CORE & SHELL CD PKG	06/26/2020
A6.07	COMPOSITE REFLECTED CEILING PLAN - LEVEL 7	CORE & SHELL CD PKG	06/26/2020
A6.31	ENLARGED REFLECTED CEILING PLANS - LEVEL 1	100% DESIGN DEVELOPMENT	12/18/2019
A6.32	ENLARGED REFLECTED CEILING PLANS - LEVEL 1	100% DESIGN DEVELOPMENT	12/18/2019
A6.33	ENLARGED REFLECTED CEILING PLANS - LEVEL 1	100% DESIGN DEVELOPMENT	12/18/2019
A6.70	CEILING DETAILS	100% DESIGN DEVELOPMENT	12/18/2019
A7.01	COMPOSITE FINISH PLAN LEVEL 1	100% DESIGN DEVELOPMENT	12/18/2019
A7.01a	FINISH PLAN - LEVEL 1 AREA A	100% DESIGN DEVELOPMENT	12/18/2019
A7.01b	FINISH PLAN - LEVEL 1 AREA B	100% DESIGN DEVELOPMENT	12/18/2019
A7.02	COMPOSITE FINISH PLAN - LEVEL 2 - 6	100% DESIGN DEVELOPMENT	12/18/2019
A7.07	COMPOSITE FINISH PLAN - LEVEL 7	100% DESIGN DEVELOPMENT	12/18/2019
A7.31	INTERIOR ELEVATIONS	100% DESIGN DEVELOPMENT	12/18/2019

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A7.84	CASEWORK CUSTOM CABINET BASES	100% DESIGN DEVELOPMENT	12/18/2019
A7.85	CUSTOM CASEWORK CABINET UPPERS	100% DESIGN DEVELOPMENT	12/18/2019
A7.95	FLOOR TRANSITION DETAILS	100% DESIGN DEVELOPMENT	12/18/2019
A8.01	COMPOSITE FURNITURE PLAN - LEVEL 1	100% DESIGN DEVELOPMENT	12/18/2019
A8.01a	FURNITURE PLAN - LEVEL 1 AREA A	100% DESIGN DEVELOPMENT	12/18/2019
A8.01b	FURNITURE PLAN - LEVEL 1 AREA B	100% DESIGN DEVELOPMENT	12/18/2019
A8.02	COMPOSITE FURNITURE PLAN - LEVEL 2- 6	100% DESIGN DEVELOPMENT	12/18/2019
A8.07	COMPOSITE FURNITURE PLAN - LEVEL 7	100% DESIGN DEVELOPMENT	12/18/2019

V. INTERIORS:
As prepared by **Interior Architect:** Looney & Associates

Number	Title	Issue	Date
ID0.01	GENERAL NOTES	100% DESIGN DEVELOPMENT	12/18/2019
ID0.02	SHEET INDEX	100% DESIGN DEVELOPMENT	12/18/2019
ID0.03	SCHEDULES	100% DESIGN DEVELOPMENT	12/18/2019
ID0.05	ROOF FINISH SCHEDULE	100% DESIGN DEVELOPMENT	12/18/2019
ID2.01	OVERALL PLAN - LEVEL 1	100% DESIGN DEVELOPMENT	12/18/2019
ID2.01A	CONSTRUCTION PLAN - LEVEL 1 - AREA A	100% DESIGN DEVELOPMENT	12/18/2019
ID2.01A-A	FINISH PLAN LEVEL 01 - AREA A	100% DESIGN DEVELOPMENT	12/18/2019
ID2.01B	CONSTRUCTION PLAN - LEVEL 1 - AREA B	100% DESIGN DEVELOPMENT	12/18/2019
ID2.01B-B	FINISH PLAN LEVEL 01 - AREA B	100% DESIGN DEVELOPMENT	12/18/2019
ID2.02	OVERALL PLAN - LEVEL 02-04	100% DESIGN DEVELOPMENT	12/18/2019
ID2.07	OVERALL PLAN - LEVEL 05-07	100% DESIGN DEVELOPMENT	12/18/2019
ID2.10	ENLG CONST PLAN - BALLROOM / PREF	100% DESIGN DEVELOPMENT	12/18/2019
ID2.11	ENLG FINISH PLAN - BALLROOM / PREF	100% DESIGN DEVELOPMENT	12/18/2019
ID2.12	ENLG CONST PLAN - MTG RMS / PREF	100% DESIGN DEVELOPMENT	12/18/2019
ID2.13	ENLG FINISH PLAN - MTG RMS / PREF	100% DESIGN DEVELOPMENT	12/18/2019
ID2.20	ENLG CONST PLAN - 3 MEAL / BOARDROOMS	100% DESIGN DEVELOPMENT	12/18/2019
ID2.21	ENLG FINISH PLAN - 3 MEAL / BOARDROOMS	100% DESIGN DEVELOPMENT	12/18/2019
ID2.30	ENLG CONST PLAN - LOBBY / BAR / MARKET	100% DESIGN DEVELOPMENT	12/18/2019
ID2.31	ENLG FINISH PLAN - LOBBY / BAR / MARKET	100% DESIGN DEVELOPMENT	12/18/2019
ID2.40	ENLG CONST PLAN - POOL / FITNESS	100% DESIGN DEVELOPMENT	12/18/2019
ID2.41	ENLG FINISH PLAN - POOL / FITNESS	100% DESIGN DEVELOPMENT	12/18/2019
ID2.50	ENLG CONST PLAN - PA RESTROOMS	100% DESIGN DEVELOPMENT	12/18/2019
ID2.51	ENLG FINISH PLAN - PA RESTROOMS	100% DESIGN DEVELOPMENT	12/18/2019
ID3.01A	RCP - LEVEL 1 - AREA A	100% DESIGN DEVELOPMENT	12/18/2019
ID3.01B	RCP - LEVEL 1 - AREA B	100% DESIGN DEVELOPMENT	12/18/2019
ID3.02	RCP - LEVEL 02 - 04	100% DESIGN DEVELOPMENT	12/18/2019
ID3.07	RCP - LEVEL 05 - 07	100% DESIGN DEVELOPMENT	12/18/2019
ID4.10	ELEVATIONS - BALLROOM	100% DESIGN DEVELOPMENT	12/18/2019
ID4.11	ELEVATIONS - MEETING ROOMS / BROADCAST LOUNGE	100% DESIGN DEVELOPMENT	12/18/2019
ID4.12	ELEVATIONS - PREFUNCTION	100% DESIGN DEVELOPMENT	12/18/2019
ID4.13	ELEVATIONS - PREFUNCTION	100% DESIGN DEVELOPMENT	12/18/2019
ID4.14	ELEVATIONS - LOBBY CORRIDOR	100% DESIGN DEVELOPMENT	12/18/2019
ID4.15	ELEVATIONS - LOBBY MTG ROOM / BOARDROOM	100% DESIGN DEVELOPMENT	12/18/2019
ID4.20	ELEVATIONS - 3MEAL	100% DESIGN DEVELOPMENT	12/18/2019
ID4.21	ELEVATIONS - 3MEAL	100% DESIGN DEVELOPMENT	12/18/2019
ID4.30	ELEVATION - LOBBY / BAR	100% DESIGN DEVELOPMENT	12/18/2019
ID4.40	ELEVATIONS - RECEPTION / MARKET	100% DESIGN DEVELOPMENT	12/18/2019
ID4.50	ELEVATIONS - FITNESS / FITNESS CORRIDOR	100% DESIGN DEVELOPMENT	12/18/2019
ID4.60	ELEVATION - PA RESTROOMS	100% DESIGN DEVELOPMENT	12/18/2019
ID5.01	DETAILS - TYPICAL	100% DESIGN DEVELOPMENT	12/18/2019
ID5.10	DETAILS - BALLROOM	100% DESIGN DEVELOPMENT	12/18/2019
ID5.11	DETAILS - PREFUNCTION / BALLROOM DOOR SURROUNDS	100% DESIGN DEVELOPMENT	12/18/2019
ID5.12	DETAILS - MTG ROOM / BOARDROOM MILLWORK	100% DESIGN DEVELOPMENT	12/18/2019
ID5.13	DETAILS - PREFUNCTION MILLWORK	100% DESIGN DEVELOPMENT	12/18/2019
ID5.14	DETAILS BROADCAST LOUNGE	100% DESIGN DEVELOPMENT	12/18/2019
ID5.20	DETAILS - RESTAURANT	100% DESIGN DEVELOPMENT	12/18/2019
ID5.21	DETAILS - RESTAURANT	100% DESIGN DEVELOPMENT	12/18/2019
ID5.30	DETAILS - MAKE SPACE	100% DESIGN DEVELOPMENT	12/18/2019
ID5.31	DETAILS - LOBBY BAR	100% DESIGN DEVELOPMENT	12/18/2019
ID5.32	DETAILS - MARKET	100% DESIGN DEVELOPMENT	12/18/2019
ID5.34	DETAILS - REGISTRATION AREA	100% DESIGN DEVELOPMENT	12/18/2019
ID5.40	DETAILS - FITNESS MILLWORK	100% DESIGN DEVELOPMENT	12/18/2019
ID6.01A	FFE PLAN - LEVEL 1 AREA A	100% DESIGN DEVELOPMENT	12/18/2019
ID6.01B	FFE PLAN - LEVEL 1 AREA B	100% DESIGN DEVELOPMENT	12/18/2019
ID6.10	ENLG FFE PLAN - BALLROOM / PREF	100% DESIGN DEVELOPMENT	12/18/2019
ID6.11	ENLG FFE PLAN - MEETING ROOMS / PREF	100% DESIGN DEVELOPMENT	12/18/2019

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ID6.20	ENLG FFE PLAN - 3MEAL / BOARDROOMS	100% DESIGN DEVELOPMENT	12/18/2019
ID6.30	ENLG FFE PLAN - LOBBY / BAR / MARKET	100% DESIGN DEVELOPMENT	12/18/2019
ID6.40	ENLG FFE - POOL / FITNESS	100% DESIGN DEVELOPMENT	12/18/2019
ID6.50	ENLG FFE PLAN - PA RESTROOMS	100% DESIGN DEVELOPMENT	12/18/2019
ID7.10	GUESTROOM CORRIDOR	100% DESIGN DEVELOPMENT	12/18/2019
ID7.11	GUESTROOM CORRIDOR	100% DESIGN DEVELOPMENT	12/18/2019
ID7.12	GST ELEVATOR LOBBY	100% DESIGN DEVELOPMENT	12/18/2019
ID7.13	ELEVATOR CABS	100% DESIGN DEVELOPMENT	12/18/2019
ID7.20	GUESTROOMS - K-1-C	100% DESIGN DEVELOPMENT	12/18/2019
ID7.21	GUESTROOM - K-1-C ADA-S	100% DESIGN DEVELOPMENT	12/18/2019
ID7.22	GUESTROOM - K-1-C ADA-T	100% DESIGN DEVELOPMENT	12/18/2019
ID7.23	GUESTROOM K-2	100% DESIGN DEVELOPMENT	12/18/2019
ID7.24	GUESTROOM K-3	100% DESIGN DEVELOPMENT	12/18/2019
ID7.25	GUESTROOM K-4-C	100% DESIGN DEVELOPMENT	12/18/2019
ID7.26	GUESTROOM K-5	100% DESIGN DEVELOPMENT	12/18/2019
ID7.27	GUESTROOM QQ-1-C	100% DESIGN DEVELOPMENT	12/18/2019
ID7.28	GUESTROOM QQ-1-C ADA-S	100% DESIGN DEVELOPMENT	12/18/2019
ID7.29	GUESTROOM QQ-1-C ADA-T	100% DESIGN DEVELOPMENT	12/18/2019
ID7.30	GUESTROOM QQ-3-C ADA-S	100% DESIGN DEVELOPMENT	12/18/2019
ID7.31	GUESTROOM - ES-1-C	100% DESIGN DEVELOPMENT	12/18/2019
ID7.32	GUESTROOM - ES-1-C	100% DESIGN DEVELOPMENT	12/18/2019
ID7.33	GUESTROOM - ES-2-C	100% DESIGN DEVELOPMENT	12/18/2019
ID7.34	GUESTROOM - ES-2-C	100% DESIGN DEVELOPMENT	12/18/2019
ID7.35	GUESTROOM - PS-1	100% DESIGN DEVELOPMENT	12/18/2019
ID7.36	GUESTROOM - PS-1	100% DESIGN DEVELOPMENT	12/18/2019
ID7.37	GUESTROOM - PS-1	100% DESIGN DEVELOPMENT	12/18/2019
ID8.01	GUESTROOM DETAILS	100% DESIGN DEVELOPMENT	12/18/2019

VI. GENERAL VOL 2

As prepared by **Architect:** BOKA Powell

Number	Title	Issue	Date
	FRONT SHEET	C/S CITY COMMENTS PKG	11/13/2020
A2.02	SHEET INDEX - VOLUME II	C/S CITY COMMENTS PKG	11/13/2020

VII. STRUCTURAL - PODIUM:

As prepared by **Structural Engineer:** THORNTON TOMASETTI

Number	Title	Issue	Date
SP0.00	COVER SHEET & DRAWINGS LIST	CORE & SHELL	5/28/2020
SP0.01	GENERAL NOTES	EARTHWORK / UNDERFLOOR	12/18/2019
SP0.02	GENERAL NOTES	CORE & SHELL	5/28/2020
SP0.11	BUILDING AXONOMETRIC	EARTHWORK / UNDERFLOOR	12/18/2019
SP0.12	BUILDING AXONOMETRIC	EARTHWORK / UNDERFLOOR	12/18/2019
SP0.21	LAP SPLICE SCHEDULE	EARTHWORK / UNDERFLOOR	12/18/2019
SP0.31	TYPICAL LEGENDS AND SYMBOLS	CORE & SHELL	5/28/2020
SP0.41	LOAD DIAGRAMS	EARTHWORK / UNDERFLOOR	12/18/2019
SP0.42	WIND LOAD DIAGRAMS	EARTHWORK / UNDERFLOOR	12/18/2019
SP0.43	PODIUM LOAD DIAGRAM	CORE & SHELL PKG	06/26/2020
SP2.01	COMPOSITE FOUNDATION & FRAMING PLAN - LEVEL 1	EARTHWORK / UNDERFLOOR	12/18/2019
SP2.01a	FOUNDATION & FRAMING PLAN - LEVEL 1 AREA A	CORE & SHELL	5/28/2020
SP2.01aR	REINFORCEMENT PLAN - LEVEL 1 AREA A	CORE & SHELL PKG	06/26/2020
SP2.01b	FOUNDATION & FRAMING PLAN - LEVEL 1 AREA B	CORE & SHELL	5/28/2020
SP2.01bR	REINFORCEMENT PLAN - LEVEL 1 AREA B	CORE & SHELL PKG	06/26/2020
SP2.02	COMPOSITE FRAMING PLAN - LEVEL 2	CORE & SHELL PKG	06/26/2020
SP2.02a	FRAMING PLAN - LEVEL 2 AREA A	CORE & SHELL PKG	06/26/2020
SP2.02b	FRAMING PLAN - LEVEL 2 AREA B	CORE & SHELL PKG	06/26/2020
SP2.21	PARTIAL FRAMING PLANS	CORE & SHELL PKG	06/26/2020
SP3.01	TYPICAL FOUNDATION DETAILS	CORE & SHELL	5/28/2020
SP3.02	TYPICAL FOUNDATION DETAILS	EARTHWORK / UNDERFLOOR	12/18/2019
SP3.03	TYPICAL FOUNDATION DETAILS	CORE & SHELL	5/28/2020
SP3.11	FOUNDATION SECTIONS AND DETAILS	CORE & SHELL	5/28/2020
SP3.12	FOUNDATION SECTIONS AND DETAILS	CORE & SHELL	5/28/2020
SP3.13	FOUNDATION SECTIONS AND DETAILS	CORE & SHELL	5/28/2020
SP3.14	FOUNDATION SECTIONS AND DETAILS	CORE & SHELL	5/28/2020
SP4.12	TYPICAL CONCRETE COLUMN DETAILS AND SCHEDULES	CORE & SHELL PKG	06/26/2020
SP4.31	TYPICAL CONCRETE ONE-WAY SLAB DETAILS	CORE & SHELL PKG	06/26/2020
SP4.32	TYPICAL CONCRETE SLAB DETAILS	CORE & SHELL PKG	06/26/2020

Owner Baytown Municipal Development District
Project Name Baytown Hotel and Conference Center
DPR Job No. D3-B20006-00

November 2, 2021

Attachment 1A, Rev 0

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SP4.33	TYPICAL CONCRETE TWO-WAY SLAB DETAILS	CORE & SHELL PKG	06/26/2020
SP4.34	TYPICAL CONCRETE TWO-WAY SLAB DETAILS	CORE & SHELL PKG	06/26/2020
SP4.41	CONCRETE BEAM SCHEDULE	CORE & SHELL PKG	06/26/2020
SP4.42	TYPICAL CONCRETE BEAM DETAILS	CORE & SHELL PKG	06/26/2020
SP4.43	CONCRETE BEAM DETAILS	CORE & SHELL PKG	06/26/2020
SP4.51	CONCRETE SECTIONS AND DETAILS	CORE & SHELL PKG	06/26/2020
SP6.02	STEEL COLUMN TYPICAL DETAILS	CORE & SHELL PKG	06/26/2020
SP6.12	TYPICAL STEEL BRACES FRAMED DETAILS	CORE & SHELL PKG	06/26/2020
SP6.13	STEEL BRACED FRAME ELEVATIONS	CORE & SHELL PKG	06/26/2020
SP6.14	STEEL BRACED FRAME ELEVATIONS	CORE & SHELL PKG	06/26/2020
SP6.21	TYPICAL STEEL DETAILS	CORE & SHELL PKG	06/26/2020
SP6.22	TYPICAL STEEL DETAILS	CORE & SHELL PKG	06/26/2020
SP6.23	TYPICAL STEEL DETAILS	CORE & SHELL PKG	06/26/2020
SP6.24	TYPICAL STEEL DETAILS	CORE & SHELL PKG	06/26/2020
SP6.25	TYPICAL STEEL DETAILS	CORE & SHELL PKG	06/26/2020
SP6.31	STEEL SECTIONS	CORE & SHELL PKG	06/26/2020
SP6.32	STEEL SECTIONS	CORE & SHELL PKG	06/26/2020
SP6.33	STEEL SECTIONS	CORE & SHELL PKG	06/26/2020
SP8.01	TYPICAL MASONRY NON-BEARING WALL DETAILS	CORE & SHELL PKG	06/26/2020
SP8.02	TYPICAL MASONRY NON-BEARING WALL DETAILS	CORE & SHELL PKG	06/26/2020

VIII.

STRUCTURAL - TOWER:

As prepared by **Structural Engineer:** THORNTON TOMASETTI

Number	Title	Issue	Date
ST1.00	SYMBOLS, ABBREVIATIONS AND SHEET INDEX	CORE & SHELL PKG	06/26/2020
ST1.01	STRUCTURAL GENERAL NOTES	CORE & SHELL PKG	06/26/2020
ST2.01	LOADS TO PODIUM - LEVEL 2	CORE & SHELL PKG	06/26/2020
ST2.02	FLOOR FRAMING PLAN - LEVEL 2	CORE & SHELL PKG	06/26/2020
ST2.03	FLOOR FRAMING PLAN - LEVEL 3 THRU 5	CORE & SHELL PKG	06/26/2020
ST2.04	FLOOR FRAMING PLAN - LEVEL 6	CORE & SHELL PKG	06/26/2020
ST2.05	FLOOR FRAMING PLAN - LEVEL 7	CORE & SHELL PKG	06/26/2020
ST2.06	ROOF FRAMING PLAN	CORE & SHELL PKG	06/26/2020
ST3.00	WALL ELEVATIONS	CORE & SHELL PKG	06/26/2020
ST3.01	WALL ELEVATIONS	CORE & SHELL PKG	06/26/2020
ST5.01	TYPICAL CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST5.02	TYPICAL CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST5.03	TYPICAL CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST5.04	TYPICAL CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST5.05	TYPICAL CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST5.06	TYPICAL CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST5.10	TYPICAL CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST5.11	TYPICAL INTERIOR LOAD BEARING CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST5.12	TYPICAL EXTERIOR CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST6.01	TYPICAL STEEL DECK DETAILS	CORE & SHELL PKG	06/26/2020
ST7.01	TYPICAL INTERIOR NON-LOAD BEARING CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST7.02	TYPICAL INTERIOR NON-LOAD BEARING CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST7.03	TYPICAL INTERIOR NON-LOAD BEARING CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST7.04	TYPICAL INTERIOR NON-LOAD BEARING CFS FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST7.05	TYPICAL CFS WALL INTERSECTION FRAMING DETAILS	CORE & SHELL PKG	06/26/2020
ST8.01	TYPICAL ELEVATOR DETAILS	CORE & SHELL PKG	06/26/2020

IX.

MECHANICAL:

As prepared by **Mechanical Engineer:** BLUM Consulting Engineers

Number	Title	Issue	Date
MEPF1.00	SITE PLAN	CORE & SHELL CD PKG	06/26/2020
M0.00	NOTES, SYMBOLS, LEGEND & ABBREVIATIONS	CORE & SHELL CD PKG	06/26/2020
M2.01	COMPOSITE FLOOR PLAN - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
M2.01a	FLOOR PLAN - LEVEL 1 AREA A	CORE & SHELL CD PKG	06/26/2020
M2.01b	FLOOR PLAN - LEVEL 1 AREA B	CORE & SHELL CD PKG	06/26/2020
M2.02	COMPOSITE FLOOR PLAN - LEVEL 2 - 6	CORE & SHELL CD PKG	06/26/2020
M2.07	COMPOSITE FLOOR PLAN - LEVEL 7	CORE & SHELL CD PKG	06/26/2020
M2.20	COMPOSITE ROOF PLAN - PODIUM	CORE & SHELL CD PKG	06/26/2020
M2.20a	ROOF PLAN - PODIUM AREA A	CORE & SHELL CD PKG	06/26/2020
M2.20b	ROOF PLAN - PODIUM AREA B	CORE & SHELL CD PKG	06/26/2020
M2.21	COMPOSITE ROOF PLAN - TOWER	CORE & SHELL CD PKG	06/26/2020
M2.41	ENLARGED FLOOR PLANS - GUEST ROOMS	CORE & SHELL CD PKG	06/26/2020

M2.42	ENLARGED FLOOR PLANS - GUEST ROOMS	CORE & SHELL CD PKG	06/26/2020
M2.43	ENLARGED FLOOR PLANS - GUEST ROOMS	CORE & SHELL CD PKG	06/26/2020
M4.01	TYPICAL HOTEL RISERS	CORE & SHELL CD PKG	06/26/2020
M5.01	CHILLED WATER PIPING SCHEMATIC	CORE & SHELL CD PKG	06/26/2020
M5.11	AHU FLOW DIAGRAMS	CORE & SHELL CD PKG	06/26/2020
M6.01	SCHEDULES	CORE & SHELL CD PKG	06/26/2020
M6.11	SCHEDULES	CORE & SHELL CD PKG	06/26/2020
M6.21	SCHEDULES	CORE & SHELL CD PKG	06/26/2020
M6.31	SCHEDULES	CORE & SHELL CD PKG	06/26/2020
M6.91	SCHEDULES	CORE & SHELL CD PKG	06/26/2020
M7.01	DETAILS	CORE & SHELL CD PKG	06/26/2020
M7.02	DETAILS	CORE & SHELL CD PKG	06/26/2020
M7.03	DETAILS	CORE & SHELL CD PKG	06/26/2020
M7.04	DETAILS	CORE & SHELL CD PKG	06/26/2020
M7.05	DETAILS	CORE & SHELL CD PKG	06/26/2020

X. PLUMBING:

As prepared by **PLUMBING Engineer:** BLUM Consulting Engineers

Number	Title	Issue	Date
PF0.00	NOTES, SYMBOLS, LEGEND & ABBREVIATIONS	CORE & SHELL CD PKG	06/26/2020
PF2.00	COMPOSITE UNDERFLOOR PLAN - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
PF2.00a	UNDERFLOOR PLAN - LEVEL 1 AREA A	CORE & SHELL CD PKG	06/26/2020
PF2.00b	UNDERFLOOR PLAN - LEVEL 1 AREA B	C/S CITY COMMENTS PKG	11/13/2020
PF2.01	COMPOSITE FLOOR PLAN - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
PF2.01a	FLOOR PLAN - LEVEL 1 AREA A	C/S CITY COMMENTS PKG	11/13/2020
PF2.01b	FLOOR PLAN - LEVEL 1 AREA B	C/S CITY COMMENTS PKG	11/13/2020
PF2.02	COMPOSITE FLOOR PLAN - LEVEL 2 - 6	CORE & SHELL CD PKG	06/26/2020
PF2.07	COMPOSITE FLOOR PLAN - LEVEL 7	CORE & SHELL CD PKG	06/26/2020
PF2.20	COMPOSITE ROOF PLAN - PODIUM	CORE & SHELL CD PKG	06/26/2020
PF2.20a	ROOF PLAN - PODIUM AREA A	CORE & SHELL CD PKG	06/26/2020
PF2.20b	ROOF PLAN - PODIUM AREA B	CORE & SHELL CD PKG	06/26/2020
PF2.21	COMPOSITE ROOF PLAN - TOWER	CORE & SHELL CD PKG	06/26/2020
PF2.39	ENLARGED FLOOR PLANS - GUEST ROOMS	100% DESIGN DEVELOPMENT	12/18/2019
PF2.40	ENLARGED FLOOR PLANS - GUEST ROOMS	100% DESIGN DEVELOPMENT	12/18/2019
PF2.41	ENLARGED LEVEL 01 RESTROOM	100% DESIGN DEVELOPMENT	12/18/2019
PF2.42	ENLARGED LEVEL 01 PUMP / BOILER ROOM	CORE & SHELL CD PKG	06/26/2020
PF2.43	ENLARGED LEVEL 01 MAIN RESTROOMS	100% DESIGN DEVELOPMENT	12/18/2019
PF2.44	ENLARGED LEVEL 01 FIRE PUMP ROOM	CORE & SHELL CD PKG	06/26/2020
PF2.45	ENLARGED LEVEL 01 MAIN KITCHEN	CORE & SHELL CD PKG	06/26/2020
PF2.46	ENLARGED LEVEL 01 RESTROOM	CORE & SHELL CD PKG	06/26/2020
PF2.48	ENLARGED LEVEL 01 MAIN RESTROOM	CORE & SHELL CD PKG	06/26/2020
PF5.01	RISER DIAGRAM - FIRE PROTECTION	CORE & SHELL CD PKG	06/26/2020
PF5.02	RISER DIAGRAM - DOMESTIC WATER	CORE & SHELL CD PKG	06/26/2020
PF5.03	ISOMETRIC DIAGRAM - GREASE WASTE	CORE & SHELL CD PKG	06/26/2020
PF5.04	RISER DIAGRAM - NATURAL GAS	C/S CITY COMMENTS PKG	11/13/2020
PF6.01	SCHEDULES - PLUMBING & FIRE PROTECTION	CORE & SHELL CD PKG	06/26/2020
PF7.01	DETAILS - FIRE PROTECTION	CORE & SHELL CD PKG	06/26/2020
PF7.02	DETAILS - PLUMBING	CORE & SHELL CD PKG	06/26/2020

XI. ELECTRICAL:

As prepared by **Electrical Engineer:** BLUM Consulting Engineers

Number	Title	Issue	Date
E0.00	NOTES, SYMBOLS, LEGEND & ABBREVIATIONS	CORE & SHELL CD PKG	06/26/2020
E2.00	COMPOSITE UNDERFLOOR PLAN - ELECTRICAL	CORE & SHELL CD PKG	06/26/2020
E2.01	COMPOSITE FLOOR PLAN - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
E2.01a	FLOOR PLAN - LEVEL 1 AREA A	CORE & SHELL CD PKG	06/26/2020
E2.01b	FLOOR PLAN - LEVEL 1 AREA B	CORE & SHELL CD PKG	06/26/2020
E2.02	COMPOSITE FLOOR PLAN - LEVEL 2 - 6	CORE & SHELL CD PKG	06/26/2020
E2.07	COMPOSITE FLOOR PLAN - LEVEL 7	CORE & SHELL CD PKG	06/26/2020
E2.20	COMPOSITE ROOF PLAN - PODIUM	CORE & SHELL CD PKG	06/26/2020
E2.20a	ROOF PLAN - PODIUM AREA A	CORE & SHELL CD PKG	06/26/2020
E2.20b	ROOF PLAN - PODIUM AREA B	CORE & SHELL CD PKG	06/26/2020
E2.21	COMPOSITE ROOF PLAN - TOWER	CORE & SHELL CD PKG	06/26/2020
E2.39	ENLARGED FLOOR PLANS - GUEST ROOMS	100% DESIGN DEVELOPMENT	12/18/2019

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E2.40	ENLARGED FLOOR PLANS - GUEST ROOMS	100% DESIGN DEVELOPMENT	12/18/2019
E3.01	COMPOSITE REFLECTED CEILING PLAN - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
E3.01a	REFLECTED CEILING PLAN - LEVEL 1 AREA A	CORE & SHELL CD PKG	06/26/2020
E3.01b	REFLECTED CEILING PLAN - LEVEL 1 AREA B	CORE & SHELL CD PKG	06/26/2020
E4.01	ENLARGED KITCHEN PLAN	100% DESIGN DEVELOPMENT	12/18/2019
E5.00	FEEDER SCHEDULE	CORE & SHELL CD PKG	06/26/2020
E5.01	ELECTRICAL RISER DIAGRAM	CORE & SHELL CD PKG	06/26/2020
E5.10	ELECTRICAL ONE-LINE DIAGRAMS	CORE & SHELL CD PKG	06/26/2020
E5.11	ELECTRICAL ONE-LINE DIAGRAMS	CORE & SHELL CD PKG	06/26/2020
E6.01	LIGHTING FIXTURE SCHEDULES	CORE & SHELL CD PKG	06/26/2020
E6.10	PANEL BOARD SCHEDULES	CORE & SHELL CD PKG	06/26/2020
E6.11	PANEL BOARD SCHEDULES	CORE & SHELL CD PKG	06/26/2020
E6.12	PANEL BOARD SCHEDULES	CORE & SHELL CD PKG	06/26/2020
E6.23	ENLARGED REFLECTED CEILING PLANS - GUEST ROOMS	100% DESIGN DEVELOPMENT	12/18/2019
E6.24	ENLARGED REFLECTED CEILING PLANS - GUEST ROOMS	100% DESIGN DEVELOPMENT	12/18/2019
E7.01	ELECTRICAL DETAILS	CORE & SHELL CD PKG	06/26/2020

XII. LIGHTING:
As prepared by **Electrical Engineer:** BLUM Consulting Engineers

Number	Title	Issue	Date
LD1.01	SITE LIGHTING PLAN	CORE & SHELL CD PKG	06/26/2020
LD3.01a	LIGHTING PLAN - LEVEL 1 AREA A	100% DESIGN DEVELOPMENT	12/18/2019
LD3.01b	LIGHTING PLAN - LEVEL 1 AREA B	100% DESIGN DEVELOPMENT	12/18/2019
LD3.02	LIGHTING PLAN - TYP. GUESTROOM CORRIDOR LEVELS 2-6	100% DESIGN DEVELOPMENT	12/18/2019
LD7.01	LIGHTING PLAN - TYPICAL GUESTROOMS	100% DESIGN DEVELOPMENT	12/18/2019

XIII. TECHNOLOGY:
As prepared by **TECHNOLOGY ENGINEER:** BLUM Consulting Engineers

Number	Title	Issue	Date
T0.01	TECHNOLOGY LEGEND & COVER SHEET	CORE & SHELL CD PKG	06/26/2020
T2.00	TECHNOLOGY SITE PLAN	CORE & SHELL CD PKG	06/26/2020
T2.01	OVERALL TECHNOLOGY FLOOR PLAN - LEVEL 1	CORE & SHELL CD PKG	06/26/2020
T2.01A-SCF	STRUCTURED CABLING FLOOR PLAN - LEVEL 1 - AREA A	CORE & SHELL CD PKG	06/26/2020
T2.01A-SSF	SECURITY SYSTEM FLOOR PLAN - LEVEL 1 - AREA A	CORE & SHELL CD PKG	06/26/2020
T2.01B-SCF	STRUCTURED CABLING FLOOR PLAN - LEVEL 1 - AREA B	CORE & SHELL CD PKG	06/26/2020
T2.01B-SSF	SECURITY SYSTEM FLOOR PLAN - LEVEL 1 - AREA B	CORE & SHELL CD PKG	06/26/2020
T2.02-SCF	STRUCTURED CABLING FLOOR PLAN - LEVEL 2, 3, & 4	CORE & SHELL CD PKG	06/26/2020
T2.02-SSF	SECURITY SYSTEM FLOOR PLAN - LEVEL 2 - 6	CORE & SHELL CD PKG	06/26/2020
T2.05-SCF	STRUCTURED CABLING FLOOR PLAN - LEVELS 5 & 6	CORE & SHELL CD PKG	06/26/2020
T2.07-SCF	STRUCTURED CABLING FLOOR PLAN - LEVEL 7	CORE & SHELL CD PKG	06/26/2020
T2.07-SSF	SECURITY SYSTEM FLOOR PLAN - LEVEL 7	CORE & SHELL CD PKG	06/26/2020
T2.11A	REFLECTED CEILING PLAN - LEVEL 1 - AREA A	100% DESIGN DEVELOPMENT	12/18/2018
T2.11B	REFLECTED CEILING PLAN - LEVEL 1 - AREA B	100% DESIGN DEVELOPMENT	12/18/2018
T3.01	GUESTROOM LARGE SCALES	100% DESIGN DEVELOPMENT	12/18/2018
T3.02	GUESTROOM LARGE SCALES	100% DESIGN DEVELOPMENT	12/18/2018
T3.03	GUESTROOM LARGE SCALES	100% DESIGN DEVELOPMENT	12/18/2018
T3.11	TELECOM ROOM LARGE SCALES	100% DESIGN DEVELOPMENT	12/18/2018
T4.01	MDF - IDF - AV ROOM LARGE SCALES	CORE & SHELL CD PKG	06/26/2020
T4.11	TELECOM ROOM EQUIPMENT ELEVATIONS	CORE & SHELL CD PKG	06/26/2020
T4.12	TELECOM ROOM EQUIPMENT ELEVATIONS	CORE & SHELL CD PKG	06/26/2020
T5.01	DETAILS	100% DESIGN DEVELOPMENT	12/18/2018
T6.01	TECHNOLOGY CONDUIT RISER DIAGRAM	CORE & SHELL CD PKG	06/26/2020
T6.02	TECHNOLOGY BACKBONE RISER DIAGRAM	CORE & SHELL CD PKG	06/26/2020

IXV. FOOD SERVICE:
As prepared by **FOODSERVICE DESIGN:** WORRELL DESIGN GROUP

Number	Title	Issue	Date
FS1.00	FOODSERVICE EQUIPMENT PLAN	100% DESIGN DEVELOPMENT	12/18/2019
FS1.01	FOODSERVICE EQUIPMENT PLAN / SCHEDULE	100% DESIGN DEVELOPMENT	12/18/2019
FS1.02	FOODSERVICE EQUIPMENT PLAN - LEVEL 2 - 7	100% DESIGN DEVELOPMENT	12/18/2019

B. SPECIFICATIONS

I. **SPECIFICATIONS:**
As prepared by Architect: BOKA POWELL

Number	Title	Issue	Date
DIV. 00	PROCUREMENT AND CONTRACTING REQUIREMENTS		
000107	PROFESSIONAL SEALS PAGE	CORE & SHELL CD PKG	06/26/2020
000110	TABLE OF CONTENTS	CORE & SHELL CD PKG	06/26/2020
003132	GEOTECHNICAL DATA	CORE & SHELL CD PKG	06/26/2020
003132x	GETECHNICAL REPORT	CORE & SHELL CD PKG	06/26/2020
007000	GENERAL CONDITIONS	CORE & SHELL CD PKG	06/26/2020
007300	SUPPLEMENTARY CONDITIONS - 2017	CORE & SHELL CD PKG	06/26/2020
DIV. 01	GENERAL REQUIREMENTS		
011000	SUMMARY	CORE & SHELL CD PKG	06/26/2020
012100	ALLOWANCES	CORE & SHELL CD PKG	06/26/2020
012500	SUBSTITUTIONS PROCEDURES	CORE & SHELL CD PKG	06/26/2020
012500.13	SUBSTITUTION REQUEST FORM	CORE & SHELL CD PKG	06/26/2020
012600	CONTRACT MODIFICATION PROCEDURES	CORE & SHELL CD PKG	06/26/2020
012900	PAYMENT PROCEDURES	CORE & SHELL CD PKG	06/26/2020
013100	PROJECT MANAGEMENT AND COORDINATION	CORE & SHELL CD PKG	06/26/2020
013200	CONSTRUCTION PROGRESS DOCUMENTATION	CORE & SHELL CD PKG	06/26/2020
013233	PHOTGRAPHIC DOCUMENTATION	CORE & SHELL CD PKG	06/26/2020
013300	SUBMITTAL PROCEDURES	CORE & SHELL CD PKG	06/26/2020
014000	QUALITY REQUIREMENTS	CORE & SHELL CD PKG	06/26/2020
014100	REGULATORY REQUIREMENTS	CORE & SHELL CD PKG	06/26/2020
014200	REFERENCES	CORE & SHELL CD PKG	06/26/2020
015000	TEMPORARY FACILITIES AND CONTROLS	CORE & SHELL CD PKG	06/26/2020
015713	EROSION AND SEDIMENTATION CONTROLS	CORE & SHELL CD PKG	06/26/2020
015720	INDOOR AIR QUALITY PLAN DURING CONSTRUCTION	CORE & SHELL CD PKG	06/26/2020
016000	PRODUCT REQUIREMENTS	CORE & SHELL CD PKG	06/26/2020
017300	EXECUTION	CORE & SHELL CD PKG	06/26/2020
017419	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	CORE & SHELL CD PKG	06/26/2020
017700	CLOSEOUT PROCEDURES	CORE & SHELL CD PKG	06/26/2020
017823	OPERATION AND MAINTENANCE DATA	CORE & SHELL CD PKG	06/26/2020
017839	PROJECT RECORD DOCUMENTS	CORE & SHELL CD PKG	06/26/2020
017900	DEMONSTRATION AND TRAINING	CORE & SHELL CD PKG	06/26/2020
018113.19	SUSTAINABLE DESIGN REQUIREMENTS	CORE & SHELL CD PKG	06/26/2020
DIV. 02	SITE REQUIREMENTS		
	NOT USED		
DIV. 03	CONCRETE		
031000	CONCRETE FORMWORK	CORE & SHELL CD PKG	06/26/2020
032000	CONCRETE REINFORCEMENT	CORE & SHELL CD PKG	06/26/2020
033000	CAST IN PLACE CONCRETE	CORE & SHELL CD PKG	06/26/2020
033035	UNDER SLAB SHEET VAPOR BARRIER	CORE & SHELL CD PKG	06/26/2020
033053	LANDSCAPE CAST-IN-PLACE CONCRETE	CORE & SHELL CD PKG	06/26/2020
DIV. 04	MASONRY		
042200	CONCRETE UNIT MASONRY	CORE & SHELL CD PKG	06/26/2020
047200	CAST STONE MASONRY	CORE & SHELL CD PKG	06/26/2020
DIV. 05	METALS		
051200	STRUCTURAL STEEL	CORE & SHELL CD PKG	06/26/2020
052000	STEEL JOISTS	CORE & SHELL CD PKG	06/26/2020
053000	STEEL DECK	CORE & SHELL CD PKG	06/26/2020
054000	COLD-FORMED METAL FRAMING	CORE & SHELL CD PKG	06/26/2020
054001	STRUCTURAL COLD FORMED METAL FRAMING (KPFF)	CORE & SHELL CD PKG	06/26/2020
055000	METAL FABRICATIONS	CORE & SHELL CD PKG	06/26/2020
055005	LANDSCAPE METAL FABRICATIONS	CORE & SHELL CD PKG	06/26/2020
055113	METAL PAN STAIRS	CORE & SHELL CD PKG	06/26/2020
055213	PIPE AND TUBE RAILINGS	CORE & SHELL CD PKG	06/26/2020
DIV. 06	WOOD, PLASTICS, AND COMPOSITES		
061053	MISCELLANEOUS ROUGH CARPENTRY	CORE & SHELL CD PKG	06/26/2020
061643	GYPSUM SHEATHING	CORE & SHELL CD PKG	06/26/2020

DIV. 07	<u>THERMAL AND MOISTURE PROTECTION</u>		
071400	ELEVATOR PIT WATERPROOFING	CORE & SHELL CD PKG	06/26/2020
072100	THERMAL INSULATION	CORE & SHELL CD PKG	06/26/2020
072129	SPRAY-APPLIED INSULATION	CORE & SHELL CD PKG	06/26/2020
072726	FLUID-APPLIED MEMBRANE AIR BARRIERS	CORE & SHELL CD PKG	06/26/2020
074213.13	FORMER METAL WALL PANELS	CORE & SHELL CD PKG	06/26/2020
074213.23	METAL COMPOSITE MATERIAL WALL PANELS	CORE & SHELL CD PKG	06/26/2020
075423	THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING	CORE & SHELL CD PKG	06/26/2020
076200	SHEET METAL FLASHING AND TRIM	CORE & SHELL CD PKG	06/26/2020
076210	FLEXIBLE FLASHING	CORE & SHELL CD PKG	06/26/2020
077100	ROOF SPECIALTIES	CORE & SHELL CD PKG	06/26/2020
077129	MANUFACTURED ROOF EXPANSION JOINTS	CORE & SHELL CD PKG	06/26/2020
077200	ROOF ACCESSORIES	CORE & SHELL CD PKG	06/26/2020
078100	APPLIED FIREPROOFING	CORE & SHELL CD PKG	06/26/2020
078413	PENETRATION FIRESTOPPING	CORE & SHELL CD PKG	06/26/2020
078443	JOINT FIRESTOPPING	CORE & SHELL CD PKG	06/26/2020
079200	JOINT SEALANTS	CORE & SHELL CD PKG	06/26/2020
079205	LANDSCAPE JOINT SEALER	CORE & SHELL CD PKG	06/26/2020
079219	ACOUSTICAL JOINT SEALANTS	CORE & SHELL CD PKG	06/26/2020
079513.13	INTERIOR EXPANSION JOINT COVER ASSEMBLIES	CORE & SHELL CD PKG	06/26/2020
079513.16	EXTERIOR EXPANSION JOINT COVER ASSEMBLIES	CORE & SHELL CD PKG	06/26/2020
DIV. 08	<u>OPENINGS</u>		
081113	HOLLOW METAL DOORS AND FRAMES	CORE & SHELL CD PKG	06/26/2020
081416	FLUSH WOOD DOORS	CORE & SHELL CD PKG	06/26/2020
083113	ACCESS DOORS AND FRAMES	CORE & SHELL CD PKG	06/26/2020
083323	OVERHEAD COILING DOORS	CORE & SHELL CD PKG	06/26/2020
084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	CORE & SHELL CD PKG	06/26/2020
084229.23	SLIDING AUTOMATIC ENTRANCES	CORE & SHELL CD PKG	06/26/2020
084413	GLAZED ALUMINUM CURTAIN WALLS	CORE & SHELL CD PKG	06/26/2020
085113	ALUMINUM WINDOWS	CORE & SHELL CD PKG	06/26/2020
087100	DOOR HARDWARE	CORE & SHELL CD PKG	06/26/2020
088000	GLAZING	CORE & SHELL CD PKG	06/26/2020
089119	FIXED LOUVERS	CORE & SHELL CD PKG	06/26/2020
DIV. 09	<u>FINISHES</u>		
092116.23	GYPSUM BOARD SHAFT WALL ASSEMBLIES	CORE & SHELL CD PKG	06/26/2020
092216	NON-STRUCTURAL METAL FRAMING	CORE & SHELL CD PKG	06/26/2020
092400	CEMENT PLASTERING	CORE & SHELL CD PKG	06/26/2020
092525	POOL PLASTERING	CORE & SHELL CD PKG	06/26/2020
092900	GYPSUM BOARD	CORE & SHELL CD PKG	06/26/2020
093005	LANDSCAPE TILING	CORE & SHELL CD PKG	06/26/2020
098116	ACOUSTICAL BLANKET INSULATION	CORE & SHELL CD PKG	06/26/2020
099100	PAINTING	CORE & SHELL CD PKG	06/26/2020
099600	HIGH-PERFORMANCE COATINGS	CORE & SHELL CD PKG	06/26/2020
099653	ELASTOMERIC COATINGS	CORE & SHELL CD PKG	06/26/2020
DIV. 10	<u>SPECIALTIES</u>		
107114	FIXED ALUMINUM SUN SCREENS	CORE & SHELL CD PKG	06/26/2020
107516	GROUND SET FLAG POLES	CORE & SHELL CD PKG	06/26/2020
109900	MISCELLANEOUS SPECIALTIES	CORE & SHELL CD PKG	06/26/2020
DIV. 11	<u>EQUIPMENT</u>		
111313	LOADING DOCK BUMPERS	CORE & SHELL CD PKG	06/26/2020
111319	STATIONARY LOADING DOCK EQUIPMENT	CORE & SHELL CD PKG	06/26/2020
112423	WINDOW WASHING SYSTEM	CORE & SHELL CD PKG	06/26/2020
DIV. 12	<u>FURNISHINGS</u>		
	NOT USED		
DIV. 13	<u>SPECIAL CONSTRUCTION</u>		
131113	SWIMMING POOLS	CORE & SHELL CD PKG	06/26/2020
131146	SWIMMING POOL SPECIALTIES	CORE & SHELL CD PKG	06/26/2020
DIV. 14	<u>CONVEYING EQUIPMENT</u>		
142100	ELECTRIC TRACTION ELEVATORS	CORE & SHELL CD PKG	06/26/2020
149100	FACILITY CHUTES	CORE & SHELL CD PKG	06/26/2020

DIV. 21	<u>FIRE SUPPRESSION</u>		
210001	BASIC FIRE PROTECTION REQUIREMENTS	CORE & SHELL CD PKG	06/26/2020
210002	FIRE PROTECTION	CORE & SHELL CD PKG	06/26/2020
DIV. 22	<u>PLUMBING</u>		
220501	BASIC PLUMBING REQUIREMENTS	CORE & SHELL CD PKG	06/26/2020
220505	PLUMBING	CORE & SHELL CD PKG	06/26/2020
DIV. 23	<u>HEATING VENTILATING AND AIR CONDITIONING</u>		
230501	BASIC MECHANICAL REQUIREMENTS	CORE & SHELL CD PKG	06/26/2020
230510	BASIC MATERIALS AND METHODS	CORE & SHELL CD PKG	06/26/2020
230540	VIBRATION ISOLATION	CORE & SHELL CD PKG	06/26/2020
230593	TESTING, ADJUSTING AND BALANCING	CORE & SHELL CD PKG	06/26/2020
230701	INSULATION	CORE & SHELL CD PKG	06/26/2020
230901	BUILDING CONTROL SYSTEM	CORE & SHELL CD PKG	06/26/2020
232123	HYDRONIC PUMPS	CORE & SHELL CD PKG	06/26/2020
232500	HVAC WATER TREATMENT	CORE & SHELL CD PKG	06/26/2020
232923	VARIABLE FREQUENCY DRIVES	CORE & SHELL CD PKG	06/26/2020
233113	METAL DUCTS	CORE & SHELL CD PKG	06/26/2020
233300	AIR DUCT ACCESSORIES	CORE & SHELL CD PKG	06/26/2020
233401	HVAC EQUIPMENT - AIR SIDE	CORE & SHELL CD PKG	06/26/2020
235110	BREECHINGS, CHIMNEYS AND DRAFT CONTROL DEVICES	CORE & SHELL CD PKG	06/26/2020
235201	HEATING EQUIPMENT	CORE & SHELL CD PKG	06/26/2020
236428	WATER CHILLERS - ROTARY SCREW - AIR COOLED	CORE & SHELL CD PKG	06/26/2020
238126	SPLIT SYSTEM AIR CONDITIONERS	CORE & SHELL CD PKG	06/26/2020
DIV. 26	<u>ELECTRICAL</u>		
260501	BASIC ELECTRICAL REQUIREMENTS	CORE & SHELL CD PKG	06/26/2020
260510	BASIC MATERIALS AND METHODS	CORE & SHELL CD PKG	06/26/2020
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	CORE & SHELL CD PKG	06/26/2020
260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS	CORE & SHELL CD PKG	06/26/2020
260573	OVERCURRENT PROTECTIVE DEVICE COORDINATION	CORE & SHELL CD PKG	06/26/2020
260934	LIGHTING CONTROL SYSTEM (DIMMING)	CORE & SHELL CD PKG	06/26/2020
260943	NETWORK LIGHTING CONTROLS	CORE & SHELL CD PKG	06/26/2020
262000	ELECTRICAL DISTRIBUTION	CORE & SHELL CD PKG	06/26/2020
263213	ENGINE GENERATORS	CORE & SHELL CD PKG	06/26/2020
263623	AUTOMATIC TRANSFER SWITCHES	CORE & SHELL CD PKG	06/26/2020
264113	LIGHTING PROTECTION FOR STRUCTURES	CORE & SHELL CD PKG	06/26/2020
265000	FRONT OF HOUSE LIGHTING	CORE & SHELL CD PKG	06/26/2020
265101	LIGHTING	CORE & SHELL CD PKG	06/26/2020
266000	ELECTRICAL TESTING	CORE & SHELL CD PKG	06/26/2020
DIV. 27	<u>COMMUNICATIONS</u>		
270500	COMMON WORK RESULTS FOR COMMUNICATIONS	CORE & SHELL CD PKG	06/26/2020
270527	GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS	CORE & SHELL CD PKG	06/26/2020
270528	PATHWAYS FOR COMMUNICATIONS SYSTEMS	CORE & SHELL CD PKG	06/26/2020
270528	CONDUITS AND BACKBOXES FOR COMMUNICATIONS SYSTEMS	CORE & SHELL CD PKG	06/26/2020
270553	IDENTIFICATION FOR COMMUNICATIONS SYSTEMS	CORE & SHELL CD PKG	06/26/2020
271101	COMMUNICATION ROOM EQUIPMENT FITTINGS	CORE & SHELL CD PKG	06/26/2020
271313	COMMUNICATIONS COPPER BACKBONE CABLING	CORE & SHELL CD PKG	06/26/2020
271323	COMMUNICATIONS OPTICAL BACKBONE CABLING	CORE & SHELL CD PKG	06/26/2020
271513	COMMUNICATIONS COPPER HORIZONTAL CABLING	CORE & SHELL CD PKG	06/26/2020
271543	COMMUNICATIONS FACEPLATES AND CONNECTORS	CORE & SHELL CD PKG	06/26/2020
272100	GUEST SERVICES LOCAL AREA NETWORK	CORE & SHELL CD PKG	06/26/2020
272133	COMMUNICATIONS WIRELESS ACCESS POINT	CORE & SHELL CD PKG	06/26/2020
273213	TELEPHONE HANDSETS	CORE & SHELL CD PKG	06/26/2020
273316	VOICE MAIL AND AUTO ATTENDANT	CORE & SHELL CD PKG	06/26/2020
273416	CALL ACCOUNTING	CORE & SHELL CD PKG	06/26/2020
274100	AUDIO-VIDEO SYSTEMS	CORE & SHELL CD PKG	06/26/2020
274120	DIGITAL SIGNAGE SYSTEM	CORE & SHELL CD PKG	06/26/2020
274133	INTERNET PROTOCOL TELEVISION SYSTEM	CORE & SHELL CD PKG	06/26/2020
274233	TELEVISION SETS	CORE & SHELL CD PKG	06/26/2020
275319	INTERNAL CELLULAR, PAGING AND ANTENNA SYSTEMS (DAS)	CORE & SHELL CD PKG	06/26/2020
DIV. 28	<u>ELECTRONIC SAFETY AND SECURITY</u>		
2808500	COMMON WORK RESULTS FOR ELECTRONIC SECURITY	CORE & SHELL CD PKG	06/26/2020
281300	GUEST LOCK SYSTEM	CORE & SHELL CD PKG	06/26/2020
281300.2	ACCESS CONTROL - INTERCOM	CORE & SHELL CD PKG	06/26/2020
282300	ELECTRONIC VIDEO SURVEILLANCE SYSTEM	CORE & SHELL CD PKG	06/26/2020

Owner Baytown Municipal Development District
Project Name Baytown Hotel and Conference Center
DPR Job No. D3-B20006-00

November 2, 2021
Attachment 1A, Rev 0
List of Plans, Specifications

283163	DIGITAL, ADDRESSABLE FIRE ALARM SYSTEM	CORE & SHELL CD PKG	06/26/2020
DIV. 31 EARTHWORK			
311000	SITE CLEARING	CORE & SHELL CD PKG	06/26/2020
312210	BUILDING EARTHWORK	CORE & SHELL CD PKG	06/26/2020
312216	FINE GRADING	CORE & SHELL CD PKG	06/26/2020
313116	TERMITE CONTROL	CORE & SHELL CD PKG	06/26/2020
315000	EXCAVATION SUPPORT AND PROTECTION	CORE & SHELL CD PKG	06/26/2020
316316	AUGER CAST PILES	CORE & SHELL CD PKG	06/26/2020
DIV. 32 EXTERIOR IMPROVEMENTS			
321313	LANDSCAPE CONCRETE PAVING	CORE & SHELL CD PKG	06/26/2020
321500	AGGREGATE SURFACING	CORE & SHELL CD PKG	06/26/2020
321713	PRECAST CONCRETE SITE ACCESSORIES	CORE & SHELL CD PKG	06/26/2020
321723	PAINTED PAVEMENT MARKINGS	CORE & SHELL CD PKG	06/26/2020
323113	CHAIN LINK FENCES AND GATES	CORE & SHELL CD PKG	06/26/2020
323119	METAL FENCES AND GATES	CORE & SHELL CD PKG	06/26/2020
323300	SITE FURNISHINGS	CORE & SHELL CD PKG	06/26/2020
329119	TOPSOIL	CORE & SHELL CD PKG	06/26/2020
329210	TURF AND GRASSES	CORE & SHELL CD PKG	06/26/2020
329310	PLANTING	CORE & SHELL CD PKG	06/26/2020
329510	PLANTING MAINTENANCE	CORE & SHELL CD PKG	06/26/2020
DIV. 33 UTILITES			
334300	LANDSCAPE DRAINAGE	CORE & SHELL CD PKG	06/26/2020
334600	SUBDRAINAGE	CORE & SHELL CD PKG	06/26/2020
334601	SUBDRAINAGE	CORE & SHELL CD PKG	06/26/2020
END OF ATTACHEMTN 1A			

Exhibit B

Baytown Hotel & Convention Center - revised IGMP - February 2022

Original IGMP	\$ 48,843,541
Revised	\$ 58,940,921
LESS: Design fees already included	\$ 3,725,889
Difference	<u>\$ 6,371,491</u>
Funded by:	
Exisiting contingencies	\$ 1,611,782
Bond surplus after closing	\$ 1,728,261
Debt prepaid by MDD	\$ 2,281,448
MDD budget transfers	\$ 750,000
	<u>\$ 6,371,491</u>

Notes:

1. Revised IGMP includes \$500,900 of owner requested additions.
2. Total of additional MDD funding is \$4,759,709.
3. Total of DPR concessions is \$4,328,378, see below.

Concessions by DPR	
Lost Fee on SPW Work/Related Entities	\$ 1,298,600
Reductions in Contract Stated Markups	\$ 2,421,778
Precon Cost from Bond Closing to IGMP	\$ 234,000
Precon Cost from IGMP to FGMP	\$ 174,000
Reduced DPR Additional Cost	\$ 200,000
Total	\$ 4,328,378



**BAYTOWN MUNICIPAL DEVELOPMENT
DISTRICT**

4. a.

Meeting Date: 02/03/2022

Subject: Receive the Baytown Municipal Development District's Quarterly Financial and Investment Reports for the Quarter Ending December 31, 2021

Prepared for: Victor Brownlees, Finance

Prepared by: Elizabeth Donato, Finance

Information

ITEM

Receive the Baytown Municipal Development District's Quarterly Financial and Investment Reports for the Quarter Ending December 31, 2021.

PREFACE

Attached please find the Baytown Municipal Development District's Quarterly Financial and Investment Reports for the Quarter Ending December 31, 2021.

RECOMMENDATION

Attachments

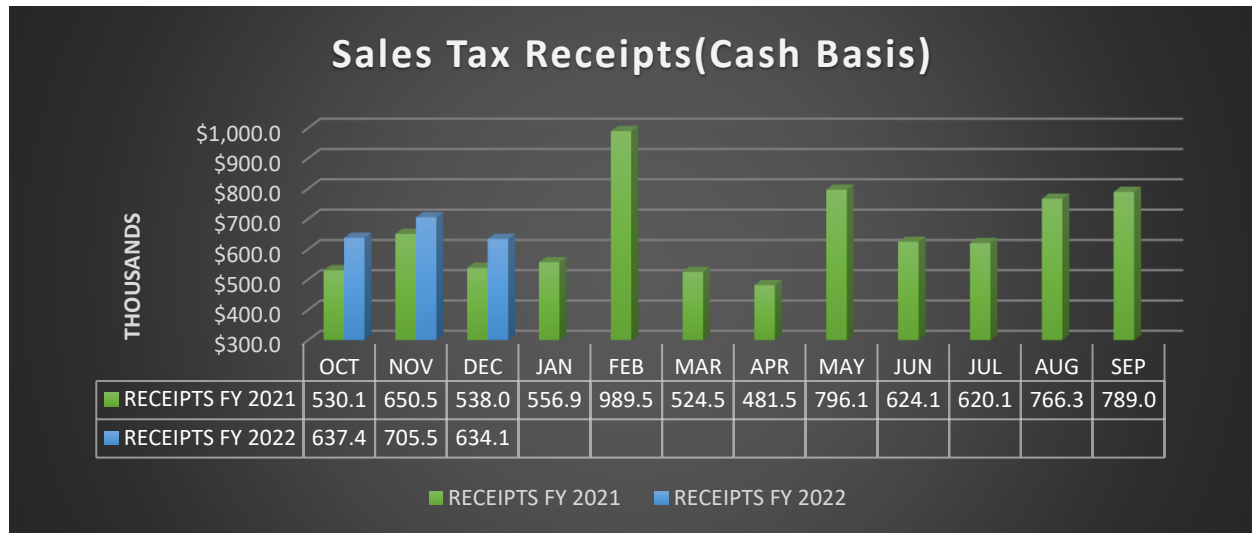
Q1 MDD Financial Report



BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT (MDD)

QUARTERLY FINANCIAL AND INVESTMENT REPORT
ENDING DECEMBER 31, 2021

SALES TAX




FINANCIAL SNAPSHOT

	Budget	CY Actual	Balance	%	PY Actual	CY to PY Change \$
Revenues						
Sales Tax	\$ 6,633,208	\$ 1,954,272	\$ 4,678,937	29%	\$ 1,709,021	\$ 245,250
Miscellaneous	4,658	30	4,627	1%	1,577	(1,547)
Total Revenues	6,637,866	1,954,302	4,683,564	29%	1,710,598	243,704
Expenditures						
Econ. Development	3,867,424	155,569	3,711,855	4%	604,959	(449,390)
Streets	751,439	494,365	257,074	66%	-	494,365
Parks	3,651,715	1,022,483	2,629,232	28%	1,793,103	(770,620)
Admin. Costs	561,164	75,000	486,164	13%	75,000	-
Debt Service Trans.	958,750	187,487	771,263	20%	632,763	(445,275)
Total Expenditures	9,790,492	1,934,905	7,855,587	20%	3,105,825	(1,170,920)
Net Change	(3,152,626)	19,397			(1,395,227)	
Beg. Fund Balance	5,573,395	5,573,395			3,994,598	
End. Fund Balance	\$ 2,420,769	\$ 5,592,792			\$ 2,599,371	

**BAYTOWN MUNICIPAL DEVELOPMENT DISTRICT
QUARTERLY INVESTMENT REPORT
October 1 2021 to December 31 2021**

	Beginning Balance		Ending Balance	
INVESTMENTS				
Book Value	\$	224.78	\$	1,287,278.16
Market Value	\$	224.78	\$	1,287,278.16
Par Value	\$	224.78	\$	1,287,278.16
Quarterly Interest Earnings			\$	65.27

This report is presented in accordance with the Texas Government Code, Title 10, Section 2256.023. The below signed hereby certify that, to the best of their knowledge on the date this report was created, the Baytown Municipal Development District is in compliance with the provisions of the Texas Government Code, Chapter 2256 and with the stated policies and strategies of the Baytown Municipal Development District.


W. Victor Brownlees
Director of Finance

Portfolio Position
City of Baytown Treasury
Effective Interest - Actual Life
Receipts in Period
10/01/21 - 12/31/21

	<i>CUSIP</i>	<i>Invest Number</i>	<i>Security Description</i>	<i>Ratings</i>	<i>Par Value On 10/01/21</i>	<i>Par Value On 12/31/21</i>	<i>Market Value On 10/01/21</i>	<i>Market Value On 12/31/21</i>	<i>Amor Value On 10/01/21</i>	<i>Amor Value On 12/31/21</i>	<i>Total Earnings</i>
215 - MDD	TP215-0015 MDD	AR-0005	TexPool	AAA-m	224.78	1,287,278.16	224.78	1,287,278.16	224.78	1,287,278.16	65.27
	215 - MDD State Pool Total				224.78	1,287,278.16	224.78	1,287,278.16	224.78	1,287,278.16	65.27