NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONERS COURT
Commissioners Courtroom
710 S. Main Street, Georgetown
July 15, 2025
9:30 A.M.

The Commissioners Court of Williamson County, Texas will meet in Regular Session at the above location, date, and time to consider the items set forth below. It is the intent of the Commissioners Court to have a quorum physically present at the meeting. Up to two (2) Commissioners Court members may participate by videoconference call in accordance with the Texas Open Meetings Act.

1. Review and approval of minutes.

2. Hear County Auditor concerning invoices, bills, Quick Check Report, wire transfers and electronic payments submitted for payment and take appropriate action including, but not limited to approval for payment provided said items are found by the County Auditor to be legal obligations of the county.

CONSENT AGENDA
The Consent Agenda includes non-controversial and routine items that the Court may act on with one single vote. The Judge or a Commissioner may pull any item from the consent agenda in order that the court discuss and act upon it individually as part of the Regular Agenda.
(Items 3 – 30)

3. Discuss, consider and take appropriate action on a line item transfer for Juvenile Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.004100	Professional Services	49,100.00
To	0100.0576.003101	Education Materials	900.00
To	0100.0576.003200	Medical Supplies	1,000.00
To	0100.0576.003306	Food Service	20,000.00
To	0100.0576.003316	Medical/Hospital	800.00

To	0100.0576.003317	Dental	6,500.00
To	0100.0576.004108	Non Residential Services	16,000.00
To	0100.0576.004231	Travel	1,300.00
To	0100.0576.004232	Training & Conferences	2,600.00

4. Discuss, consider, and take appropriate action on a line item transfer for Emergency Medical Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0340-0540-005740	Computer Equipment >$5,000	$4096.67
To	0340-0540-001110	Overtime	$4096.67
From	0340-0540-005740	Computer Equipment >$5,000	$313.40
To	0340-0540-002010	FICA	$313.40
From	0340-0540-005740	Computer Equipment >$5,000	657.52
To	0340-0540-002020	Retirement	657.52

5. Discuss, consider, and take appropriate action on a line item transfer for Facilities.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0509.004509	Facility Enhancements	$303,000.00
To	0100.0509.004100	Professional Services	$303,000.00

6. Discuss, consider, and take appropriate action concerning a Line Item Transfer for Fleet Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0882.0882.003301	Gasoline	$105,000.00

To	0882.0882.003523	Parts	$30,000
To	0882.0882.003524	Sublets	$75,000

7. Discuss, consider and take appropriate action on a line-item transfer for the Road & Bridge Division.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	200-210-004510	Facility Repairs	$20,000.00
To	200-210-004509	Facility Enhancements	$20,000.00

8. Discuss, consider and take appropriate action on approving compensation changes, position title changes, position grade changes, and any corresponding line item transfers.

9. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 1, June 2025 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

10. Discuss, consider, and take appropriate action to approve Justice of the Peace Precinct 2 June 2025 Monthly Report in compliance with Code of Criminal Procedure 103.005.

11. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 4, June 2025 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

12. Discuss, consider, and take appropriate action on acknowledging the Purchasing Department's monthly report of asset dispositions through auction, pursuant to Local Government Code 263.152, for the period of June 01, 2025, to June 25, 2025.

13. Discuss, consider, and take appropriate action to acknowledge the Purchasing Department's monthly report of asset dispositions through destruction, pursuant to Texas Local Government Code 263.152, for the period of 06.01.2025 through 06.25.2025.

14. Discuss, consider, and take appropriate action on approving property tax collections for the month of June 2025 for the Williamson County Tax Assessor/Collector.

15. Discuss, consider, and take appropriate action on authorizing Contract# 2025282 with HEB LP Pharmacy and Williamson County for On-site Employee Influenza Vaccines, in the estimated amount of $17,000.00 and authorizing the execution of the Agreement.

16. Discuss, consider, and take appropriate action on approving the Service contract #2025280 between Autoclear LLC and Williamson County for Preventative Maintenance of the Wilco Autoclear X-ray inspection systems at the Justice Center at 405 Martin Luther King Jr. Street, Georgetown, Texas 78626, in the amount of $4,500.00 and authorizing the execution of the agreement.

17. Discuss, consider, and take appropriate action on approving the Service Agreement No. 2025288 between Williamson County and Off-Duty Management, Inc. for third-party requests for off-duty deputies who are needed to provide security and traffic control-related functions, pursuant to Sourcewell Cooperative Contract #1061324-OFF, and authorize execution of the agreement.

18. Discuss, consider, and take appropriate action on approving Contract #2025286 for Deepvin Annual Subscription with UE Medical Devices, Inc. through Bound Tree Medical for this Business Service Agreement, in the not-to-exceed amount of Two Thousand Six Hundred and Eighty-Eight ($2,688.00) per year, and authorize execution of this agreement.

19. Discuss, consider and take appropriate action on a request for the Williamson County Regional Animal Shelter to apply for a grant to aid in the care of shelter kittens from the Orphan Kitten Club.

20. Discuss, consider, and take appropriate action on approving the Master Service Agreement #2025268 between Williamson County and Carahsoft Technology Corp. for ChatGPT Enterprise Licenses for internal use for a total amount of $70,560.00 pursuant to DIR Contract #DIR-CPO-5683, and authorize the execution of the agreement.

21. Discuss, consider, and take appropriate action on approving the Service and Goods Agreement #2025278 between Williamson County and A3 Communications, Inc. dba Brycomm for the Fiber backbone upgrade in the amount of $38,064.00 and authorizing the execution of this agreement pursuant to DIR cooperative contract #DIR-CPO-4777.

22. Discuss, consider, and take appropriate action on approving the Goods and Services Contract #2025277 for Jail Kitchen Hood Cleaning and Inspection Services with KEC Pro, LLC DBA HOODZ of Central Texas for Facilities Management in the amount of $7,739.00 and authorize execution of this agreement.

23. Discuss, consider, and take appropriate action on approving the Master Service Agreement, 2025275 with Rangeland Services LLC and Williamson County for fire hydrant maintenance, repair and services in the not-to-exceed amount of $19,500.00 and authorize the execution of the agreement.

24. Discuss, consider, and take appropriate action on approving the Master Service Agreement, #2025265 with Made in The Shade Window Tinting, LLC and Williamson County for Window Tinting Services, in the not-to-exceed amount of $19,500.00, and authorize the execution of the agreement.

25. Discuss, consider, and take appropriate action awarding RFCSP #25RFCSP50 Jester Annex HVAC Rooftop Unit (RTU) Replacement to Trimbuilt Construction, Inc., in the amount of Two Million, Two Hundred Ninety-Nine Thousand, Nine Hundred Dollars ($2,299,900.00), and authorize the execution of the agreement. The Funding Source is P611.

26. Discuss, consider, and take appropriate action on awarding RFSQ #24RFSQ53 to MWM Design Group, Inc. for the CJC Interim Remodel Plan, in the amount of Sixty-Two Thousand Seven Hundred Seventy-Five and No/100 Dollars ($62,775.00), and authorize execution of the agreement.

27. Discuss, consider and take appropriate action on Supplemental Work Authorization No 1 to Work Authorization No 3 under Williamson County Contract between Lockwood, Andrews & Newnam (LAN) and Williamson County dated June 2, 2022, for Engineering Services for Intersection Improvements at Limmer Loop and CR 110. Adding dedicated right turn lanes from Limmer Loop to CR 110 (Westbound to Northbound) and from North Red Bud Lane to CR 110 (Eastbound to Southbound). Funding source: 01.0200.0210.004100.

28. Discuss, consider and take appropriate action on Work Authorization No 5 in the amount of $300,847.12 to expire on September 30, 2025, under Williamson County Contract between Gray Engineering, Inc. and Williamson County dated May 31, 2022, for Engineering Design Services for Drainage Improvements on CR 222, CR 378, CR 383, CR 467, CR 417. Funding source: 01.0200.0210.004100.

29. Discuss, consider, and take appropriate action on Supplement No. 1 to Work Authorization No. 1 to the Road Bond Environmental On-Call Services contract executed May 9, 2024, between Williamson County and SWCA Environmental Consultants, relating to the 2023 Road Bond Program. Project: P588 Fund Source: Road Bonds

30. Discuss, consider, and take appropriate action on Supplement No. 2 to Work Authorization No. 1 to the Ronald Reagan Boulevard, Segment D1 contract executed March 19, 2024, between Williamson County and Rummel, Klepper & Kahl, LLP dba RK&K, relating to the 2023 Road Bond Program. Project: P673 Fund Source: Road Bonds

REGULAR AGENDA

31. Discuss, consider and take any necessary action to approve an Order for Interment by cremation of deceased (James Eller) who passed away in Williamson County, Texas, where the County has discretion to inter, pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home to move forward with interment.

32. Discuss, consider, and take appropriate action on a line item transfer for County Court at Law #4.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM:	0100.0429.001100	Salaries	$5,538.00
TO:	0100.0429.001925	Supplemental Salary	$5,538.00

33. Discuss, consider, and take appropriate action on instructing the Human Resources Department to review and recommend possible changes to the minimums and maximums on the B-Chart for each pay grade in conjunction with salary studies or COLA action and other related salary issues or policies.

34. Discuss, consider and take appropriate action on adding a supplement of $2,000 per month to the Budget Order for a Senior Court Administrator for County Court at Law #4.

35. Discuss, consider, and take appropriate action on approving $150,000 to add five percent to the maximum on the B-Chart to allow merit (if awarded) for employees who have reached the max of their pay grade.

36. Discuss, consider and take appropriate action on a letter regarding the Foreign Trade Zone application of Flextronics America LLC Round Rock Site.

37. Discuss, consider, and take appropriate action on authorizing the termination of a MOU with RollKall Technologies, LLC, effective October 13, 2025, and the appropriate officials take necessary actions to provide notice of such termination of the MOU.

38. Discuss, consider, and take appropriate action on a Commercial Contract Assignment of Buyer's Interest between Hwy 195 Cobb Springs Ranch LTD, as Sellers, Scott Stribling, as Assignor, and Wiliamson County, Texas, as Assignee/Buyer, relating to the assignment of a Commercial Contract for Unimproved Property to Williamson County, Texas for the purchase of the real property located at 6400 State Highway 195, Florence, Texas 76527 (AW0244 AW0244-Gravis, J.a.f. Sur., ACRES 160.525; AW0070 BULL, P. SUR., ACRES 130.0; and AW0244 AW0244 -Gravis, J.a.f. Sur., ACRES 190) for the potential future site of the Williamson County Justice and Jail Complex.

39. Deliberate, discuss, consider, receive information and take any appropriate action on public health and safety-related matters, issues, business and concerns resulting from or pertaining to the severe flooding event experienced in Williamson County, Texas on July 5, 2025, including but not limited to:

- Compensation for salaried exempt employees pursuant to Section IV. Catastrophic Event Pay of the Budget Order and Section 02.05 (Overtime) of the Employee Policy Manual.
- Debris management and disposal; and
- Waiving the (1) surcharge fee of 14.5% under Section 3.3(a) of the Landfill Operation Agreement; (2) 2% of the Tip Fee under Section 2.9(c) of the Landfill Operation Agreement; (3) 1% of the Tip Fee under Section 3.5(a) of the Landfill Operation Agreement; (4) 2% of the Tip Fee under Section 3.5(d) of the Landfill Operation Agreement; and (5) 1% of the Tip Fee under Section 2.16(a) of the Landfill Operation Agreement to preserve public health and safety in relation to the collection of debris resulting from property damage in Liberty Hill, Texas caused by the severe flooding event; as well as setting dates for the period of such waivers and setting a maximum tonnage for the waivers, as may be determined necessary by the Commissioners Court.

40. Discuss, consider and take appropriate action regarding the master plan program that will encompass the Jail, Sheriff's Office, Justice Center and any related departments, and selecting a date to hold a special work session for Commissioners Court to discuss more in depth, if needed.

41. Discuss, consider, and take appropriate action on approving two 2023 CIP transfers and two 2023 Park Bond transfers as shown below.
2023 CIP
Moving $1,389,324.26 from P605 (Regional Park Repairs/Upgrade) to P635 (Expo West Arena)
Moving $598,746.41 from P605 (Regional Park Repairs/Upgrade) to P559 (Berry Springs Improvements)
2023 Park Bond
Moving $1,389,324.26 from P635 (Expo West Arena) to P605 (Regional Park Repairs/Upgrade)
Moving $598,746.41 from P559 (Berry Springs Improvements) to P605 (Regional Park Repairs/Upgrade)

42. Discuss, consider, and take appropriate action on approving Amendment No. 1. to Contract #2025115, originally approved on January 28, 2025, under Agenda Item #63, to include Project Change Request 002 (PR-2340492) to provide additional hardware necessary for physical network segmentation and updates to the fiber layout design, increasing the original contract amount of $438,265.00 by $80,140.00 to the new total of $518,405.00 and authorizing the execution of the amendment.

43. Discuss, consider, and take appropriate action on approving purchase #2025289 of i-Pro Body Worn Camera (BWC) device licenses/maintenance for Williamson County from GTS Technology Solutions, for a total of $116,827.27, pursuant to DIR Contract #DIR-CPO-4697.

44. Discuss, consider, and take appropriate action on approving the Master Service Agreement #2025276 between Williamson County and SHI Government Solutions, Inc. for the new Hexagon CAD Suite, for a not-to-exceed amount of $135,298.42, pursuant to TIPS #230-015, and authorizing the execution of this agreement.

45. Discuss, consider, and take appropriate action on approving the amendment for Jail Central Control Upgrades with Securitas Technology Corporation, originally approved on 09.17.2024, under agenda item #49, and authorizing the execution of the amendment, to extend the project through September 30, 2025.

46. Discuss, consider, and take appropriate action on awarding #25RFP39 for Custodian Services and Sanitation Supplies for Wilco facilities to Ambassador Services LLC, in the not-to-exceed amount of Three Million Five Hundred Thousand Dollars ($3,500,000.00) per fiscal year, and authorize execution of the Master Services Agreement.

47. Discuss, consider, and take appropriate action on approving the Master Service Agreement #2025253 between Williamson County and Trane U.S. Inc. in the not-to-exceed amount of Five-Hundred Thousand Dollars ($500,000.00) pursuant to BuyBoard Cooperative Contract #720-23 and authorize execution of the agreement.

48. Receive and acknowledge approval of Change Order No.7 from Chasco Constructors, Ltd. LLP. for the Berry Springs Park Improvements project to halt remaining time on project due to lead-time delays regarding PEC, the electrical provider to complete permanent power needed to complete the project, which was approved by Williamson County Senior Project Manager, Angel Gomez, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.

49. Discuss, consider, and take appropriate action on authorizing Renewal #1 of Contract 23RFP50 and 23RFP51 Maintenance, Repair Service, Inspection and Testing of Environmental Systems Technology (EST) and Honeywell Brand Devices, on an “as-needed” basis to Blackhawk Fire and Safety, LLC, and authorizing the execution of the agreement.

50. Discuss, consider, and take appropriate action on approving the Construction Service Agreement No. 2025296 between Williamson County and Falkenberg Construction Co., Inc. for the Southwest Williamson County Regional Park Maintenance Shop Office Remodel in the not-to-exceed amount of Four Hundred Sixty-Five Thousand Six Hundred Eighteen and 14/100 Dollars ($465,618.14), pursuant to Cooperative Contract #BuyBoard 728-24, and authorize execution of the agreement, the Funding Source is P714.

51. Discuss, consider, and take appropriate action awarding RFSQ #25RFSQ4 Program Management Services Agreement for the Justice Complex Planning & Development to Kitchell/CEM, Inc., in the amount of Thirteen Million, Nine Hundred Ninety-Three Thousand, Eight Hundred Forty-Five Dollars ($13,993,845.00) and authorize execution of the agreement. Funding P#: TBD.

52. Discuss, consider, and take appropriate action on approving the Construction Service Agreement No. 2025295 between Williamson County and The Brandt Companies, LLC for the Jail North Dishwasher Exhaust in the not-to-exceed amount of One Hundred Sixteen Thousand Four Hundred Eighty-One and No/100 Dollars ($116,481.00) pursuant to Choice Partners Cooperative Contract #CSP-22-049MF and authorize execution of the agreement.

53. Discuss, consider, and take appropriate action on Renewal #1 for Contract #24RFP30 with 5F Mechanical Group Inc. to provide HVAC maintenance services for Williamson County buildings, on the same terms and conditions as the original agreement but with an anticipated price increase of 0.3% for the term of October 1, 2025, through September 30, 2026.

54. Receive and acknowledge approval of Change Order No. 1 from J. T. Vaughn Construction, LLC for the Justice Complex Improvements, GMP 1 Project to extend time only to align with GMP 2 completion date, which was approved by Williamson County Facilities Project Manager, Thomas Crockett, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.

55. Receive the July 2025 Construction Summary Report and PowerPoint Presentation.

56. Discuss, consider and take appropriate action on Contract Amendment No 2 under Williamson County Contract for Engineering Services between Gray Engineering, Inc. and Williamson County dated May 31, 2022, for Small Drainage and Small Roadway Projects. Funding source: 01.0200.0210.004100.

57. Discuss, consider and take appropriate action regarding the temporary road closure of Hairy Man Rd from Great Oaks Dr to the Round Rock City Limits starting on Monday, July 21, 2025, through Friday, July 25, 2025, and on approval of a temporary diversion plan for traffic during the closure.

58. Discuss, consider, and take appropriate action on awarding IFB #25IFB57 to Joe Bland Construction LLC, Inc. for the Construction of the New Exit Ramp for SH195 at Ronald Reagan Blvd. Project for HNTB, in the amount of $3,608,141.00, and authorize execution of the agreement, the funding source is P358.

59. Discuss, consider, and take appropriate action on awarding IFB #25IFB58 to Mills Construction LLC, for the Construction of the Right Turn Lane Sonterra Blvd. Project for HNTB, for the amount of $566,829.31, and authorize execution of this agreement. The Funding source is P685.

60. Discuss, consider, and take appropriate action on Contract Amendment No. 9 to the Corridor A1 and A2 contract executed March 13, 2017, between Williamson County and Johnson, Mirmiran & Thompson, Inc. (JMT), relating to the 2019 Road Bond Program. Project: P392 Fund Source: Road Bonds

61. Discuss, consider, and take appropriate action regarding the Center for Archeological Research (CAR) Governmental Agency Curation Agreement for the Corridor I2 project, a Road Bond Project in Commissioner Pct. 2. P344

62. Discuss, consider and take appropriate action on a conditional mediation settlement agreement with Benjamin Perry regarding 0.604 AC acquired as right of way on the CR 255 project (Parcel 25). Funding Source: TANS P588

63. Discuss, consider and take appropriate action on a Rule 11 Settlement Agreement with J.A. Davidson Holdings, L.P., Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr. (Parcel 11 parts 1-3) to acquire a total of 71.951 acres required for the construction of Corridor C. Funding Source: TANS P588

64. Discuss, consider and take appropriate action on accepting a Donation Deed and Temporary Construction Easement from Richard A. Guerrero and Barbara A. Howard for 0.1384 AC and Jan A. Hutchinson and Ryan Saathoff for 0.1635 AC required as right of way on the Skyview Bridge project. Funding Source: Road & Bridge 708

65. Discuss, consider and take appropriate action on Possession and Use Agreements for Construction and Roadway Improvement Purposes (Future Donation) with Timothy S. and Patricia Tarbell to acquire 0.1983 AC and with Tamara S. Kazda to acquire 0.097 AC required as right of way on the Skyview Bridge Project. Funding Source: Road & Bridge P708

EXECUTIVE SESSION

"The Commissioners Court for Williamson County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices) and 551.087 (Deliberations regarding Economic Development Negotiations)."

66. Discuss the following real property matters pursuant to Texas Government Code Section 551.072:

1. Discuss the acquisition of 2.802-acres (Parcel 3) of right of way from Norma R. White, Aaron Keith White and Lance Alan White required for the CR 401 roadway project.
2. Discuss the acquisition of 2.492-acres of right of way from M. Reyna Trucking LLC. Required for the Chandler Road project.
3. Discuss the acquisition of 1.68-acres of right of way from Robert Pinner required for the Corridor J3 roadway project.
4. Discuss the acquisition of 71.951 AC of right of way from Davidson et al. (Parcels 11 parts 1-3) required for the Corridor C project.
5. Discuss the Skyview Bridge Project.
6. Discuss the acquisition of a real property site for the potential future site of the Williamson County Justice and Jail Complex.
7. Discuss the potential sale of County owned real property located at 303, 307, 311 and 312 S. Main Street, Georgetown Texas.

67. Discuss the following economic development negotiations pursuant to the Texas Government Code Section 551.087:

a. Project Sequoia

68. Discuss the following pending or contemplated litigation, settlement matters and/or other confidential attorney-client legal matters pursuant to the Texas Government Code Section 551.071:

1. Civil Action No. 1:24-cv-01183; Johnny Joe Tijerina v. Andrew Rodriguez, et al.; in the United States District Court for the Western District of Texas, Austin Division.
2. Cause No. 25-1168-C368; Brandon Rockett v. Leon Tran; et al.; In the 368th Judicial District Court of Williamson County, Texas.

REGULAR AGENDA (continued)

69. Discuss, consider, and take appropriate action on setting dates for holding Special Sessions of the Williamson County Commissioners Court.

70. Comments from Commissioners.

71. Public Comment Period. The Commissioners Court will conduct a Public Comment Period to allow members of the public to address the Court regarding matters pertaining to or affecting Williamson County but that do not appear as an Agenda Item on a meeting's Agenda. During such Public Comment Period, speakers shall be limited to a maximum of two (2) minutes to make his/her remarks and the maximum overall discussion time allowed for the Public Comment Period, regardless of the number of members of the public wishing to address the Court during such period, shall be limited to ten (10) minutes. Speaking time, to the extent possible, will be evenly allocated among speakers should more than five (5) speakers desire to speak during the Public Comment Period. Please note that the members of the Court may not comment at the meeting about matters that are not on the agenda.

_____
Steven Snell, County Judge

This notice of meeting was posted in the locked box located on the south side of the Williamson County Courthouse, a place readily accessible to the general public at all times, on the 11th day of July 2025 at 2:00 P.M. and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Commissioners Court - Regular Session **3.**

Meeting Date: 07/15/2025

Budget Line Transfer Request for Juvenile Services

Submitted By: Denise Carlson, Juvenile Services

Department: Juvenile Services

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line item transfer for Juvenile Services.

Background

Juvenile Services is requesting a line item transfer from Professional Services for the amount of $49,100.00. Transfer from this line will cover unexpected expenses from Educational Materials, Medical Supplies, Food Services, Medical/Hospital, Dental, Non-Residential Services, Travel and Training & Conferences. This year, we have experienced an increased and unanticipated need for items and services related to these budget lines and are requesting increased funding to cover these expenses.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.004100	Professional Services	49,100.00
To	0100.0576.003101	Education Materials	900.00
To	0100.0576.003200	Medical Supplies	1,000.00
To	0100.0576.003306	Food Service	20,000.00
To	0100.0576.003316	Medical/Hospital	800.00
To	0100.0576.003317	Dental	6,500.00
To	0100.0576.004108	Non Residential Services	16,000.00
To	0100.0576.004231	Travel	1,300.00
To	0100.0576.004232	Training & Conferences	2,600.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/02/2025 10:08 AM
Budget Office	Saira Hernandez	07/02/2025 11:18 AM

Form Started By: Denise Carlson
Started On: 07/02/2025 08:56 AM
Final Approval Date: 07/02/2025

Commissioners Court - Regular Session **4.**

Meeting Date: 07/15/2025

Line-item transfer for Tobacco HUG overtime budget

Submitted By: John Gonzales, EMS

Department: EMS

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for Emergency Medical Services.

Background

This line item transfer is to cover a current shortfall in the Tobacco HUG OT budget. With a change in the credentialing process for a new hire that started in January 2025, the overtime budget was exceeded. This LIT will cover future OT costs for the remainder of FY 25.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0340-0540-005740	Computer Equipment >$5,000	$4096.67
To	0340-0540-001110	Overtime	$4096.67
From	0340-0540-005740	Computer Equipment >$5,000	$313.40
To	0340-0540-002010	FICA	$313.40
From	0340-0540-005740	Computer Equipment >$5,000	657.52
To	0340-0540-002020	Retirement	657.52

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/01/2025 03:16 PM
Budget Office	Saira Hernandez	07/02/2025 11:29 AM
Form Started By: John Gonzales		Started On: 06/30/2025 11:48 AM
Final Approval Date: 07/02/2025		

Commissioners Court - Regular Session **5.**

Meeting Date: 07/15/2025

Line Item Transfer

Submitted For: Dale Butler **Submitted By:** Gina Wrehsnig, Facilities Management

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for Facilities.

Background

Facilities Management needs additional funds for the remainder of the FY for Design Services for additional projects. Additional funding is required for the design services component of the Facility Enhancement projects. The construction phase of these projects was allocated in the budget, and the corresponding design services were not included.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0509.004509	Facility Enhancements	$303,000.00
To	0100.0509.004100	Professional Services	$303,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/08/2025 08:34 AM
Budget Office	Saira Hernandez	07/08/2025 09:31 AM
Facilities Management (Originator)	Gina Wrehsnig	07/08/2025 10:29 AM
County Judge Exec Asst.	Delia Colon	07/08/2025 11:13 AM
Budget Office	Saira Hernandez	07/09/2025 07:46 AM
Budget Office	Saira Hernandez	07/09/2025 07:46 AM
Form Started By: Gina Wrehsnig		Started On: 07/08/2025 07:41 AM
Final Approval Date: 07/09/2025		

Commissioners Court - Regular Session **6.**

Meeting Date: 07/15/2025

7-15-2025 LIT

Submitted For: Kevin Teller **Submitted By:** Edward Pospisil, Infrastructure

Department: Infrastructure **Division:** Fleet Services

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action concerning a Line Item Transfer for Fleet Services.

Background

Unforeseen major repairs have depleted our parts and sublets funds earlier than anticipated for the current fiscal year. This transfer amount is projected to cover charges for the remainder of this fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0882.0882.003301	Gasoline	$105,000.00
To	0882.0882.003523	Parts	$30,000
To	0882.0882.003524	Sublets	$75,000

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/03/2025 08:52 AM
Budget Office	Saira Hernandez	07/03/2025 09:38 AM
Form Started By: Edward Pospisil		Started On: 07/03/2025 08:03 AM
Final Approval Date: 07/03/2025		

Commissioners Court - Regular Session **7.**

Meeting Date: 07/15/2025

Line Item Transfer for Road & Bridge Division

Submitted For: Matt Williamson **Submitted By:** Jenifer Favreau, Infrastructure

Department: Infrastructure **Division:** Road & Bridge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line-item transfer for the Road & Bridge Division.

Background

This line item transfer is necessary to proceed with a project to install security cameras at the Central Maintenance Facility to guard against vandalism and theft.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	200-210-004510	Facility Repairs	$20,000.00
To	200-210-004509	Facility Enhancements	$20,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 12:05 PM
Form Started By: Jenifer Favreau		Started On: 07/10/2025 11:53 AM
Final Approval Date: 07/10/2025		

Commissioners Court - Regular Session **8.**

Meeting Date: 07/15/2025

Compensation Items

Submitted For: Allen Frederick **Submitted By:** Kaylan Diederich, Human Resources

Department: Human Resources

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approving compensation changes, position title changes, position grade changes, and any corresponding line item transfers.

Background

See attached documentation for details.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Merit Report

Merit LIT

Form Review

Inbox	Reviewed By	Date
Human Resources (Originator)	Allen Frederick	07/09/2025 12:51 PM
County Judge Exec Asst.	Delia Colon	07/09/2025 01:33 PM
Budget Office	Saira Hernandez	07/10/2025 08:59 AM
Form Started By: Kaylan Diederich		Started On: 07/09/2025 10:29 AM
Final Approval Date: 07/10/2025		

Department	Position	Emp Num	Current Annual Salary	Merit Amt	Merit %	New Annual Salary	Lumpsum Merit	Pay Proposal Reason	Effective Date of Change
911 Communications	Telecommunications Officer.0150.001100.	16403	$60,337.74	$603.39	1.00	$60,941.13		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0152.001100.	17316	$58,725.20	$2,349.01	4.00	$61,074.21		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0140.001100.	17317	$58,725.20	$2,349.01	4.00	$61,074.21		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0144.001100.	17313	$58,725.20	$2,349.01	4.00	$61,074.21		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.1743.001100.	17135	$60,780.32	$607.80	1.00	$61,388.12		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.1892.001100.	15340	$59,010.02	$590.10	1.00	$59,600.11		MERIT	18-Jul-25
911 Communications	Instructional Coordinator.0168.001100.	16609	$80,679.14	$806.79	1.00	$81,485.93		MERIT	18-Jul-25
911 Communications	Telecom Supervisor.0159.001100.	15584	$72,307.31	$723.07	1.00	$73,030.38		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0136.001100.	17137	$60,337.74	$603.39	1.00	$60,941.13		MERIT	18-Jul-25
911 Communications	Telecom Supervisor.2089.001100.	14775	$70,000.01	$700.00	1.00	$70,700.01		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.1676.001100.	17133	$60,337.74	$603.39	1.00	$60,941.13		MERIT	18-Jul-25
911 Communications	Scheduling & Payroll Spec.1897.001100.	15985	$53,150.22	$531.50	1.00	$53,681.72		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0123.001100.	17134	$60,780.30	$607.80	1.00	$61,388.10		MERIT	18-Jul-25
911 Communications	TCO Specialist.0156.001100.	13702	$67,048.57	$670.49	1.00	$67,719.06		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0121.001100.	16399	$60,337.74	$603.39	1.00	$60,941.13		MERIT	18-Jul-25
911 Communications	Telecom Manager.0116.001100.	15651	$84,346.60	$843.46	1.00	$85,190.06		MERIT	18-Jul-25
911 Communications	TCO Specialist.0133.001100.	16056	$63,819.29	$638.19	1.00	$64,457.47		MERIT	18-Jul-25
911 Communications	TCO Specialist.1746.001100.	13898	$67,048.57	$670.49	1.00	$67,719.06		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.1893.001100.	17132	$60,780.32	$607.80	1.00	$61,388.12		MERIT	18-Jul-25
911 Communications	Telecom Manager.0117.001100.	13968	$86,033.58	$860.33	1.00	$86,893.91		MERIT	18-Jul-25
911 Communications	TCO Specialist.0174.001100.	15014	$67,048.57	$670.49	1.00	$67,719.06		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0128.001100.	17129	$60,337.74	$603.39	1.00	$60,941.13		MERIT	18-Jul-25
911 Communications	Telecom Supervisor.2088.001100.	15013	$70,000.01	$700.00	1.00	$70,700.01		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0154.001100.	16917	$59,895.16	$598.96	1.00	$60,494.12		MERIT	18-Jul-25
911 Communications	Telecom Supervisor.0120.001100.	13289	$75,028.90	$750.30	1.00	$75,779.20		MERIT	18-Jul-25
911 Communications	TCO Specialist.0172.001100.	15075	$67,048.57	$670.49	1.00	$67,719.06		MERIT	18-Jul-25
911 Communications	TCO Specialist.0125.001100.	15074	$67,048.59	$670.49	1.00	$67,719.08		MERIT	18-Jul-25
911 Communications	TCO Specialist.0175.001100.	14709	$66,560.35	$665.60	1.00	$67,225.95		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.1744.001100.	16807	$60,337.74	$603.39	1.00	$60,941.13		MERIT	18-Jul-25
911 Communications	TCO Specialist.0139.001100.	16046	$63,819.29	$638.19	1.00	$64,457.47		MERIT	18-Jul-25
911 Communications	TCO Specialist.0131.001100.	13552	$66,234.11	$662.33	1.00	$66,896.44		MERIT	18-Jul-25
911 Communications	Telecom Supervisor.0161.001100.	14628	$74,307.47	$743.09	1.00	$75,050.56		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0155.001100.	16689	$60,780.30	$607.80	1.00	$61,388.10		MERIT	18-Jul-25
911 Communications	Emerg Comm Deputy Director.0115.001100.	15692	$92,781.26	$927.94	1.00	$93,709.20		MERIT	18-Jul-25
911 Communications	TCO Specialist.0173.001100.	14061	$74,258.83	$742.58	1.00	$75,001.41		MERIT	18-Jul-25

911 Communications	TCO Specialist.0126.001100.	15691	$61,724.73	$617.24	1.00	$62,341.97		MERIT	18-Jul-25
911 Communications	TCO Specialist.0176.001100.	14377	$66,397.22	$663.98	1.00	$67,061.20		MERIT	18-Jul-25
911 Communications	TCO Specialist.0129.001100.	13899	$67,048.59	$670.49	1.00	$67,719.08		MERIT	18-Jul-25
911 Communications	TCO Specialist.0151.001100.	15860	$63,819.31	$638.19	1.00	$64,457.49		MERIT	18-Jul-25
911 Communications	TCO Specialist.0143.001100.	15783	$63,819.31	$638.19	1.00	$64,457.49		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0146.001100.	16920	$59,886.72	$598.87	1.00	$60,485.59		MERIT	18-Jul-25
911 Communications	TCO Specialist.0137.001100.	13492	$67,048.57	$670.49	1.00	$67,719.06		MERIT	18-Jul-25
911 Communications	TCO Specialist.0122.001100.	15859	$63,819.31	$638.19	1.00	$64,457.49		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0127.001100.	16402	$60,337.74	$603.39	1.00	$60,941.13		MERIT	18-Jul-25
911 Communications	Compliance Division Manager.0165.001100.	13180	$99,999.90	$999.96	1.00	$100,999.86		MERIT	18-Jul-25
911 Communications	Telecom Supervisor.0171.001100.	15268	$73,037.99	$730.37	1.00	$73,768.36		MERIT	18-Jul-25
911 Communications	TCO Specialist.0124.001100.	15863	$65,733.91	$657.34	1.00	$66,391.25		MERIT	18-Jul-25
911 Communications	Compliance Evaluator.1891.001100.	15012	$71,491.89	$714.92	1.00	$72,206.80		MERIT	18-Jul-25
911 Communications	TCO Specialist.0130.001100.	15508	$63,819.31	$638.19	1.00	$64,457.49		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.1672.001100.	17028	$60,337.72	$603.39	1.00	$60,941.11		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0147.001100.	16918	$59,886.72	$598.87	1.00	$60,485.59		MERIT	18-Jul-25
911 Communications	Training Division Manager.1899.001100.	15693	$90,467.00	$904.80	1.00	$91,371.80		MERIT	18-Jul-25
911 Communications	TCO Specialist.0169.001100.	5565	$72,832.88	$728.33	1.00	$73,561.22		MERIT	18-Jul-25
911 Communications	QAQI Evaluator.2086.001100.	15396	$66,815.03	$668.16	1.00	$67,483.19		MERIT	18-Jul-25
911 Communications	Telecommunications Officer.0138.001100.	17027	$60,337.72	$603.39	1.00	$60,941.11		MERIT	18-Jul-25
District Clerk	Deputy District Clerk.1852.001100.	16758	$46,343.69	$926.87	2.00	$47,270.56		MERIT	18-Jul-25
District Clerk	Deputy District Clerk.0755.001100.	17448	$43,263.36	$1,297.90	3.00	$44,561.25		MERIT	18-Jul-25
District Clerk	Court Specialist.0740.001100.	17449	$45,465.95	$1,363.98	3.00	$46,829.93		MERIT	18-Jul-25
District Clerk	Court Specialist.1799.001100.	12733	$46,829.93	$1,404.89	3.00	$48,234.83		MERIT	18-Jul-25
Emergency Services Dept.	Administrative Manager.1747.001100.	14981	$92,506.96	$1,850.16	2.00	$94,357.12		MERIT	18-Jul-25
Emergency Services Dept.	Coordinator.1766.001100.	13502	$50,767.77	$1,269.19	2.50	$52,036.96		MERIT	18-Jul-25
Emergency Services Dept.	Project Manager II.1941.001100.	11259	$86,272.94	$1,725.36	2.00	$87,998.30		MERIT	18-Jul-25
Parks	Parks Maintenance Tech II.1694.001100.	17281	$39,540.80	$1,186.22	3.00	$40,727.02		MERIT	18-Jul-25
Parks	PT Parks Maintenance Tech I.9987.001101.	17275	$37,620.29	$1,128.61	3.00	$38,748.90		MERIT	18-Jul-25
Parks	PT Administrative Spec.9926.001101.	17373	$39,535.60	$1,186.08	3.00	$40,721.68		MERIT	18-Jul-25
Parks	Expo Maintenance Tech I.1692.001100.	17239	$37,620.29	$1,128.61	3.00	$38,748.90		MERIT	18-Jul-25
Parks	Administrative Specialist.2173.001100.	17238	$39,535.60	$1,186.08	3.00	$40,721.68		MERIT	18-Jul-25
Tobacco HUG Program	Community EMT.2183.001100.	17344	$61,724.73	$1,851.74	3.00	$63,576.47		MERIT	18-Jul-25

				(TO)	(FROM)
entity	**fund**	**dept**	**object**	**dr**	**cr**
01	0100	8004	001130		42,160.11
01	0100	8004	002010		3,225.25
01	0100	8004	002020		6,766.70
01	0100	0581	001100	42,160.11	
01	0100	0581	002010	3,225.25	
01	0100	0581	002020	6,766.70	
01	0100	8004	001130		4,844.71
01	0100	8004	002010		370.62
01	0100	8004	002020		777.58
01	0100	0583	001100	4,844.71	
01	0100	0583	002010	370.62	
01	0100	0583	002020	777.58	
01	0100	0450	001130		4,993.64
01	0100	0450	001100	4,993.64	
01	0100	0510	001130		5,815.60
01	0100	0510	001100	3,500.91	
01	0100	0510	001101	2,314.69	
01	0340	0540	001130		1,851.74
01	0340	0540	001100	1,851.74	

Commissioners Court - Regular Session **9.**

Meeting Date: 07/15/2025

JP1 EOM JUNE 2025

Submitted For: KT Musselman **Submitted By:** Misty Lamb, J.P. Pct. #1

Department: J.P. Pct. #1

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 1, June 2025 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

JP1 EOM JUNE 2025

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/07/2025 08:52 AM
Form Started By: Misty Lamb		Started On: 07/03/2025 01:54 PM
Final Approval Date: 07/07/2025		

IN COMPLIANCE WITH ARTICLE 103

CODE OF CRIMINAL PROCEDURE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared KT Musselman, Justice of the Peace, Precinct 1, Williamson County, who, on his oath, stated that the attached report of money collected is true and correct report for the month of June 2025

DETAILED REPORT IS AVAILABLE THROUGH THE AUDITOR'S OFFICE.

KT MUSSELMAN
JUSTICE OF THE PEACE
PRECINCT ONE

On this 3rd day of July 2025 to certify which witness my hand and seal of office.

MISTY LAMB
My Notary ID # 128210087
Expires May 5, 2026

NOTARY PUBLIC
In and for the State of Texas

Payment Report - G/L and Fund Summary

Transaction Date: **06/01/2025 - 06/30/2025** Case Categories: **Criminal; Civil**
Locations: **JP1** Payment Type: **Cash Bond Deposit; Counter Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-1-01-0100-0000-209700: 01-0100-0000-209700 - JP COURTS-REFUNDS	50.00
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-1-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	150.15
01-0100-0000-341801 - FEES OF OFFICE, JP PCT-1	L-004-1-01-0100-0000-341801: 01-0100-0000-341801 - FEES OF OFFICE, JP PCT #1	12,448.64
01-0100-0000-341901 - CIVIL FEES/OFFICE, CONST 1	L-004-1-01-0100-0000-341901: 01-0100-0000-341901 - Fees of Office, Const. PCT #1	26,880.00
01-0100-0000-341911 - CRIMINAL FEES/OFFICE, CONST 1	L-004-1-01-0100-0000-341911: 01-0100-0000-341911 - Fees of Office, Crim. Const PCT #1	916.33
01-0100-0000-342860 -Time Payment Fee County 2.50	L-004-1-01-0100-0000-342860: 01-0100-0000-342860 - Time Payment Fee County 2.50	468.11
01-0100-0000-351301 - FINES, JP PCT-1	L-004-1-01-0100-0000-351301: 01-0100-0000-351301 - FINES, JP PCT #1	17,225.14
01-0100-0000-362021 - COURT TRANSACTION FEES	L-004-1-01-0100-0000-362021: 01-0100-0000-362021 - COURT TRANSACTION FEES	4.00
01-0100-0000-365103 Language Access Fund	L-004-1-01-0100-0000-365103: Language Access Fund	1,152.00
99-9999-9999-000003 - LOCAL Consolidated CC-Misd C	L-004-1-01-99-9999-9999-000003: 99-9999-9999-000003 - LOCAL Consolidated CC-MISD C	1,823.45
	0100 - General Fund Total:	**61,117.82**
0360 - Courthouse Security Fund		
01-0360-0000-341150 - COURTHOUSE SECURITY FEES	L-004-1-01-0360-0000-341150: 01-0360-0000-341150 - Courthouse Security Fees	14.19
	0360 - Courthouse Security Fund Total:	**14.19**
0361 - JP Security Fund		
01-0361-0000-341151 - JP 1 SECURITY FEES	L-004-1-01-0361-0000-341151: 01-0361-0000-341151 - JP 1 SECURITY FEES	4.73
	0361 - JP Security Fund Total:	**4.73**
0370 - Alternate Dispute Resolution Fund		
01-0370-0000-341170 - Alternate Dispute Resolution Fees	L-004-1-01-0370-0000-341170: 01-0370-0000-341170 - Alternate Dispute Resolution Fees	1,920.00
	0370 - Alternate Dispute Resolution Fund Total:	**1,920.00**
0372 - Justice Court Technology Fund		
01-0372-0000-341141 - JP 1 TECHNOLOGY FEES	L-004-1-01-0372-0000-341141: 01-0372-0000-341141 - JP #1 TECHNOLOGY FEES	18.92
	0372 - Justice Court Technology Fund Total:	**18.92**
0373 - JP-1 Truancy Program Fund		
01-0373-0000-370000 - JP-1 Truancy Program Fees	L-004-1-01-0373-0000-370000: 01-0373-0000-370000 - JP-1 Truancy Program	23.65
	0373 - JP-1 Truancy Program Fund Total:	**23.65**

Payment Report - G/L and Fund Summary

Transaction Date: **06/01/2025 - 06/30/2025** Case Categories: **Criminal; Civil**
Locations: **JP1** Payment Type: **Cash Bond Deposit; Counter Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0399 - State Agency Fund		
01-0399-0000-208031 - JP 1 Truancy Prev/Diversion - State	L-004-1-01-0399-0000-208031: 01-0399-0000-208031 - JP 1 Truancy Prev/Diversion - State	5.46
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-1-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	189.20
01-0399-0000-208165 - CCC 01.2020 Fee's Due to State	L-004-1-01-0399-0000-208165: 01-0399-0000-208165 - State Con Court Cost LGC 133.102(a)(3)	7,604.40
01-0399-0000-208181 - State Consolidated Fee	L-004-0399-0000-208181: State Consolidated Fee	672.00
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-1-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	18.92
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-1-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	28.38
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-1-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	58.09
01-0399-0000-208426 - State Traffic Fine Due To State	L-004-1-01-0399-0000-208426: 01-0399-0000-208426 - State Traffic Fine Due To State	3,107.80
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-1-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	9.46
01-0399-0000-208720 - SEATBELT FINES	L-004-1-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	342.00
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-1-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	1,250.00
01-0399-0000-208860 - TIME PYMT FEES DUE TO STATE	L-004-1-01-0399-0000-208860: 01-0399-0000-208860 - Time Payment	9.12
	0399 - State Agency Fund Total:	**13,294.83**
JP BOND		
01-0100-0000-207019 - JP1 Bond Liability Account	L-004-1-02-00002: JP1 Registry Bond Account Liability	3,150.00
	JP BOND Total:	**3,150.00**
	Fee Totals for All Funds:	**79,544.14**

Payment Report - Fee Code Summary

Transaction Date: **06/01/2025 - 06/30/2025** Case Categories: **Criminal; Civil**
Locations: **JP1** Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
2020AFAPD	Arrest Fee - Austin PD 102.011(a)(1), 102.011(e)	1.91	1	0.00	0	0.00	0	1.91	1
2020AFDPS	Arrest Fee - DPS CCP 102.011.(a)(1), 102.011(e)	48.09	12	0.00	0	0.00	0	48.09	12
2020AFSO	Arrest Fee - Sheriff's Office 102.011(a)(1), 102.011(e)	595.27	137	0.00	0	0.00	0	595.27	137
2020CCC	State Cons Court Cost LGC 133.102(a)(3)	7,604.40	147	0.00	0	0.00	0	7,604.40	147
2020CDF	Compliance Dismissal Fine	160.00	17	0.00	0	0.00	0	160.00	17
2020DSCM	Driving Safety Course Mandatory CCP 45. 0511(f)(1)	146.29	15	0.00	0	0.00	0	146.29	15
2020LCCC-C	LOCAL Consolidated Court Cost LGC 134.103(a)	1,823.45	154	0.00	0	0.00	0	1,823.45	154
2020LTF	Local Traffic Fine (TC 542.403)	186.48	69	0.00	0	0.00	0	186.48	69
2020STF	State Traffic Fine (TC 542.4031)	3,107.80	70	0.00	0	0.00	0	3,107.80	70
2020TPF	Time Payment Fee CCP 102.030	466.29	38	0.00	0	0.00	0	466.29	38
2020WFC1	Warrant Fee - Const Pct 1 CCP 102.011(a)(2), 102.011(e)	816.33	19	0.00	0	0.00	0	816.33	19
ADMIN	Administration Fee [CCP 102.072]	4.00	2	0.00	0	0.00	0	4.00	2
AFDPS	Arrest Fee - DPS (CCP 102.011)	10.00	2	0.00	0	0.00	0	10.00	2
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	13.65	3	0.00	0	0.00	0	13.65	3
CB	Cash Bond	3,150.00	6	0.00	0	0.00	0	3,150.00	6
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	189.20	5	0.00	0	0.00	0	189.20	5
CCOP	Civil Copies	21.00	21	0.00	0	0.00	0	21.00	21
CERT	Certified Copy	9.00	3	0.00	0	0.00	0	9.00	3
CFINE	County Fine	17,325.14	141	0.00	0	(100.00)	1	17,225.14	142
CHS	Courthouse Security Fee (CCP 102.017)	14.19	5	0.00	0	0.00	0	14.19	5
CHSJC	JP Security Fee (CCP 102.017)	4.73	5	0.00	0	0.00	0	4.73	5
CONT1	Constable Service Fee Pct #1	20,880.00	195	0.00	0	0.00	0	20,880.00	195
CRFEEOVER	Criminal Overpayment Fee	0.00	1	0.00	0	0.00	0	0.00	1
CSFF	Child Safety Fee (CCP 102.014(d))	18.69	2	0.00	0	0.00	0	18.69	2
DDF	Deferred Disposition Fee	1,366.00	10	100.00	1	0.00	0	1,466.00	11
FNTC1	Child Safety Seat Fine Trauma Center	342.00	5	0.00	0	0.00	0	342.00	5
IDF	Indigent Defense Fee (LGC 133.107)	9.46	5	0.00	0	0.00	0	9.46	5
JCTF	Justice Court Technology Fee (CCP 102.0173)	18.92	5	0.00	0	0.00	0	18.92	5
JFR	Jury Reimbursement Fee (CCP 102.0045)	18.92	5	0.00	0	0.00	0	18.92	5

Payment Report - Fee Code Summary

Transaction Date: **06/01/2025 - 06/30/2025** Case Categories: **Criminal; Civil**
Locations: **JP1**
Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
JTP	Juvenile Truancy Program (CCP 102.0174)	23.65	5	0.00	0	0.00	0	23.65	5
JTPDC	Juvenile Truancy Prev/Diversion Due to County (CCP 102.015)	2.73	3	0.00	0	0.00	0	2.73	3
JTPDS	Juvenile Truancy Prev/Diversion Due to State (CCP 102.015)	2.73	3	0.00	0	0.00	0	2.73	3
JURY	Jury Fee	88.00	4	0.00	0	0.00	0	88.00	4
JUSFC	Judicial Support Fund - County (LGC 133.105)	2.84	5	0.00	0	0.00	0	2.84	5
JUSFS	Judicial Support Fund - State (LGC 133.105)	25.54	5	0.00	0	0.00	0	25.54	5
MISCOP	Miscellaneous Copy Fees	6.00	2	0.00	0	0.00	0	6.00	2
SB41CDRF	County Dispute Resolution fund - LGC 135.157	1,920.00	384	0.00	0	0.00	0	1,920.00	384
SB41JCSF	Justice Court Support Fund	9,600.00	384	0.00	0	0.00	0	9,600.00	384
SB41LAF	Language Access Fund - LGC 135.155	1,152.00	384	0.00	0	0.00	0	1,152.00	384
SB41SCF	State Consolidated Fee	672.00	32	0.00	0	0.00	0	672.00	32
SCH	School District Fine	50.00	1	0.00	0	0.00	0	50.00	1
SFMCWV	State Fine - Motor Carrier Weight Violation	1,250.00	2	0.00	0	0.00	0	1,250.00	2
TPCC2	Time Payment Fee County 2.50	1.82	1	0.00	0	0.00	0	1.82	1
TPS	Time Payment Fee - State	9.12	1	0.00	0	0.00	0	9.12	1
WARC1	Warrant Fee - Constable Pct. 1	100.00	2	0.00	0	0.00	0	100.00	2
WCSO	Williamson County Sheriff	136.50	3	0.00	0	0.00	0	136.50	3
WEXEC	Writ of Execution	5.00	1	0.00	0	0.00	0	5.00	1
WPOSS	Writ of Possession	145.00	30	0.00	0	0.00	0	145.00	30
WSF1	Constable #1 - Writ Service Fee	6,000.00	31	0.00	0	0.00	0	6,000.00	31
Fee Code Summary Totals		**Gross**		**Positive Adjustments**		**Negative Adjustments**		**Net**	
		Amount	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
		79,544.14	2,383	100.00	1	(100.00)	1	79,544.14	2,385

Commissioners Court - Regular Session **10.**

Meeting Date: 07/15/2025

June Monthly Report

Submitted For: Angela Williams **Submitted By:** Melissa East, J.P. Pct. #2

Department: J.P. Pct. #2

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action to approve Justice of the Peace Precinct 2 June 2025 Monthly Report in compliance with Code of Criminal Procedure 103.005.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

2025 June CCP 103 Report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/03/2025 08:25 AM
Form Started By: Melissa East		Started On: 07/02/2025 12:18 PM
Final Approval Date: 07/03/2025		

Affidavit

IN COMPLIANCE WITH ARTICLE 103
CODE OF CRIMINAL PROCEDURE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Angela Williams, Justice of the Peace, Precinct 2, Williamson County, who on her oath, stated that the attached report of monies collected is a true and correct report for the month of JUNE 2025.

ANGELA WILLIAMS
JUSTICE OF THE PEACE
WILLIAMSON COUNTY PRECINCT 2

On this 2nd day of July 2025, to certify which witness my hand and seal of office.

Melissa East
Notary Public
in and for the State of Texas

MELISSA EAST
My Notary ID # 128012229
Expires December 8, 2025

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Deposit Date: **06/01/2025 - 06/30/2025** Case Categories: **Criminal; Civil**
Locations: **JP2**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-207017 - Collections Agency Fee	L-004-2-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	1,506.69
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-2-01-0100-0000-209700: 01-0100-0000-209700 - JP COURTS-REFUNDS	80.00
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-2-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	5.00
01-0100-0000-341802 - FEES OF OFFICE, JP PCT-2	L-004-2-01-0100-0000-341802: 01-0100-0000-341802 - FEES OF OFFICE, JP PCT #2	15,714.82
01-0100-0000-341902 - CIVIL FEES/OFFICE, CONST 2	L-004-2-01-0100-0000-341902: 01-0100-0000-341902 - Fees of Office, Const. PCT #2	10,360.00
01-0100-0000-341911 - CRIMINAL FEES/OFFICE, CONST 1	L-004-2-01-0100-0000-341911: 01-0100-0000-341911 - Fees of Office, Crim. Const PCT #1	5.00
01-0100-0000-341912 - CRIMINAL FEES/OFFICE, CONST 2	L-004-2-01-0100-0000-341912: 01-0100-0000-341912 - Fees of Office, Crim. Const PCT #2	773.13
01-0100-0000-341913 - CRIMINAL FEES/OFFICE, CONST 3	L-004-2-01-0100-0000-341913: 01-0100-0000-341913 - Fees of Office, Crim. Const PCT #3	100.00
01-0100-0000-341914 - CRIMINAL FEES/OFFICE, CONST 4	L-004-2-01-0100-0000-341914: 01-0100-0000-341914 - Fees of Office, Crim. Const PCT #4	136.73
01-0100-0000-342860 -Time Payment Fee County 2.50	L-004-2-01-0100-0000-342860: 01-0100-0000-342860 - Time Payment Fee County 2.50	597.90
01-0100-0000-351302 - FINES, JP PCT-2	L-004-2-01-0100-0000-351302: 01-0100-0000-351302 - FINES, JP PCT #2	23,540.00
01-0100-0000-365103 Language Access Fund	L-004-2-01-0100-0000-365103: Language Access Fund	1,182.00
99-9999-9999-000003 - LOCAL Consolidated CC-Misd C	L-004-2-99-9999-9999-000003: 99-9999-9999-000003 - LOCAL Consolidated CC - Misd C	3,867.26
	0100 - General Fund Total:	**57,868.53**
0361 - JP Security Fund		
01-0361-0000-341152 - JP 2 SECURITY FEES	L-004-2-01-0361-0000-341152: 01-0361-0000-341152 - JP 2 SECURITY FEES	8.00
	0361 - JP Security Fund Total:	**8.00**
0368 - JP-2 Truancy Program Fund		
01-0368-0000-342190 - Youth Diversion Program (HB 3186)	L-004-2-01-0368-0000-342190: 01-0368-0000-342190 - Youth Diversion Program (HB 3186)	50.00
01-0368-0000-370000 - JP-2 Truancy Program Fees	L-004-2-01-0368-0000-370000: 01-0368-0000-370000 - JP-2 Truancy Program Fee	10.00
	0368 - JP-2 Truancy Program Fund Total:	**60.00**
0370 - Alternate Dispute Resolution Fund		
01-0370-0000-341170 - Alternate Dispute Resolution Fees	L-004-2-01-0370-0000-341170: 01-0370-0000-341170 - Alternate Dispute Resolution Fees	1,970.00
	0370 - Alternate Dispute Resolution Fund Total:	**1,970.00**
0372 - Justice Court Technology Fund		
01-0372-0000-341142 - JP 2 TECHNOLOGY FEES	L-004-2-01-0372-0000-341142: 01-0372-0000-341142 - JP #2 TECHNOLOGY FEES	8.00
	0372 - Justice Court Technology Fund Total:	**8.00**

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Deposit Date: **06/01/2025 - 06/30/2025** Case Categories: **Criminal; Civil**
Locations: **JP2**

G/L Account	G/L Account Number	Fee Totals
0399 - State Agency Fund		
01-0399-0000-208032 - JP 2 Truancy Prev/Diversion - State	L-004-2-01-0399-0000-208032: 01-0399-0000-208032 - JP 2 Truancy Prev/Diversion - State	2.00
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-2-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	80.00
01-0399-0000-208165 - CCC 01.2020 Fee's Due to State	L-004-2-01-0399-0000-208165: 01-0399-0000-208165 - State Con Court Cost LGC 133.102(a)(3)	17,002.44
01-0399-0000-208181 - State Consolidated Fee	L-004-0399-0000-208181: State Consolidated Fee	294.00
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-2-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	8.00
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-2-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	12.00
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-2-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	579.01
01-0399-0000-208426 - State Traffic Fine Due to State 2020	L-004-2-01-0399-0000-208426: 01-0399-0000-208426 - State Traffic Fine Due To State	6,263.21
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-2-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	4.00
01-0399-0000-208720 - SEATBELT FINES	L-004-2-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	200.00
	0399 - State Agency Fund Total:	**24,444.66**
JP BOND		
01-0100-0000-207034 - JP2 Bond Liability Account	L-004-2-02-00002: JP2 Registry Bond Account Liability	(400.00)
	JP BOND Total:	**(400.00)**
	Fee Totals for All Funds:	**83,959.19**

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Deposit Date: 06/01/2025 - 06/30/2025 Case Categories: Criminal; Civil
Locations: JP2

Fee Code Summary									
Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
2020AFC1	Arrest Fee - Constable 1 CCP 102.011(a)(1), 102.011(e)	5.00	1	0.00	0	0.00	0	5.00	1
2020AFC2	Arrest Fee - Constable 2 CCP 102.011(a)(1), 102.011(e)	5.96	2	0.00	0	0.00	0	5.96	2
2020AFC4	Arrest Fee - Constable 4 CCP 102.011(a)(1), 102.011(e)	136.73	29	0.00	0	0.00	0	136.73	29
2020AFDPS	Arrest Fee - DPS CCP 102.011.(a)(1), 102.011(e)	579.01	126	0.00	0	0.00	0	579.01	126
2020AFSO	Arrest Fee - Sheriff's Office 102.011(a)(1), 102.011(e)	563.48	115	15.00	3	0.00	0	578.48	118
2020AHLHIS	Arrest Fee - Liberty Hill ISD CCP 102.011(a)(1), 102.011(e)	40.00	8	0.00	0	0.00	0	40.00	8
2020CCC	State Cons Court Cost LGC 133.102(a)(3)	16,816.44	287	186.00	3	0.00	0	17,002.44	290
2020CDF	Compliance Dismissal Fine	190.00	19	0.00	0	0.00	0	190.00	19
2020DSCM	Driving Safety Course Mandatory CCP 45. 0511(f)(1)	389.06	42	0.00	0	0.00	0	389.06	42
2020LCCC-C	LOCAL Consolidated Court Cost LGC 134.103(a)	3,825.26	289	42.00	3	0.00	0	3,867.26	292
2020LTF	Local Traffic Fine (TC 542.403)	375.78	132	0.00	0	0.00	0	375.78	132
2020STF	State Traffic Fine (TC 542.4031)	6,263.21	132	0.00	0	0.00	0	6,263.21	132
2020TPF	Time Payment Fee CCP 102.030	597.90	49	0.00	0	0.00	0	597.90	49
2020WFC2	Warrant Fee - Const Pct 2 CCP 102.011(a)(2), 102.011(e)	767.17	17	0.00	0	0.00	0	767.17	17
2020WFC3	Warrant Fee - Const Pct 3 CCP 102.011(a)(2), 102.011(e)	100.00	2	0.00	0	0.00	0	100.00	2
AB	Abstract	15.00	3	0.00	0	0.00	0	15.00	3
AFCPD	Arrest Fee - Cedar Park Police Department	5.00	1	0.00	0	0.00	0	5.00	1
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	5.00	1	0.00	0	0.00	0	5.00	1
CB	Cash Bond	300.00	2	0.00	0	(700.00)	3	(400.00)	5
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	80.00	2	0.00	0	0.00	0	80.00	2
CCOP	Civil Copies	52.50	27	0.00	0	0.00	0	52.50	27
CERT	Certified Copy	6.00	3	0.00	0	0.00	0	6.00	3
CFINE	County Fine	23,340.00	210	0.00	0	0.00	0	23,340.00	210
CHS	Courthouse Security Fee (CCP 102.017)	6.00	2	0.00	0	0.00	0	6.00	2
CHSJC	JP Security Fee (CCP 102.017)	2.00	2	0.00	0	0.00	0	2.00	2
COLLFEE	Collection Agency Fee	1,506.69	23	0.00	0	0.00	0	1,506.69	23

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Deposit Date: 06/01/2025 - 06/30/2025 Case Categories: Criminal; Civil
Locations: JP2

Fee Code Summary									
Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
CONT2	Constable Service Fee Pct #2	8,240.00	81	0.00	0	(80.00)	1	8,160.00	82
CRFEEOVER	Criminal Overpayment Fee	0.00	1	0.00	0	0.00	0	0.00	1
CSFF	Child Safety Fee (CCP 102.014(d))	120.00	6	0.00	0	0.00	0	120.00	6
CVFEEOVER	Civil Overpayment Fee	80.00	1	0.00	0	0.00	0	80.00	1
DDF	Deferred Disposition Fee	3,534.00	41	457.00	3	0.00	0	3,991.00	44
FNTC1	Child Safety Seat Fine Trauma Center	200.00	4	0.00	0	0.00	0	200.00	4
IDF	Indigent Defense Fee (LGC 133.107)	4.00	2	0.00	0	0.00	0	4.00	2
JCTF	Justice Court Technology Fee (CCP 102.0173)	8.00	2	0.00	0	0.00	0	8.00	2
JFR	Jury Reimbursement Fee (CCP 102.0045)	8.00	2	0.00	0	0.00	0	8.00	2
JTP	Juvenile Truancy Program (CCP 102.0174)	10.00	2	0.00	0	0.00	0	10.00	2
JTPDC	Juvenile Truancy Prev/Diversion Due to County (CCP 102.015)	1.00	1	0.00	0	0.00	0	1.00	1
JTPDS	Juvenile Truancy Prev/Diversion Due to State (CCP 102.015)	1.00	1	0.00	0	0.00	0	1.00	1
JURY	Jury Fee	22.00	1	0.00	0	0.00	0	22.00	1
JUSFC	Judicial Support Fund - County (LGC 133.105)	1.20	2	0.00	0	0.00	0	1.20	2
JUSFS	Judicial Support Fund - State (LGC 133.105)	10.80	2	0.00	0	0.00	0	10.80	2
SB41CDRF	County Dispute Resolution fund - LGC 135.157	1,975.00	395	0.00	0	(5.00)	1	1,970.00	396
SB41JCSF	Justice Court Support Fund	9,875.00	395	0.00	0	(25.00)	1	9,850.00	396
SB41LAF	Language Access Fund - LGC 135.155	1,185.00	395	0.00	0	(3.00)	1	1,182.00	396
SB41SCF	State Consolidated Fee	294.00	14	0.00	0	0.00	0	294.00	14
TCCF	Truant Conduct Contempt Fine - Child	200.00	8	0.00	0	0.00	0	200.00	8
WEXEC	Writ of Execution	20.00	4	0.00	0	0.00	0	20.00	4
WGAR	Writ of Garnishment	10.00	2	0.00	0	0.00	0	10.00	2
WPOSS	Writ of Possession	50.00	10	0.00	0	0.00	0	50.00	10
WSF2	Constable #2 - Writ Service Fee	2,200.00	11	0.00	0	0.00	0	2,200.00	11
YDP	Youth Diversion Administrative Fee ($50)	50.00	1	0.00	0	0.00	0	50.00	1
Fee Code Summary Totals		Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
		84,072.19	2,910	700.00	12	(813.00)	7	83,959.19	2,929

Commissioners Court - Regular Session **11.**

Meeting Date: 07/15/2025

Justice of the Peace 4 June 2025 Monthly Report

Submitted By: Veronica Bolander, J.P. Pct. #4

Department: J.P. Pct. #4

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 4, June 2025 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

JP4 EOM JUNE 2025

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/03/2025 11:47 AM
Form Started By: Veronica Bolander		Started On: 07/03/2025 11:29 AM
Final Approval Date: 07/03/2025		

IN COMPLIANCE WITH ARTICLE 103.005
CODE OF CRIMINAL PROCEDURE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Rhonda Redden, Justice of the Peace, Precinct 4, Williamson County, who on her oath, stated that the attached report of money collected is a true and correct report for the month of June 2025.

RHONDA REDDEN
JUSTICE OF THE PEACE
PRECINCT FOUR

This 3rd day of July 2025, to certify which witness my hand and seal of office.

VERONICA BOLANDER
My Notary ID # 2676312
Expires November 2, 2027

NOTARY PUBLIC in and for the State of Texas

Payment Report - Transaction/Adjustment Detail

Deposit Date: **06/01/2025 - 06/30/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Final Totals		Fee Totals	Transaction Totals
Total Payments		**139,885.66**	**139,885.66**
Total Adjustments Impacting Payments		**(376.84)**	**(376.84)**
Final Fee Code Totals		**139,508.82**	**139,508.82**
Tender Method Summary			
Tender Types	Cash	9,211.84	9,211.84
	Certified Payments Credit Card	62,519.19	62,519.19
	Check	3,666.50	3,666.50
	Credit Card	37,680.78	37,680.78
	E-File Credit Card	25,224.75	25,224.75
	Money Order	1,582.60	1,582.60

Detailed report is available through the Auditor's Office.

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Deposit Date: **06/01/2025 - 06/30/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-207008 - JP 4-CASH BONDS	L-004-4-01-0100-0000-207008: 01-0100-0000-207008 - JP4 Cash Bonds	1,113.92
01-0100-0000-207017 - Collections Agency Fee	L-004-4-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	3,352.42
01-0100-0000-209600 - FINES DUE TO TX PARKS WILDLIFE	L-004-4-01-0100-0000-209600: 01-0100-0000-209600 - Fines Due to TX Parks Wildlife	268.17
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-4-01-0100-0000-209700: 01-0100-0000-209700 - JP Courts Refunds	500.00
01-0100-0000-341804 - FEES OF OFFICE, JP PCT-4	L-004-4-01-0100-0000-341804: 01-0100-0000-341804 - Fees of Office, JP Pct. #4	17,776.76
01-0100-0000-341904 - CIVIL FEES/OFFICE, CONST 4	L-004-4-01-0100-0000-341904: 01-0100-0000-341904 - Fees of Office, Const. PCT #4	14,440.00
01-0100-0000-341914 - CRIMINAL FEES/OFFICE, CONST 4	L-004-4-01-0100-0000-341914: 01-0100-0000-341914 - Fees of Office, Crim. Const PCT #4	1,854.18
01-0100-0000-342860 -Time Payment Fee County 2.50	L-004-4-01-0100-0000-342860: 01-0100-0000-342860 - Time Payment Fee County 2.50	993.02
01-0100-0000-351304 - FINES, JP PCT-4	L-004-4-01-0100-0000-351304: 01-0100-0000-351304 - FINES, JP PCT #4	54,542.92
01-0100-0000-365103 Language Access Fund	L-004-4-01-0100-0000-365103: 01-0100-0000-365103 - Language Access Fund	1,371.00
01-0100-0000-370500 - Miscellaneous Revenue	L-004-4-01-0100-0000-370500: 01-0100-0000-370500 - Miscellaneous Revenue	11.50
99-9999-9999-000003 - LOCAL Consolidated CC-Misd C	L-004-4-99-9999-9999-000003: 99-9999-9999-000003 - LOCAL Consolidated CC-MISD C	5,792.73
	0100 - General Fund Total:	**102,016.62**
0361 - JP Security Fund		
01-0361-0000-341154 - JP 4 SECURITY FEES	L-004-4-01-0361-0000-341154: 01-0361-0000-341154 - JP 4 SECURITY FEES	2.33
	0361 - JP Security Fund Total:	**2.33**
0369 - JP-4 Truancy Program Fund		
01-0369-0000-341917 - JP4 Truant Conduct (HB 2398)	L-004-4-01-0369-0000-341917: 01-0369-0000-341917 - JP4 Truant Conduct (HB 2398)	25.00
01-0369-0000-342190 - Youth Diversion Program (HB 3186)	L-004-4-01-0369-0000-342190: 01-0369-0000-342190 - Youth Diversion Program (HB 3186)	300.00
01-0369-0000-370000 - JP-4 Truancy Program Fees	L-004-4-01-0369-0000-370000: 01-0369-0000-370000 - JP-4 Truancy Program Fee	2.91
	0369 - JP-4 Truancy Program Fund Total:	**327.91**
0370 - Alternate Dispute Resolution Fund		
01-0370-0000-341170 - Alternate Dispute Resolution Fees	L-004-4-01-0370-0000-341170: 01-0370-0000-341170 - Alternate Dispute Resolution Fees	2,285.00
	0370 - Alternate Dispute Resolution Fund Total:	**2,285.00**
0372 - Justice Court Technology Fund		
01-0372-0000-341144 - JP 4 TECHNOLOGY FEES	L-004-4-01-0372-0000-341144: 01-0372-0000-341144 - JP #4 TECHNOLOGY FEES	2.33
	0372 - Justice Court Technology Fund Total:	**2.33**

Payment Report - G/L and Fund Summary

Deposit Date: **06/01/2025 - 06/30/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0399 - State Agency Fund		
01-0399-0000-208034 - JP 4 Truancy Prev/Diversion - State	L-004-4-01-0399-0000-208034: 01-0399-0000-208034 - JP 4 Truancy Prev/Diversion - State	1.17
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-4-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	23.31
01-0399-0000-208165 - CCC 01.2020 Fee's Due to State	L-004-4-01-0399-0000-208165: 01-0399-0000-208165 - State Con Court Cost LGC 133.102(a)(3	25,158.03
01-0399-0000-208181 - State Consolidated Fee	L-004-4-01-0399-0000-208181: 01-0399-0000-208181 - State Consolidated Fee	546.00
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-4-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	2.33
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-4-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	3.52
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-4-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	410.87
01-0399-0000-208415 - MOVING VIOLATION FEE DUE TO ST	L-004-4-01-0399-0000-208415: 01-0399-0000-208415 - Moving Violation Fee Due to State	0.02
01-0399-0000-208426 - State Traffic Fine Due To State	L-004-4-01-0399-0000-208426: 01-0399-0000-208426 - State Traffic Fine Due To State	7,824.87
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-4-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	1.17
01-0399-0000-208720 - SEATBELT FINES	L-004-4-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	67.00
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-4-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	832.03
01-0399-0000-208860 - TIME PYMT FEES DUE TO STATE	L-004-4-01-0399-0000-208860: 01-0399-0000-208860 - Time Payment	4.31
	0399 - State Agency Fund Total:	**34,874.63**
	Fee Totals for All Funds:	**139,508.82**

Payment Report - Fee Code Summary

Deposit Date: **06/01/2025 - 06/30/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
2020AFC4	Arrest Fee - Constable 4 CCP 102.011(a)(1), 102.011(e)	37.73	9	0.00	0	0.00	0	37.73	9
2020AFDPS	Arrest Fee - DPS CCP 102.011.(a)(1), 102.011(e)	406.45	98	0.00	0	0.00	0	406.45	98
2020AFHISD	Arrest Fee - Hutto ISD PD CCP 102.011(a)(1), 102.011(e)	7.84	3	0.00	0	0.00	0	7.84	3
2020AFJISD	Arrest Fee - Jarrell ISD PD CCP 102.011(a)(1), 102.011(e)	20.65	8	0.00	0	0.00	0	20.65	8
2020AFPW	Arrest Fee - TX P&W CCP 102.011(a)(1), 102. 011(e)	4.42	5	0.00	0	0.00	0	4.42	5
2020AFSO	Arrest Fee - Sheriff's Office 102.011(a)(1), 102.011(e)	1,577.01	359	3.69	1	0.00	0	1,580.70	360
2020AFTPD	Arrest Fee - Thrall PD 102.011(a)(1), 102.011(e)	5.00	1	0.00	0	0.00	0	5.00	1
2020CCC	State Cons Court Cost LGC 133.102(a)(3)	25,112.23	478	45.80	1	0.00	0	25,158.03	479
2020CDF	Compliance Dismissal Fine	460.00	46	0.00	0	0.00	0	460.00	46
2020DSCM	Driving Safety Course Mandatory CCP 45. 0511(f)(1)	326.68	34	0.00	0	0.00	0	326.68	34
2020LCCC-C	LOCAL Consolidated Court Cost LGC 134.103(a)	5,782.39	486	10.34	1	0.00	0	5,792.73	487
2020LTF	Local Traffic Fine (TC 542.403)	468.75	173	0.00	0	0.00	0	468.75	173
2020STF	State Traffic Fine (TC 542.4031)	7,812.96	173	0.00	0	0.00	0	7,812.96	173
2020TPF	Time Payment Fee CCP 102.030	992.16	103	15.00	1	(15.00)	1	992.16	105
2020WFC4	Warrant Fee - Const Pct 4 CCP 102.011(a)(2), 102.011(e)	1,754.25	40	36.95	1	0.00	0	1,791.20	41
2020WFGTPD	Warrant Fee Georgetown PD CCP 102.011(a)(2), 102.011(e)	97.68	2	0.00	0	0.00	0	97.68	2
AB	Abstract	15.00	2	0.00	0	0.00	0	15.00	2
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	2.91	2	0.00	0	0.00	0	2.91	2
CB	Cash Bond	1,300.00	3	0.00	0	(186.08)	1	1,113.92	4
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	23.31	2	0.00	0	0.00	0	23.31	2
CCOP	Civil Copies	102.00	55	0.00	0	0.00	0	102.00	55
CERT	Certified Copy	14.00	7	0.00	0	0.00	0	14.00	7
CFINE	County Fine	54,510.26	439	114.50	2	(81.84)	1	54,542.92	442
CHS	Courthouse Security Fee (CCP 102.017)	1.75	2	0.00	0	0.00	0	1.75	2
CHSJC	JP Security Fee (CCP 102.017)	0.58	2	0.00	0	0.00	0	0.58	2
CJS	Criminal Judicial Support Fee (LGC 103.105)	3.52	2	0.00	0	0.00	0	3.52	2

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Deposit Date: **06/01/2025 - 06/30/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
COLLFEE	Collection Agency Fee	3,278.12	45	74.30	1	0.00	0	3,352.42	46
CONT4	Constable Service Fee Pct #4	10,320.00	99	0.00	0	(80.00)	1	10,240.00	100
CSFF	Child Safety Fee (CCP 102.014(d))	24.48	3	0.00	0	0.00	0	24.48	3
DDF	Deferred Disposition Fee	3,224.85	53	0.00	0	(114.50)	2	3,110.35	55
FNTC1	Child Safety Seat Fine Trauma Center	67.00	2	0.00	0	0.00	0	67.00	2
IDF	Indigent Defense Fee (LGC 133.107)	1.17	2	0.00	0	0.00	0	1.17	2
JCTF	Justice Court Technology Fee (CCP 102.0173)	2.33	2	0.00	0	0.00	0	2.33	2
JFR	Jury Reimbursement Fee (CCP 102.0045)	2.33	2	0.00	0	0.00	0	2.33	2
JTP	Juvenile Truancy Program (CCP 102.0174)	2.91	2	0.00	0	0.00	0	2.91	2
LT10	Overpayments < $10	1.00	1	0.00	0	0.00	0	1.00	1
LT10	Overpayments < $10	10.50	10	0.00	0	0.00	0	10.50	10
MVF	Moving Violation Fee (CCP 102.022)	0.02	1	0.00	0	0.00	0	0.02	1
OPR	Overpayment - Refund	500.00	1	280.00	2	(280.00)	2	500.00	5
SB41CDRF	County Dispute Resolution fund - LGC 135.157	2,285.00	457	0.00	0	0.00	0	2,285.00	457
SB41JCSF	Justice Court Support Fund	11,425.00	457	0.00	0	0.00	0	11,425.00	457
SB41LAF	Language Access Fund - LGC 135.155	1,371.00	457	0.00	0	0.00	0	1,371.00	457
SB41SCF	State Consolidated Fee	546.00	26	0.00	0	0.00	0	546.00	26
SFC4	Service/Arrest Fee - Const. 4	25.25	6	0.00	0	0.00	0	25.25	6
SFMCWV	State Fine - Motor Carrier Weight Violation	832.03	12	0.00	0	0.00	0	832.03	12
STFS	State Traffic Fine Due To State (HB2048)	11.91	1	0.00	0	0.00	0	11.91	1
TCC	Truancy Court Cost (HB2398)	25.00	1	0.00	0	0.00	0	25.00	1
TFC	Traffic	0.72	1	0.00	0	0.00	0	0.72	1
TPC	Time Payment Fee - County	0.86	1	0.00	0	0.00	0	0.86	1
TPDF	Truancy Prevention and Diversion Fund - JP4 eDoc Conversion	1.17	2	0.00	0	0.00	0	1.17	2
TPS	Time Payment Fee - State	4.31	1	0.00	0	0.00	0	4.31	1
TPWF	Texas P&W Fine	268.17	5	0.00	0	0.00	0	268.17	5
WEXEC	Writ of Execution	5.00	2	0.00	0	0.00	0	5.00	2
WPOSS	Writ of Possession	110.00	22	0.00	0	0.00	0	110.00	22
WSF4	Constable #4 - Writ Service Fee	4,400.00	23	0.00	0	(200.00)	1	4,200.00	24
YDP	Youth Diversion Administrative Fee ($50)	300.00	6	0.00	0	0.00	0	300.00	6

Payment Report - Fee Code Summary

Deposit Date: **06/01/2025 - 06/30/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary Totals	Gross		Positive Adjustments		Negative Adjustments		Net	
	Amount	Number	Amount	Number	Amount	Number	Amount	Number
	139,885.66	4,237	580.58	10	(957.42)	9	139,508.82	4,256

Justice of the Peace 4
Consolidated Court Cost Calculation Sheet

Deposit Date: 06/01/2025-06/30/2025

	DR	CR	GL Code	GL Description	ALLOCATION %
Local CCC-Class C		$5,792.73	99-9999-9999-000003	Local CCC-Class C Due to County	
Court Security Fee	$2,027.46		01.0361.0000.341154	COURTHOUSE SECURITY FEES	35.000000%
Local Truancy Prevention & Diversion Fund Fee	$2,068.83		01.0369.0000.370000	Local Truancy Prevention & Diversion Fund Fee	35.714300%
Justice Court Technology Fund	$1,655.06		01.0372.0000.341144	Justice Court Technology Fund	28.571400%
County Jury Fund Fee	$41.38		01.0100.0000.342853	County Jury Fund Fee	0.714300%
Percentage Distribution Total:	$5,792.73	$5,792.73			100.000000%
Collected	$5,792.73				

Commissioners Court - Regular Session **12.**

Meeting Date: 07/15/2025

Assests for Auction

Submitted For: Joy Simonton **Submitted By:** Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on acknowledging the Purchasing Department's monthly report of asset dispositions through auction, pursuant to Local Government Code 263.152, for the period of June 01, 2025, to June 25, 2025.

Background

Please see the attachment.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Assets for Auction report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 11:10 AM
Form Started By: Cheryl Johnson		Started On: 06/25/2025 02:54 PM
Final Approval Date: 07/09/2025		

Asset Status Change for Commissioners Court

ID	Lookup Description	Disposal Method:	Approval Status	Workflow Stage	Report Month	Court Date:	Agenda Item:	Created	Created By	Report Type	Purchasing Final Determination	Purchasing Process Completed
6	PANASONIC TOUGHTBOOK REPLACED UNDER FY25	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	5/27/2025 12:08 PM	Patrick Youngren	Monthly Report	Auction	Yes
7	Kitchen equip	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	5/27/2025 12:10 PM	Danielle White	Monthly Report	Auction	Yes
8	4 Latitude 7220 Rugged Extreme Tablets, Wall Clock, Cradlepoint IBR600C-LPE, and ThinkCenter PC	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	5/30/2025 12:31 PM	Michael Moody	Monthly Report	Auction	Yes
9	OptiPlex 7480 AIO	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	5/30/2025 1:41 PM	Starla Hall	Monthly Report	Auction	Yes
10	Computers for ITS Room at ESOC	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	5/30/2025 1:57 PM	Sarina Gonzalez	Monthly Report	Auction	Yes
11	EMS Goods - AED and Engel coolers	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	5/30/2025 2:00 PM	Kirk Becker	Monthly Report	Auction	Yes
12	(8) Victim Services chairs	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	5/30/2025 2:02 PM	Starla Hall	Monthly Report	Auction	Yes
13	Auction cube and Ops cleanup.	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	5/30/2025 3:47 PM	Sarina Gonzalez	Monthly Report	Auction	Yes
15	Office Chair	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/3/2025 3:12 PM	Tony Hill	Monthly Report	Auction	Yes
16	32 - conference room chairs	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/4/2025 9:08 AM	August Alvarado	Monthly Report	Auction	Yes
18	Computer equipment	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/4/2025 12:11 PM	James Thomas	Monthly Report	Auction	Yes
19	HP ProLiant DL380 Gen9	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/4/2025 3:34 PM	Michael Moody	Monthly Report	Auction	Yes
21	Electronic Equipment/Cables	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/4/2025 4:34 PM	Roberto Lopez	Monthly Report	Auction	Yes
22	Misc. Furniture	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/4/2025 7:47 PM	Bridgette Escobedo	Monthly Report	Auction	Yes

Asset Status Change for Commissioners Court

ID	Lookup Description	Disposal Method:	Approval Status	Workflow Stage	Report Month	Court Date:	Agenda Item:	Created	Created By	Report Type	Purchasing Final Determination	Purchasing Process Completed
23	Range desktop, monitors, keyboard/mouse	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/5/2025 10:08 AM	Starla Hall	Monthly Report	Auction	Yes
24	5 desks, 2 pallets of batteries, 4 office chairs	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/6/2025 8:01 AM	Rick Akins	Monthly Report	Auction	Yes
25	Laptops and TV	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/6/2025 9:50 AM	Roberto Lopez	Monthly Report	Auction	Yes
27	Brown Cubicle Wall Panels	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/9/2025 9:39 AM	Tammy Hudson	Monthly Report	Auction	Yes
28	Community Room Tables	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/9/2025 2:42 PM	Patrick Youngren	Monthly Report	Auction	Yes
30	Retiring Panasonic CF-54s	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/11/2025 10:37 AM	Jessica Toothman	Monthly Report	Auction	Yes
31	Retired Dell Latitude 5501s	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/11/2025 11:35 AM	Jessica Toothman	Monthly Report	Auction	Yes
33	Surplus Parks Department Scrap Metal	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/11/2025 4:15 PM	Katie Mikulak	Monthly Report	Auction	Yes
34	Surplus Parks Department - Truck and Fridge	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/11/2025 4:30 PM	Katie Mikulak	Monthly Report	Auction	Yes
35	Surplus Parks Department - Drag and Rebar	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/11/2025 4:43 PM	Katie Mikulak	Monthly Report	Auction	Yes
36	Retired Dell Latitude 5511	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/11/2025 5:35 PM	Jessica Toothman	Monthly Report	Auction	Yes
37	Desk to Auction	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/12/2025 11:42 AM	Stephanie Lloyd	Monthly Report	Auction	Yes
38	Retired Dell Latitude 3510	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/12/2025 1:17 PM	Jessica Toothman	Monthly Report	Auction	Yes
39	Surplus - Parks Department Mini Excavator Bucket	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/12/2025 4:16 PM	Katie Mikulak	Monthly Report	Auction	Yes
40	Retired Dell Latitude 5511	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/12/2025 4:34 PM	Jessica Toothman	Monthly Report	Auction	Yes

Asset Status Change for Commissioners Court

ID	Lookup Description	Disposal Method:	Approval Status	Workflow Stage	Report Month	Court Date:	Agenda Item:	Created	Created By	Report Type	Purchasing Final Determination	Purchasing Process Completed
41	Laptop 71RF793	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/13/2025 9:34 AM	Gina Wrehsnig	Monthly Report	Auction	Yes
42	Desks & File Cabinets	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/13/2025 1:47 PM	Vicky Edwards	Monthly Report	Auction	Yes
44	Optiplex 7090, Desk	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/20/2025 9:49 AM	Patrick Youngren	Monthly Report	Auction	Yes
46	desk	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/24/2025 1:19 PM	Stephanie Lloyd	Monthly Report	Auction	Yes
48	3 Computer Towers, Scanner, Speaker Bar	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/25/2025 4:27 PM	Virginia Johnson	Monthly Report	Auction	Yes
49	2 Computer Monitors, Sound Bar	SALE at the earliest auction	Approved	Review Completed	07-15-2025	7/15/2025	37262	6/25/2025 4:30 PM	Virginia Johnson	Monthly Report	Auction	Yes

Commissioners Court - Regular Session **13.**

Meeting Date: 07/15/2025

Assets for Destruction

Submitted For: Joy Simonton **Submitted By:** Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action to acknowledge the Purchasing Department's monthly report of asset dispositions through destruction, pursuant to Texas Local Government Code 263.152, for the period of 06.01.2025 through 06.25.2025.

Background

Please see the attached list for details.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Assets for Destruction report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 11:18 AM
Form Started By: Cheryl Johnson		Started On: 06/25/2025 03:07 PM
Final Approval Date: 07/09/2025		

Asset Status Change for Commissioners Court

ID	Lookup Description	Disposal Method:	Approval Status	Workflow Stage	Report Month	Court Date:	Agenda Item:	Created	Created By	Report Type	Purchasing Final Determination	Purchasing Process Completed
14	3 External Hard Drives	DESTRUCTION due to Public Health/Safety or no apparent value	Approved	Review Completed	07-15-2025	7/15/2025	37263	6/3/2025 3:12 PM	Michael Moody	Monthly Report	Destruction	Yes
20	Black Chair w/Brown accents	DESTRUCTION due to Public Health/Safety or no apparent value	Approved	Review Completed	07-15-2025	7/15/2025	37263	6/4/2025 4:06 PM	Virginia Johnson	Monthly Report	Destruction	Yes
26	20 expired ballistic panels to be destroyed	DESTRUCTION due to Public Health/Safety or no apparent value	Approved	Review Completed	07-15-2025	7/15/2025	37263	6/6/2025 12:53 PM	Wade Fowler	Monthly Report	Destruction	Yes
29	11 Taser X26 handles to be returned to Taser. This model is no longer being updated or supported by Taser.	DESTRUCTION due to Public Health/Safety or no apparent value	Approved	Review Completed	07-15-2025	7/15/2025	37263	6/10/2025 9:25 AM	Wade Fowler	Monthly Report	Destruction	Yes
43	EMS Goods - Paper Shredders	DESTRUCTION due to Public Health/Safety or no apparent value	Approved	Review Completed	07-15-2025	7/15/2025	37263*	6/18/2025 1:49 PM	Kirk Becker	Monthly Report	Destruction	Yes
45	EMS Goods Pagers	DESTRUCTION due to Public Health/Safety or no apparent value	Approved	Review Completed	07-15-2025	7/15/2025	37263*	6/23/2025 10:47 AM	Kirk Becker	Monthly Report	Destruction	Yes

Commissioners Court - Regular Session **14.**

Meeting Date: 07/15/2025

Property Tax Collections – June 2025

Submitted For: Larry Gaddes

Submitted By: Rebecca Bruton, County Tax Assessor Collector

Department: County Tax Assessor Collector

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving property tax collections for the month of June 2025 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

060125-063025 GWI-RFM

060125-063025 GWI-RFM graph

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 03:51 PM
Form Started By: Rebecca Bruton		Started On: 07/09/2025 03:33 PM
Final Approval Date: 07/09/2025		

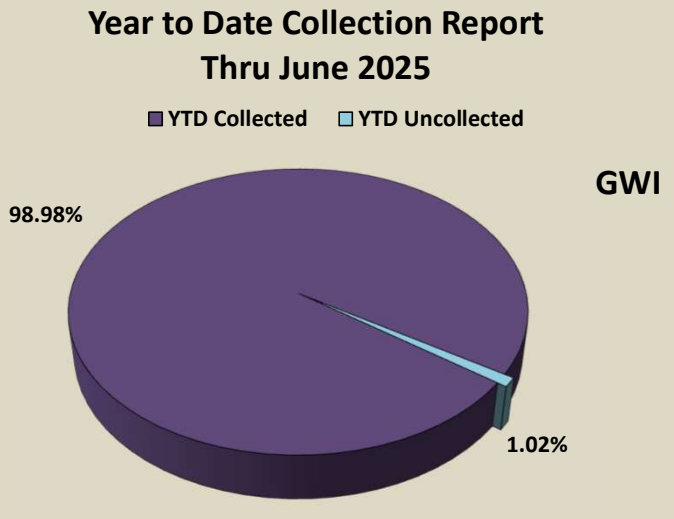
YEAR TO DATE - COLLECTION REPORT
Williamson County - GWI/RFM Property Taxes
June 30, 2025

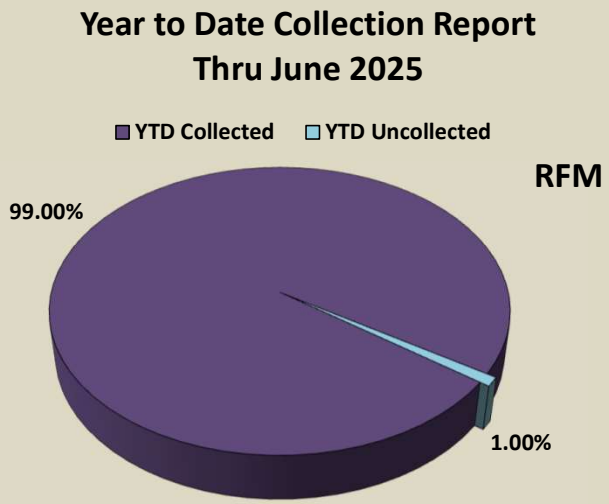
Williamson County General Fund	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	$459,890,613.70	($2,561,131.22)	$457,329,482.48	$893,670.04	$119,448.73	$0.46	$4,672,680.47	$452,656,802.01	98.98%	99.18%	99.05%
2023 & Prior	$4,214,726.82	($3,616,409.27)	$598,317.55	$123,621.63	$9,673.34	$73.53	$2,604,974.76	($2,006,657.21)	-335.38%	-291.52%	
Rollbacks	$811,847.39	$917,750.80	$1,729,598.19	$82,191.40	$0.00	$0.00	$571,923.05	$1,157,675.14	66.93%	66.97%	
Total All	$464,917,187.91	($5,259,789.69)	$459,657,398.22	$1,099,483.07	$129,122.07	$73.99	$7,849,578.28	$451,807,819.94	98.29%	98.55%	

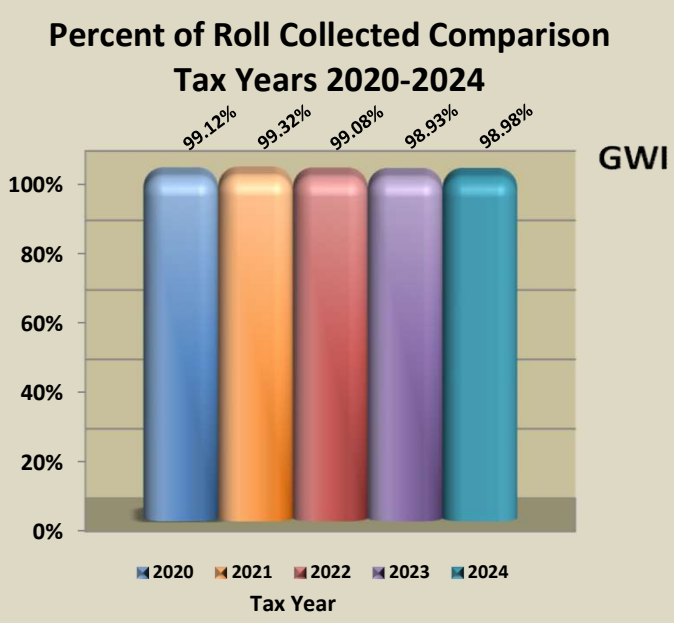
Williamson County RFM	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2024	$58,537,185.60	($258,440.04)	$58,278,745.56	$113,008.02	$15,149.53	$0.05	$583,545.84	$57,695,199.72	99.00%	99.19%	99.08%
2023 & Prior	$490,413.73	($425,400.15)	$65,013.58	$16,350.72	$1,218.15	$7.03	$285,991.97	($220,978.39)	-339.90%	-290.04%	
Rollbacks	$82,906.04	$101,374.38	$184,280.42	$9,061.85	$0.00	$0.00	$63,910.20	$120,370.22	65.32%	65.35%	
Total All	$59,110,505.37	($582,465.81)	$58,528,039.56	$138,420.59	$16,367.68	$7.08	$933,448.01	$57,594,591.55	98.41%	98.66%	

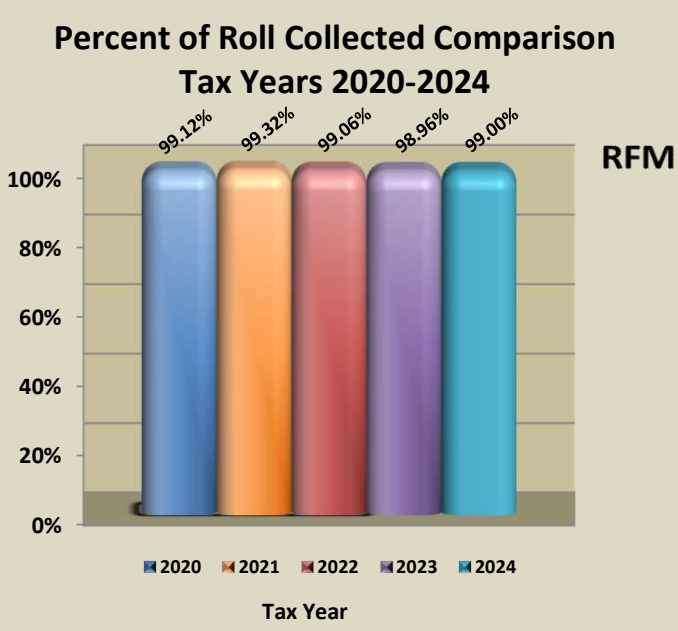
2024 COMBINED MONTHLY BREAKDOWN

Oct-24	$518,427,799.30	$379.67	$518,428,178.97	$11,522,952.32	$0.00	$94.78	$506,603,656.15	$11,824,522.82
Nov-24	$518,428,178.97	-$256,458.39	$518,171,720.58	$21,481,122.67	$0.00	$0.63	$484,866,074.46	$33,305,646.12
Dec-24	$518,171,720.58	-$241,142.83	$517,930,577.75	$247,180,786.70	$0.00	-$13.07	$237,444,158.00	$280,486,419.75
Jan-25	$517,930,577.75	-$382,266.69	$517,548,311.06	$212,266,018.53	$411.35	-$166.93	$24,796,039.71	$492,752,271.35
Feb-25	$517,548,311.06	-$580,141.60	$516,968,169.46	$9,652,334.57	$364,983.91	-$53,241.79	$14,616,805.33	$502,351,364.13
Mar-25	$516,968,169.46	-$447,486.53	$516,520,682.93	$4,033,720.05	$248,102.15	$1,313.18	$10,134,285.57	$506,386,397.36
Apr-25	$516,520,682.93	-$985.41	$516,519,697.52	$1,520,939.80	$151,774.52	$569.60	$8,611,791.06	$507,907,906.46
May-25	$516,519,697.52	-$910,578.97	$515,609,118.55	$1,436,834.64	$115,642.12	$582.06	$6,263,795.39	$509,345,323.16
Jun-25	$515,609,118.55	-$890.51	$515,608,228.04	$1,006,678.06	$134,598.26	$0.51	$5,256,226.31	$510,352,001.73


Year to Date Collection Report
Thru June 2025
YTD Collected
YTD Uncollected
GWI
98.98%
1.02%


Year to Date Collection Report
Thru June 2025
YTD Collected
YTD Uncollected
RFM
99.00%
1.00%


Percent of Roll Collected Comparison
Tax Years 2020-2024
GWI
99.12%
99.32%
99.08%
98.93%
98.98%
100%
80%
60%
40%
20%
0%
2020
2021
2022
2023
2024
Tax Year


Percent of Roll Collected Comparison
Tax Years 2020-2024
RFM
99.12%
99.32%
99.06%
98.96%
99.00%
100%
80%
60%
40%
20%
0%
2020
2021
2022
2023
2024
Tax Year

Commissioners Court - Regular Session **15.**

Meeting Date: 07/15/2025

Approval of Agreement with HEB Pharmacy for On-site Employee Flu Immunizations for Human Resources - Benefits

Submitted For: Joy Simonton **Submitted By:** Fernando Ramirez, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing Contract# 2025282 with HEB LP Pharmacy and Williamson County for On-site Employee Influenza Vaccines, in the estimated amount of $17,000.00 and authorizing the execution of the Agreement.

Background

This agreement will provide on-site immunizations to Williamson County employees during the Benefit Fair in September 2025. Pricing and scope of services are listed in the agreement. HEB was found to be the lowest-cost provider as well as a great customer service provider. The staff are estimating a $17,000.00 spend. Cost will be based on employee participation. Both Contract Audit and General Counsel have reviewed the vendor's Agreement via Origination ticket #2989. The funding source is 01.0885.0885.004996. The Benefits department's point of contact is Shelley Loughrey.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form 1295 - H.E.B. LP

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 03:50 PM
Form Started By: Fernando Ramirez		Started On: 06/26/2025 11:22 AM
Final Approval Date: 07/09/2025		

P.O. Box 839999, San Antonio, Texas 78283-3999

H-E-B Pharmacy Agreement to Administer Immunizations for Williamson County

I. Overview

H-E-B Pharmacy (H-E-B) will provide immunizations to Williamson County (EMPLOYER) employees on agreed-upon clinic dates. H-E-B will supply licensed and certified personnel to perform immunizations and will supply all vaccine, medical supplies, and personal protective equipment (PPE) to be worn by its staff. EMPLOYER will provide certain supports for infection control and safety as outlined below or will pay the indicated fee. Benefit eligibility will be verified at the time of service through an employee identification process agreed to by EMPLOYER. H-E-B will provide immunizations to non-eligible employees and guests through individual payment at the discounted price offered to EMPLOYER.

II. Pricing**

H-E-B will offer the following vaccines for EMPLOYER clinic(s). Your H-E-B Pharmacy contact can explain the difference in product to you. Once the vaccines are selected, H-E-B will provide the vaccinations to EMPLOYER employees either through insurance billing or invoicing arrangement as outlined below. Vaccinations billed to EMPLOYER insurance will be billed via claims submission at the prevailing insurance contract rate between EMPLOYER insurance and H-E-B. For vaccinations invoiced to EMPLOYER, H-E-B will extend the following rates:

# of shots	Flu Vaccine price per dose
0-40	$45.00
41-100	$44.00
101-200	$43.00
201+	$42.00

Additional vaccines will be offered at the following rates:

Vaccine Type	Price Per Dose
COVID-19	$160
Flu Vaccine for ages 65+	$120
Other (ex. Flu Vaccine for ages 65+, Pneumonia, Shingles, etc.)	Price upon request

** The discounted rates shown are contingent on EMPLOYER granting exclusive rights to H-E-B to execute vaccination clinics at the sites designated below for the period from August 1, 2025 through January 31, 2026, meeting the clinic minimum of 30 shots per hour on site, and availability of vaccine. Volume and/or other discounts may apply. Any clinic that does not meet the minimum of 30 doses administered will be charged the difference between $1170 and the actual amount billed for doses administered. Your H-E-B representative is available to discuss in more detail. H-E-B may change the pricing set forth herein at any time to reflect changes in supply and/or procurement costs and/or other changes in the market upon 30 days' prior written notice to you.

III. Product selection

EMPLOYER has selected (check all that apply) ☒ flu vaccine ☒ flu vaccine for those over 65
☐ COVID-19 vaccine ☐ Other (specify):_____

IV. Infection Control

H-E-B will supply

- PPE for its staff
- Hand sanitizer for participant use during clinic
- Virucidal, germicidal cleaning supplies to sanitize the clinic workspace

V. Termination for Convenience: This agreement may be terminated at any time at the option of either party, without future or prospective liability for performance upon giving thirty (30) days written notice thereof. In the event of termination, Customer will only be liable for its pro rata share of services rendered and goods actually received.

VI. Texas Prompt Payment Act Compliance: Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date Customer receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by Customer in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of Customer's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

VII. Clinic Scheduling

Site	Date	Est Total Shots	Est # children <18
100 Wilco Way #101 Georgetown, TX 78626	**9/24/2025**	**175**	**0**

VIII. Billing - For each question below, please check your response and fill in the corresponding blanks

1. Services paid on-site at time of service?

☐ Yes ☒ No Proceed to # 2

2. H-E-B bill insurance electronically (claims submission)?

☐ Yes ☒ No Proceed to #3

Insurance Name: _____

BIN, PCN, Group: _____

Group #: _____

3. H-E-B bill <u>INSURANCE</u> via invoice after clinic completion?

☐ Yes ☒ No Proceed to #4

Insurance Name: _____

Where to mail invoice? _____

Billing Contact: Name: _____

Phone: _____
Email: _____
Billing requirement: (i.e. Do you need employee names, employee signature, copay, etc)

_____

4. H-E-B Bill EMPLOYER via invoice after clinic completion?

☒ Yes

Where to mail invoice? Williamson County
100 Wilco Way #101
Georgetown, TX 78626

Billing Contact: Name: Shelley Loughrey
Phone: 512-943-1604
Email: s.loughrey@wilcotx.gov

Billing requirement: (i.e. Do you need employee names, employee signature, etc)

_____

☐ No Proceed to #5

5. Billing requirements/notes not mentioned in items 1-5? Example: Does your company require a vendor set-up process?

_____

_____

IX. Acknowledgement. I, the undersigned am authorized to make billing and payment arrangements on behalf of Williamson County for the provision of immunizations by H-E-B Pharmacy. I understand and agree that participant shots will be invoiced by H-E-B in the manner described above, including the minimum dose requirement (applies if less than 30 shots per hour). I understand if payment is not received within 60 days of service, H-E-B will bill the participant directly.

For Williamson County **Print Name** _____
Sign _____
Date _____

For H-E-B **Print Name** Gretta Leckbee, RPh
Sign *Gretta Leckbee*
Date 6/17/2025

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329172

Date Filed:
06/25/2025

Date Acknowledged:
06/26/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

H.E.B. LP
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County of Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025282
Onsite Flu Shots

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329172

Date Filed:
06/25/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
H.E.B. LP
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County of Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
2025282
Onsite Flu Shots

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Gretta Lockbee, and my date of birth is [redacted].

My address is [redacted] (street), (city), TX (state), 78750 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 25 day of 6 (month), 2025 (year).

Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **16.**

Meeting Date: 07/15/2025

Approval of Agreement with Autoclear LLC for Preventative Maintenance of Autoclear X-ray Inspection Systems at the Justice Center for the Sheriff's Office

Submitted For: Joy Simonton **Submitted By:** Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Service contract #2025280 between Autoclear LLC and Williamson County for Preventative Maintenance of the Wilco Autoclear X-ray inspection systems at the Justice Center at 405 Martin Luther King Jr. Street, Georgetown, Texas 78626, in the amount of $4,500.00 and authorizing the execution of the agreement.

Background

This Service Agreement will allow Autoclear to perform the yearly preventative maintenance needed to keep the X-ray systems working at top performance. These X-ray machines are located in the Justice Center at 405 Martin Luther King, Jr., St. Georgetown, Texas 78626. The service includes calibration, alignment, and cleaning of the x-ray units. A radiation safety survey is also performed during the PM and an updated radiation safety certificate will be issued for all machines. The funding source is 01.0100.0570.004500 for FY25. Origination #2776. The Department's point of contact is Randy Word.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Service Agreement and Quote

1295 Form

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 11:31 AM
Form Started By: Sandra Malcolm		Started On: 06/20/2025 02:29 PM
Final Approval Date: 07/09/2025		

WILLIAMSON COUNTY
SERVICES CONTRACT
AUTOCLEAR L.L.C.

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS SERVICES CONTRACT (hereinafter "Contract") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Autoclear L.L.C.** (hereinafter "Service Provider"), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services and purchase goods described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The services include but are not limited to the inspection of the Justice Center X-Ray machine as described in the **Autoclear Service Quote dated 5/08/2025** being marked as **Exhibit "A,"** which is incorporated herein to the extent the Quote meets or exceeds the requirements of County's solicitation, if applicable.

Should the County choose to add services in addition to those described in **Exhibit "A"**, such additional services shall be described in a separate written amendment to this Contract wherein the additional services shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional services. Service Provider shall not begin any additional services and the County shall not be obligated to pay for any additional services unless a written amendment to this Contract has been signed by both parties.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in **Exhibit "A."** The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Effective Date and Term: This Contract shall be in full force and effect as of the date of the last party's execution below ("Effective Date") and shall continue until the Project Completion Date or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be September 30, 2025, however this date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

IV.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in Exhibit "A". The not-to-exceed amount for the life of this contract shall be **Four Thousand Five Hundred Dollars ($4,500.00)**.

Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

The County is a political subdivision under the laws of the State of Texas and claims exemption from sales and use taxes. The County agrees to provide exemption certificates to Service Provider upon request. Likewise, the County is neither liable for any taxes, charges, or fees assessed against Service Provider for the supplies or products provided or any Services rendered.

V.

Insurance: Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	Limits of Liability
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits		No aggregate limit

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by the County.

The name of the Certificate Holder in the Certificate of Insurance issued by the insurer shall be as follows:

Williamson County, Texas
C/O: Williamson County Risk Management
301 SE Inner Loop
Georgetown, TX. 78626
Email: coi.submission@wilcotx.gov

Upon execution of this MSA, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this MSA.

VI.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Contract and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Contract. The County will not be liable for any loss, cost, expense, or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided.

VII.

INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

VIII.

No Waiver of Sovereign Immunity or Powers: Nothing in this Contract will be deemed to constitute a waiver of sovereign immunity or powers of the County, the

Williamson County Commissioners Court, or the Williamson County Judge.

IX.

Compliance With All Laws: Service Provider agrees and will comply with all local, state, or federal requirements with respect to the services rendered. Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal, state, or local law or regulations are automatically incorporated into the Contract without written amendment hereto and shall become effective on the date designed by such law or by regulation.

X.

Termination: This Contract may be terminated at any time at the option of either party, without future or prospective liability for performance, upon giving thirty (30) days written notice thereof.

XI.

Venue and Applicable Law: Venue of this Contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XII.

Severability: In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this Contract and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XIII.

Right to Audit: Service Provider agrees that the County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Contract, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Contract for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

XIV.

Good Faith Clause: Service Provider agrees to act in good faith in the performance of this Contract.

XV.

No Assignment: Service Provider may not assign this Contract.

XVI.

Confidentiality: Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

XVII.

Foreign Terrorist Organizations: Service Provider represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

XVIII.

Public Information: Service Provider understands that County will comply with the Texas Public information Act as interpreted by judicial ruling and opinions of the Attorney General of the State of Texas. Information, documentation, and other material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

XIX.

Damage to County Property: Service Provider shall be liable for all damage to county-owned, leased, or occupied property and equipment caused by Service Provider and its employees, agents, subcontractors, and suppliers, including any delivery or transporting company, in connection with any performance pursuant to this Contract. Service Provider shall notify County in writing of any such damage within one (1) calendar day.

XX.

Media Releases: Service Provider shall not use County's name, logo, or other likeness in any press release, marketing materials, or other announcement without the County's prior written approval.

XXI.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract

by reference. The Williamson County Vendor Reimbursement Policy can be found at: WilliamsonCountyVendorReimbursementPolicyMarch2023.pdf (wilco.org). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXII.

Entire Contract & Incorporated Documents; Conflicting Terms: This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Contract include the following:

A. Autoclear Service Quote dated 5/08/2025 marked **Exhibit "A"**;
B. Insurance certificates evidencing coverages required herein above and
C. Any Addendums agreed to by both parties.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

XXIII.

County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.

WITNESS that this Contract shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

Judge Steven Snell
County Judge

Date: _____,20__

AUTOCLEAR L.L.C.:

Doris Donnelly Autoclear
Authorized Signature

Doris Donnelly
Printed Name

Date: July 2, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jul 02 2025 Time: 11:46 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 02 2025 Time: 10:01 am

Exhibit “A”
Autoclear Service Quote dated 5/08/2025

World Headquarters
10A Bloomfield Avenue
Pine Brook, NJ 07058 USA
www.autoclear.com
Tel. 1 973.276.6000
Fax. 1 973.227.0832
info@autoclear.com

Autoclear Service Quote

For: Randy Word
Williamson County Sheriff's Office
405 Martin Luther King Jr. Street
Georgetown, Texas 78626

Date: May 8, 2025
Model #'s: [redacted]
S/N's: [redacted]

Service Quote for: Williamson County Sheriff's Office

Item No.	Item	Cost (USD)	Qty.	Total (USD)
1.	Preventative Maintenance (PM) check (Initial)	$3,500.00	1	$3,500.00
2.	Preventative Maintenance (PM) check (Add'l)	$500.00	2	$1.000.00
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
		GRAND TOTAL:		**$4,500.00**
NOTES:	**Quote is valid for 90 days.**			

From: Doris Donnelly
Service Department
Autoclear, LLC.
(973) 276-6000 x 207
dorisd@autoclear.com

Name (print):_____

Title/Department:_____

Signature:_____ **Date:**_____

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1331365

Date Filed:
07/01/2025

Date Acknowledged:
07/01/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Autoclear LLC
Hawthorn Woods, IL United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County Government

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Williamson Cty Service Contrac
Repair and maintenance of baggage scanners.

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Conway, G.Todd	Pine Brook, NJ United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1331365

Date Filed:
07/01/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Autoclear LLC
Hawthorn Woods, IL United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County Government

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
Williamson Cty Service Contrac
Repair and maintenance of baggage scanners.

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Conway, G.Todd	Pine Brook, NJ United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Gregory Schaefer, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city) (state) (zip code) (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Lake County, State of Illinois, on the 1st day of July (month), 20 25 (year).

Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **17.**

Meeting Date: 07/15/2025

Approval of Service Agreement for Law Enforcement Third Party Request with Off-Duty Management, Inc. for Sheriff's Office

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Service Agreement No. 2025288 between Williamson County and Off-Duty Management, Inc. for third-party requests for off-duty deputies who are needed to provide security and traffic control-related functions, pursuant to Sourcewell Cooperative Contract #1061324-OFF, and authorize execution of the agreement.

Background

This Service Agreement between Williamson County and Off-Duty Management, Inc, will replace the current provider agreement. Off-Duty Management, Inc. will support deputies who wish to participate in off-duty work. These deputies will be contracted through Off-Duty Management, Inc. to provide the requested services. The vendor pays the deputies directly for services rendered from fees the vendor collects from the third party requesting the services. This is a revenue-neutral service to the county. All fees are paid by the off-duty employment management vendor. Origination #2940. Point of Contact is Patrick Hurley.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 03:58 PM
Form Started By: Barbi Hageman		Started On: 07/01/2025 09:14 AM
Final Approval Date: 07/09/2025		

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

COUNTY ADDENDUM No. 1
WITH
OFF DUTY MANAGEMENT, INC.
SERVICES AGREEMENT
(Sourcewell Contract #061324-OFF)

The underlying Services Agreement and its Amendments (Collectively the "Agreement") regarding Sourcewell Contract #061324-OFF (the "Amendment"), between Off Duty Management Inc. ("ODM") and Williamson County, Texas ("Agency") is amended as specifically set forth herein to incorporate the terms and conditions of this Addendum No. 1. As amended, the Agreement shall remain in full force and effect according to its terms and conditions. All terms used in this Addendum No. 1 shall have the meanings attributed to them in the Agreement. This Addendum No. 1 supersedes any and all prior understandings and agreements, oral or written, relating to the subject matter. In the event there is a conflict between the terms and conditions of the Agreement and the terms and conditions of this Addendum No. 1, the following terms and conditions of this Addendum No. 1 shall control:

1. **Effective Date and Term:** This Contract shall be in full force and effect from the date of the last party's execution below and shall continue through October 24, 2028.

2. **No Indemnification by Agency.** ODM acknowledges and agrees that under the Constitution and the laws of the State of Texas, Agency cannot enter into an agreement whereby Agency agrees to indemnify or hold harmless any other party, including but not limited to ODM; therefore, all references of any in this Agreement to Agency indemnifying, holding or saving harmless any other party, including but not limited to ODM, for any reason whatsoever are hereby deemed void and deleted.

3. **Venue and Governing Law.** Each party to this Agreement hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Agreement shall lie exclusively in Williamson County, Texas, and the parties hereto expressly consent and submit to such jurisdiction. Furthermore, except to the extent that this Agreement is governed by the laws of the United States, this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, excluding, however, its choice of law rules.

4. **No Waiver of Immunities.** Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to Agency, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. Agency does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

5. **The County's Right to Audit.** ODM agrees that Agency or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of ODM which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. ODM agrees that Agency shall have access during normal working hours to all necessary ODM facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. Agency shall give ODM reasonable advance notice of intended audits.

6. **General Insurance Requirements.** This provision shall apply in the event insurance is required under the Agreement. **"Williamson County, Texas" and its directors, officers and employees shall be added as additional insureds** under the general liability and auto liability coverages of required policies, and on those policies where Agency, its directors, officers and employees are additional insureds, such insurance shall be primary, and any insurance maintained by Agency shall be excess and not contribute with it. Such policies shall also include waivers of subrogation in favor of Agency. The required insurance must be written by a company approved to do business in the State or Texas with a financial standing of at least an A- rating,as reflected in Best's insurance ratings or by a similar rating system recognized within the insurance industry at the time the policy is issued. ODM shall furnish Agency with a certification of coverage issued by the insurer. ODM shall not cause any insurance to be canceled nor permit any insurance to lapse. **In addition to any other notification requirements set forth hereunder, ODM shall also notify Agency, within twenty-four (24) hours of receipt of any notices of expiration, cancellation, non- renewal, or material change in coverage it receives from its insurer.**

7. **Relationships of the Parties.** Each party to this Agreement, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purposes whatsoever.

8. **Sales and Use Tax Exemption.** Agency is a body corporate and politic under the laws of the State of Texas and claims exemption from sales and use taxes under Texas Tax Code Ann. § 151.309, as amended, and the services and materials subject hereof are being secured for use by Agency. Exemption certificates will be provided to contractors and suppliers upon request.

9. **Texas Public Information Act.** To the extent, if any, that any provision in this Agreement is in conflict with Tex. Gov't Code 552.001 et seq., as amended (the "Public Information Act"), the same shall be of no force or effect. Furthermore, it is expressly understood and agreed that Agency, its officers and employees may request advice, decisions and opinions of the Attorney General of the State of Texas in regard to the application of the Public Information Act to any items or data furnished to Agency as to whether or not the same are available to the public. It is further understood that Agency's officers and employees shall have the right to rely on the advice, decisions and opinions of the Attorney General, and that Agency, its officers and employees shall have no liability or obligation to any party hereto for the disclosure to the public, or to any person or persons, of any items or data furnished to Agency by a party hereto, in reliance of any advice, decision or opinion of the Attorney General of the State of Texas.

10. **Execution in Counterparts.** This Agreement may be executed in counterparts, each of which, when executed and delivered, shall be deemed to be an original and all of which together shall constitute one and the same document.

11. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of parties hereto and their respective successors and assigns.

Off Duty Management Inc.	**Williamson County, Texas**
By: Sherry Rowley	By: _____
Printed Name: Sherry Rowley	Printed Name: _____
Title: CEO	Title: As Presiding Officer, Williamson Commissioners Court
Date: June 26, 2025	Date: _____ ____, 20___

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jul 01 2025 Time: 4:03 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 01 2025 Time: 9:23 am

OFF DUTY MANAGEMENT

Built By Officers For Officers

Services Agreement

Sourcewell Contract #061324-OFF, Staffing Related Services Solution

This Services Agreement ("**Agreement**") is entered into as of _____ __, 2025 (the "**Effective Date**") and is between OFF DUTY MANAGEMENT, Inc., a Texas corporation, with offices located at 1906 Avenue D, #200, Katy, Texas 77493 ("ODM") and Williamson County Sheriff's Office, with offices located at 508 South Rock Street, Georgetown, Texas, 78626 ("**Agency**"). ODM and Agency are sometimes individually referred to herein as "**Party**" and collectively as the "**Parties**."

In consideration of the reciprocal promises, covenants, and agreements contained in this Agreement, and for other good and valuable consideration, which the Parties acknowledge the receipt and sufficiency of, the Parties hereby agree as follows.

1. Services

1.1 Sourcewell Cooperative Contract #061324-OFF, Staffing Related Services Solution
The client engages contractor to provide the following goods and/or services: Public Safety Software in accordance with the terms and conditions of the Sourcewell Cooperative Contract Number # 061324-OFF, the attached Statement of Work (Exhibit A), and this Standard Contract. The client will have all rights and remedies available to Sourcewell as set forth in Contract Number #061324-OFF.

1.2 Statement of Work and the Services. ODM shall perform, at its sole expense, the support services for the coordination, management, and provision of Agency's off duty uniformed deputy ("**Deputies**") outside employment services (the "**Services**") to third-party customer ("**Customers**") as described in this Agreement and the statement of work attached hereto and incorporated herein as Exhibit A ("**Statement of Work**"). ODM shall provide the requisite employees, agents, and independent contractors (collectively, "**Staff**") and resources necessary to provide Agency with the Services.

1.3 Invoicing and Payment. Agency acknowledges that ODM will charge Customers the deputy's pay rate plus an administrative fee per assignment with a Customer (each, an "**Assignment**") as specified in the Statement of Work and any applicable sales tax if required by any state or local taxing authority. ODM reserves the right to require Customers to either prepay or pay by credit card for the Assignment, including any applicable administrative fee and sales tax. Customer shall pay ODM's invoice within thirty (30) days after the date that Customer receives such invoice. An overdue payment charge of 1.5% per month may be imposed by ODM on all past due, undisputed balances. Where state law mandates a lower past due payment charge, the overdue payment charge shall be lowered to the highest rate that is legally permitted. If payment of such unpaid, past due, and undisputed amounts is not promptly received in accordance with the terms hereof, then ODM will have the option to terminate services with Customer following ODM's provision of at least two (2) days' notice to Customer. For Customers paying by credit or with a debit card, there will be an additional 3.0% bank fee assessed. ODM may change the administrative fee it charges to Customers annually on thirty (30) days' notice to Customers and Agency

1.4 Permits and Licenses. ODM shall obtain and maintain, at its sole expense, all necessary permits, licenses, and government approvals needed to perform its obligations under this Agreement. To the extent possible and requested by ODM, Agency shall provide reasonable assistance in obtaining such permits, licenses, and government approvals.

1.5 Business Name. ODM shall conduct business under its own name. ODM shall not use Agency's name in providing the Services.

1.6 ODM's Judgment. ODM shall determine the specific time and manner in which the Services are performed pursuant to this Agreement, and the resources that are used to perform such Services. Agency shall have no authority to direct the day-to-day activities of ODM or any of ODM's Staff. Agency retains sole authority and responsibility for Deputies' behavior when working off-duty for a Customer on an Assignment.

2. Term and Termination

2.1 Term. This Agreement commences on the Effective Date and shall continue in full force and effect until terminated in accordance with Section 2.2 (the "**Term**").

2.2 Termination. Either Party may terminate this Agreement for convenience and without cause, at any time, by giving the other Party thirty (30) days advance written notice designating the date of termination. Each Party may terminate this Agreement if the other Party materially breaches this Agreement and fails to cure such breach within thirty (30) days following receipt of written notice of such breach from the other Party.

3. Relationship

3.1 Agency and ODM agree that neither Party has the authority to bind or make any commitment on behalf of the other, nor are any of either Party's employees entitled to any employment rights or benefits of the other Party.

3.2 Nothing herein shall be deemed or construed to create a joint venture, partnership, agency, or employer/employee relationship for any purpose.

3.3 Agency is interested in the end results to be achieved by this Agreement, and ODM shall have full power and authority to select the means, manner, mode, and methods of performing the Services hereunder, subject to compliance with performance and quality control standards mutually agreed to by the Parties.

3.4 ODM shall be solely responsible for paying the wages or other compensation of its Staff and all related withholding taxes, workers' compensation insurance, and other obligations pertaining to its Staff.

4. Confidential Information

4.1 Definition of Confidential Information. Any non-public information disclosed by either Agency or ODM (in such capacity, the **"Disclosing Party"**) to the other Party (in such capacity, the **"Receiving Party"**) and marked as "Confidential," or any other non-public information the confidential nature of which is reasonably obvious from the content of the information and context of the disclosure (collectively, "**Confidential Information**") shall be treated by Receiving Party as confidential information of the Disclosing Party. The Confidential Information includes, but is not limited to, personal, consumer, customer, Agency, or employee information; business plans, marketing information, cost estimates, forecasts, bid and proposal data, or financial data; and formulae, products, processes, procedures, programs, inventions, systems, and designs of the Disclosing Party.

4.2 Ownership and Use. The Receiving Party acknowledges that all Confidential Information remains the property of the Disclosing Party. The Receiving Party agrees not to use any Confidential Information for any purpose except to perform its obligations under this Agreement. The Receiving Party shall keep all Confidential Information in confidence and shall not disclose any Confidential Information to any third party without the prior approval of the Disclosing Party. Such obligations do not apply to information that (i) is or hereafter becomes generally known to the public without any breach of this Section 4 by the Receiving Party; (ii) is hereafter furnished to the Receiving Party by a third party without restriction on disclosure; (iii) is independently created by the Receiving Party without usage of the Disclosing Party's Confidential Information; or (iv) was known by the Receiving Party prior to its disclosure by the Disclosing Party.

4.3 Compelled Disclosure. In the event the Receiving Party becomes or may become legally compelled to disclose any Confidential Information (whether by deposition, interrogatory, request for documents, subpoena, civil investigative demand or other process, the requirements of any exchange on which the securities of such Party are listed, or otherwise), the Receiving Party shall provide to the Disclosing Party prompt prior written notice of such requirement (unless legally prohibited) so that the Disclosing Party may seek a protective order or other appropriate remedy and/or waive compliance with the terms of this Agreement.

4.4 Protection. ODM will implement and maintain commercially reasonable physical, technical, and administrative measure for Agency's Confidential Information in the possession, custody, or control of ODM in order to (i) safeguard the security and confidentiality of the Confidential Information; (ii) protect against anticipated threats or hazards to the security or integrity of such Confidential Information; and (iii) protect against unauthorized access to or use of such Confidential Information. ODM has established and will follow procedures for all employees with access to Agency's Confidential Information to protect the privacy of such information. At a minimum: (a) ODM shall not transmit Agency's Confidential Information across unsecured communication channels and shall use commercially reasonable efforts to ensure that all Agency's Confidential Information, whether in transmission or storage, is secured against unauthorized access and/or distribution through encryption, authentication, and robust access, distribution, and replication controls; (b) ODM shall implement security assessment tools to monitor the system resources and security controls; (c) ODM shall implement and maintain detection and intrusion response and recovery plans for monitoring potential unauthorized access to its systems and shall maintain regularly updated anti-virus and spyware software on all computers (laptops, desktops, servers, etc.) connected to its network; and (d) ODM shall implement and maintain security alert mechanisms to generate alerts on attempted breaches and attacks that could compromise the integrity of Agency's Confidential Information.

4.5 Security. ODM will notify Agency as soon as possible in the event ODM believes or has reason to believe that either a loss of Agency's Confidential Information or a security breach relating to the same has occurred and will provide Agency any available information relating to the breach.

4.6 Return. Within five days following the earlier of (i) the request of the Disclosing Party; or (ii) the expiration or termination of this Agreement, the Receiving Party shall return to the Disclosing Party (or, at the Disclosing Party's instruction, destroy) all of the Disclosing Party's Confidential Information. If the Disclosing Party requests destruction, such Confidential Information must be destroyed by modifying, shredding, erasing, or otherwise making the information unreadable or undecipherable. Notwithstanding the foregoing, the Receiving Party may retain copies of the Disclosing Party's Confidential Information if required by applicable law, regulation, or bona fide records retention policy, subject to the ongoing obligations of nondisclosure and nonuse herein in accordance with the terms hereof. In addition, the Receiving Party shall not be required to return or destroy any documents or information to the extent the same have been backed up in accordance with the Receiving Party's backup of its systems.

4.7 Injunctive Relief. The Parties acknowledge that the Disclosing Party may not have an adequate remedy at law in the event of any breach or threatened breach of this Section 4 pertaining to the Disclosing Party's Confidential Information and that the Disclosing Party may suffer irreparable injury as a result. In the event of any such breach or threatened breach of this Section 4, the Receiving Party hereby consents to the Disclosing Party seeking injunctive relief without the posting of any bond or other security.

5. Trademarks and Intellectual Property

5.1 Except as expressly stated herein, each party retains all rights, title, and interest in and to its intellectual property.

5.2 ODM is, and shall be, the sole and exclusive owner of all right, title, and interest in and to all intellectual property developed and/or deployed in the performance of the Services, including any methods, systems, plans, software (including the OfficerTRAK® software), tools, and equipment.

5.3 The performance of the Services may require Agency to make use of ODM's technology, such as, but not limited to, the OfficerTRAK® software, the use of which requires the acknowledgment and agreement to the terms and conditions thereof. Agency acknowledges and agrees that failure to comply with the terms of use thereof constitutes a breach of Agency's obligations hereunder.

5.4 During the Term, ODM shall have the right, but not the obligation, to publicly announce (e.g., on ODM's website and other promotional materials) that Agency is a customer of ODM and a user of the Services. This right includes the use of the agency insignia (badge/patch). Following the Term, ODM may reference Agency as a past customer.

6. Warranties; Disclaimer; Indemnification

6.1 ODM represents and warrants that all Services shall be performed: (i) in a professional, workmanlike, and timely manner; (ii) in accordance with generally accepted standards for the industry; (iii) in compliance with all Agency policies and procedures related to off-duty or secondary employment provided in writing to ODM ("**Agency Policies**") and all laws, rules, and regulations applicable to the Services and/or ODM in its performance and delivery of the Services ("**Applicable Laws**"). Should those Agency Policies or Applicable Laws change after the Effective Date, ODM may be entitled to an equitable adjustment to this Agreement, including an immediate increase in the administrative fee it charges to Customers.

6.2 Except as expressly set forth in Section 6.1, ODM hereby disclaims all other representations and warranties, whether express or implied.

6.3 Except as expressly set forth in Section 6.1, ODM hereby disclaims all other representations and warranties, whether express or implied.

6.4 Indemnification by ODM. Subject to Section 6.5, ODM shall defend Agency from any claims, demands, suits, or proceedings made or brought by a third party ("Claims") against Agency and indemnify and hold Agency harmless from and against actual losses, damages, civil penalties, costs, reasonable outside legal fees, and expenses finally awarded in a non-appealable judgment in connection with, or agreed via settlement of, such Claims (collectively, "Losses") to the extent such Claims arise directly out of or result directly from: (i) any material breach by ODM of Section 4 of this Agreement that results in the misappropriation, loss, or compromise of Agency Confidential Information; (ii) the gross negligence, intentional misconduct, or fraud of ODM in the performance of this Agreement; or (iii) Agency's access to, or usage of, OfficerTRAK® in accordance with this Agreement directly infringing, violating, or misappropriating a copyright, patent, trade secret, or other intellectual property right of a third party (an "IP Claim").

6.5 Limited Remedies. If the use of OfficerTRAK® is enjoined based on an IP Claim or ODM determines at its discretion that such use may be enjoined, ODM may, at its sole discretion and expense, (i) procure for Agency the right to continue using OfficerTRAK®; (ii) replace OfficerTRAK® with a non-infringing platform with substantially the same functionality; or (iii) modify OfficerTRAK® so that it becomes non-infringing, but has substantially the same functionality. This Section 6.4 together with the indemnity provided under Section 6.3, states Agency's sole and exclusive remedy, and ODM's sole and exclusive liability, regarding any IP Claim.

6.6 Limitations. ODM will not be liable for any Losses and will have no obligations under Section 6.3 to the extent the Losses or the Claim arise from (i) Agency's acts or omissions; (ii) ODM's compliance with Agency's directions, specifications, instructions, or procedures; or (iii) an IP Claim arising from (a) derivatives or other modifications of OfficerTRAK® made other than by ODM, if such Claim would not have arisen but for the derivatives or modifications; or (b) Agency's combination of OfficerTRAK® with any software or other product not provided by ODM, if such Claim would not have arisen but for the combination.

6.7 Indemnification Procedure. In the event of any Claim for which indemnification is available, Agency shall give prompt written notice of any such Claim to ODM. ODM shall have the right to control and direct the investigation, defense, and settlement of each such Claim. Agency shall reasonably cooperate with ODM (at ODM's sole cost and expense) in connection with the foregoing. Agency may participate in the defense of the Claim with counsel of its own choosing, at its own cost and expense, on a strictly monitoring basis. ODM shall not enter into any settlement or resolution of any Claim that would constitute an admission of guilt or liability on the part of Agency, without Agency's express prior written consent (such consent not to be unreasonably withheld, conditioned, or delayed).

7. Insurance

ODM, at its own cost and expense, will maintain the following minimum insurance coverages throughout the Term of this Agreement with an insurance carrier which is at least rated "A-" or "VII" by A.M. Best (or equivalent, if not rated by A.M. Best):

General Liability	$1,000,000 each occurrence/$5,000,000 aggregate
Employer's Liability	$1,000,000 each occurrence
Workers Compensation	State Statutory
Automobile Liability	$1,000,000 (excludes collision insurance)
Cyber	$2,000,000 each occurrence

A combination of primary and excess/umbrella liability policies will be acceptable to meet the limits specifically required hereunder. All certificates of insurance shall name Agency as an additional insured with respect to general liability coverage and shall require that Agency be provided with at least thirty (30) days advance written notice of cancellation. General Liability insurance shall cover claims for bodily injury, death, personal injury, and property damage occurring during the performance of the Services. ODM shall provide certificates of insurance to Agency prior to the Effective Date and thereafter upon the renewal of all policies to be maintained hereunder.

8. General Provisions

8.1 Notices. Legal notices under this Agreement (other than routine operational communications) shall be in writing. Notices may be served by certified mail, postage paid with return receipt requested; by private courier, prepaid; by facsimile, or other telecommunication devices capable of transmitting or creating a written record; or personally. Mailed notices shall be deemed delivered three (3) days after mailing, properly addressed. Couriered notices shall be deemed delivered on the date that the courier represents that delivery will occur. Telecommunicated notices shall be deemed delivered when receipt is either confirmed by confirming transmission equipment or acknowledged by the addressee or its office. Personal delivery shall be effective when accomplished. Unless a Party changes its address by giving notice to the other Party as provided herein, notices shall be delivered to the Parties as follows:

If to ODM, to: 1906 Ave D, #200, Katy, Texas 77493; and If to Agency, to:

Attn: Sheriff Matthew Lindemann, 508 South Rock Street, Georgetown, Texas, 78626

8.2 Assignment and Delegation. Neither Party may assign or otherwise transfer any of its rights or obligations under this Agreement without the prior, written consent of the other Party. Any assignment or other transfer in violation of this Section will be null and void. Subject to the foregoing, this Agreement will be binding upon and inure to the benefit of the Parties hereto and their permitted successors and assigns.

8.3 Governing Law/Jurisdiction. This Agreement, and any and all disputes directly or indirectly arising out of or relating to this Agreement, shall be governed by and construed in accordance with the laws of the State of Texas, without reference to the choice of law rules thereof. Each of the Parties hereby irrevocably consents and submits to the exclusive jurisdiction of the state and federal courts located in the State of Texas for any such disputes, and hereby irrevocably waives any objections to the laying of venue in such courts.

8.4 Attorneys' Fees and Court Costs. If any suit or action arising out of or related to this Agreement is brought by any Party, the prevailing Party shall be entitled to apply to the courts for the recovery of any direct and reasonable costs and fees (including, without limitation, direct and reasonable attorney fees, the fees and costs of experts and consultants) incurred by such Party in such suit or action, including, without limitation, any post-trial or appellate proceeding.

8.5 Limitation of Liability. EXCEPT IN CONNECTION WITH A PARTY'S GROSS NEGLIGENCE, WILLFUL MISCONDUCT, OR FRAUD: (I) NEITHER PARTY WILL BE LIABLE TO THE OTHER PARTY (NOR TO ANY PERSON CLAIMING RIGHTS DERIVED FROM SUCH OTHER PARTY'S RIGHTS) FOR CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND (INCLUDING, WITHOUT LIMITATION, LOST REVENUES OR PROFITS, LOSS OF USE, OR LOSS OF GOODWILL OR REPUTATION) WITH RESPECT TO ANY CLAIMS BASED ON CONTRACT, TORT, OR OTHERWISE (INCLUDING NEGLIGENCE AND STRICT LIABILITY) ARISING OUT OF THIS AGREEMENT, REGARDLESS OF WHETHER THE PARTY LIABLE OR ALLEGEDLY LIABLE WAS ADVISED, HAD OTHER REASON TO KNOW, OR IN FACT KNEW OF THE POSSIBILITY THEREOF; AND (II) EACH PARTY'S MAXIMUM LIABILITY ARISING OUT OF OR RELATING TO THIS AGREEMENT, REGARDLESS OF THE CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, BREACH OF WARRANTY, OR OTHERWISE), WILL NOT EXCEED THE AGGREGATE AMOUNT OF THE ADMINISTRATIVE FEES PAID TO ODM BY CUSTOMERS UNDER THIS AGREEMENT DURING THE TWELVE (12) MONTH PERIOD PRECEDING THE DATE ON WHICH THE CLAIM ARISES..

8.6 Entire Agreement. This Agreement, including Exhibit A, constitutes the final, complete, and exclusive statement of the agreement between the Parties with respect to the subject matter hereof and cannot be altered, amended, or modified except in writing signed by an authorized representative of each Party. If there is any conflict between the terms set forth in body of this Agreement and Exhibit A, the terms in the body of this Agreement shall control.

8.7 Headings. The section headings in this Agreement are included for convenience only; they do not give full notice of the terms of any portion of this Agreement and are not relevant to the interpretation of any provision of this Agreement.

8.8 Survival. The following provisions shall survive expiration or termination of the Agreement: Sections 3, 4, 5.1, 5.2, 5.4, 6.2, and 8.

8.9 Counterparts. This Agreement may be executed in one or more counterparts, each of which is deemed an original, but all of which together shall constitute one and the same instrument. Further, each Party agrees to accept signature pages via fax, PDF, DocuSign, and similar electronic means as originals.

8.10 Severability. In the event that any provision contained in this Agreement is held to be unenforceable by a court of competent jurisdiction, the validity, legality, or enforceability of the remainder of this Agreement shall in no way be affected or impaired thereby.

8.11 Employment Contracts. Any responsibility and/or liability with regard to any employment contract between Agency and any Deputy assigned to a Customer worksite shall be the exclusive responsibility and/or liability of Agency, and ODM shall not be a party to any such agreement. ODM will have neither responsibility nor liability in connection with, or arising out of, any such employment contract except to prepare checks and to pay any such Deputy who is a party to such a contract, in conformity with the information provided by Agency. With respect to any employment contract between Agency and any Deputy assigned to a Customer worksite, Agency shall be acting solely on its own volition and responsibility with regard to all aspects of any such contract, including, but not limited to, its negotiation, compliance, implementation, renewal, enforcement, and termination.

8.12 Authority. This Agreement shall be valid and enforceable only upon signature by an authorized person with authority to execute this Agreement on behalf of each Party. The individual signing this Agreement on behalf of a Party represents, warrants, and guarantees that he or she has full authority to do so. Each Party represents that it has the power and actual authority to enter into this Agreement and to be bound by the conditions and terms contained herein.

8.13 Waiver. No delay or omission by a Party in exercising any right or remedy under this Agreement shall operate to impair such right or remedy or be construed as a waiver thereof.

8.14 Force Majeure. Neither Party shall be liable to the other Party in any manner whatsoever if it is unable to perform any of its obligations under this Agreement due to any cause beyond its reasonable control, including, but not limited to, acts of God, war, national emergency, riots, civil commotion, terrorism, fire, explosion, flood, epidemic, acts of Government, highway authorities, telecommunications network operators, hosting providers, or interruption of, or inability in obtaining, supplies or services from third parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

Off Duty Management, Inc:

By: Sherry Rowley

Printed Name: Sherry Rowley

Title: Chief Executive Officer

Date: 6/27/2025

Williamson County Sheriff's Office

By: _____

Printed Name: _____

Title: _____

Date: _____

EXHIBIT A
STATEMENT OF WORK

Scope of Services

ODM will manage all external Customer requests for the off-duty Deputies' outside employment services as of ODM's publication of the first Assignment. ODM will manage the following for Agency in connection with the Assignments:

- Deputy payroll
- Scheduling
- Invoicing/collections

Policies/Procedures

- ODM will comply with all applicable Agency Policies.
- ODM will coordinate with Agency should there be any questions regarding a Customer or Assignment.
- Agency will modify its existing Agency Policies to incorporate ODM management and administration.

Payroll/Rates and Fees

- Deputies interested in working for ODM will be required to sign up as 1099 contractors for ODM.
- Deputies will be paid weekly for any Assignments completed through ODM for the prior week.

Pay Rates

Type	Hourly Rate	Notes
Regular	$70	
Traffic	$70	
Supervisor	$70	
Holiday	$70	
Emergency	$70	

Agency Vehicle Fees

- Agency vehicle fee is $14 per hour.
- Agency vehicle fees will be sent to the county finance department weekly via ACH.
- Agency is responsible for carrying collision insurance on any Agency vehicles used in connection with an Assignment.

Customer Fees

- Deputy hourly pay rate plus10.3% ODM administrative fee per hour.
- Agency vehicle hourly fee plus 10.3% ODM administrative fee per hour.

Scheduling

Assignment Selection

- Assignments will be pushed out to Deputies via OfficerTRAK® to their mobile devices once received and approved by Agency.
- Deputies will select and work shifts on a first come first served basis.

Minimum and Maximum per Shift Work

- 3 hours minimum per Assignment.
- Deputies are limited to work a combined (Agency/off-duty) total of 16 hours per day. (monitored by Agency).

Minimum Job Notification

- N/A hours prior to shift start required for Assignments.
- If a request is received fewer than N/A hours prior to Assignment, the emergency pay rate goes into effect.

Agency Assignment

- Requests submitted through Agency's website will default to that Agency in OfficerTRAK®, regardless of location.
- The following agencies will serve as backups for Agency, and Agency must have an agreement with such agencies relating to the same:
    - Williamson County Constables Office – Precinct 1
    - Williamson County Constables Office – Precinct 2
    - Williamson County Constables Office – Precinct 3
    - Williamson County Constables Office – Precinct 4
    - Williamson County Fire Marshal's Office

Insurance Coverages

- ODM will provide insurance coverage as set forth in the Agreement.

OfficerTRAK® Software

- Deputies working for Customer will be required to use the OfficerTRAK® mobile app.
- Agency will be provided access to OfficerTRAK® to view Assignments requested through Agency.
- ODM will provide Agency access to OfficerTRAK® software to create and manage Internal Assignments only (limited to Agency and county Assignments). Assignments and ODM will be viewed by Deputies in the same app. ODM will maintain Deputy information for both databases.
- Agency will create a web page with a link to OfficerTRAK® for Customers to request service online.

OfficerTRAK® Training

ODM will provide the following training to Agency and Deputies:

Online

- Administrators – training guides and virtual training
- Deputies – training guides and practice jobs

OR

Onsite

- Administrators – training guides and onsite training
- Deputies – training guides, practice jobs, and onsite training

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1330098

Date Filed:
06/27/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Off Duty Management, Inc.
Katy, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County Sheriff's Office

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025288
Administrative services to law enforcement agencies to facilitate their off duty programs servicing their community.

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Sherry , Rowley	Katy, TX United States	X	
Brett , Rowley	Katy, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is [redacted], and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state) (zip code) US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in HARRIS County, State of TEXAS, on the 27th day of JUNE (month), 2025 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1330098

Date Filed:
06/27/2025

Date Acknowledged:
07/01/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Off Duty Management, Inc.
Katy, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County Sheriff's Office

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025288
Administrative services to law enforcement agencies to facilitate their off duty programs servicing their community.

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Sherry , Rowley	Katy, TX United States	X	
Brett , Rowley	Katy, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **18.**

Meeting Date: 07/15/2025

Approval of Business Service Agreement #2025286 for Deepvin with UE Medical Devices, Inc. through Bound Tree Medical for EMS

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving Contract #2025286 for Deepvin Annual Subscription with UE Medical Devices, Inc. through Bound Tree Medical for this Business Service Agreement, in the not-to-exceed amount of Two Thousand Six Hundred and Eighty-Eight ($2,688.00) per year, and authorize execution of this agreement.

Background

This Business Service Agreement Contract #2025286 attached is between Williamson County and UE Medical Devices, Inc. through Bound Tree Medical, for Deepvin Annual Subscription for EMS. Bound Tree provides access to the Deepvin platform as UE's preferred vendor. The funding source is 01.0100.0540.004210, the original ticket number is #2420, and the point of contact is Jessica Toothman.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

BAA UE Medical Devices Inc

Bound Tree Quote Redacted

1295 Form Bound Tree Medical LLC

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 08:18 AM
Form Started By: Vickie Johnson		Started On: 07/01/2025 03:08 PM
Final Approval Date: 07/10/2025		

BUSINESS ASSOCIATE AGREEMENT

This Business Associate Agreement ("**Agreement**"), is entered into by and between **Williamson County, Texas** ("**Covered Entity**") and the **UE Medical Devices, Inc** ("**Business Associate**") (each a "**Party**" and collectively the "**Parties**"). Williamson County, TX is a political subdivision of the State of Texas acting through its governing body, and Business Associate is C-Corp entity of Massachusetts with offices located at: 831 Beacon St Ste 136, Newton, MA 02459.

WHEREAS, Covered Entity and Business Associate are parties to one or more agreements and/or may in the future become parties to additional agreements (collectively, the "Underlying Agreements"), pursuant to which Business Associate provides certain services to Covered Entity and, in connection with such services, creates, receives, uses or discloses for or on behalf of Covered Entity certain individually identifiable Protected Health Information relating to patients of Covered Entity ("PHI") that is subject to protection under the Health Insurance Portability and Accountability Act of 1996 as amended by the Health Information Technology for Economic and Clinical Health Act Title XIII of Division A of the American Recovery and Reinvestment Act, 2009 (HITECH Act) and regulations promulgated there under, as such law and regulations may be amended from time to time (collectively, "HIPAA"); and

WHEREAS, Covered Entity and Business Associate wish to comply in all respects with the requirements of HIPAA, including requirements applicable to the relationship between a covered entity and its business associates;

NOW, THEREFORE, the parties agree that each of the Underlying Agreements shall hereby be amended as follows:

1. Catch-all definition: The following terms used in this Agreement shall have the same meaning as those terms in the Health Information Portability and Accountability Act of 1996, as codified at 42 U.S.C. § 1320d ("**HIPAA**"), the Health Information Technology Act of 2009, as codified at 42 U.S.C.A. prec. § 17901 ("**HITECH**"), and any current and future regulations promulgated under HIPAA or HITECH: Breach, Data Aggregation, Designated Record Set, Disclosure, Health Care Operations, Individual, Minimum Necessary, Notice of Privacy Practices, Protected Health Information, Required By Law, Secretary, Security Incident, Subcontractor, Unsecured Protected Health Information, and Use.

Definitions.

(a) "Breach"- shall have same meaning given to such term as defined in 45 CFR § 164.402.
(b) "Business Associate" shall have the same meaning given to such term as defined in 45 CFR § 160.103.
(c) "Covered Entity" shall have the same meaning given to such term as defined in 45 CFR § 160.103.
(d) "Designated Record Set" shall have the same meaning given to such term as defined in 45 CFR § 164.501.
(e) "Disclosure" shall have the same meaning given to such terms as defined in 45 CFR §160.103.
(f) "Electronic Protected Health Information" or "e-PHI" shall have the same meaning given to such term as defined in 45 CFR §160.103 limited to the information transmitted or maintained by the Business Associate in electronic form format or media.
(g) "Individual" shall have the same meaning given to such term as defined in 45 CFR § 160.103 and shall include a person who qualifies as a personal representative in accordance with 45 CFR § 164.502(g).
(h) "Privacy Rule" shall mean the Standards for Privacy of Individually Identifiable Health Information at 45 CFR part 160 and part 164, subparts A and E respectively.
(i) "Protected Health Information" or "PHI" shall have the same meaning given to such term as defined in 45 CFR §160.103, limited to the information created or received by Business Associate from or on behalf of Covered Entity.

(j) "Required By Law" shall have the same meaning given such term as defined in 45 CFR§ 164.103 and The Health Information Technology for Economic and Clinical Health Act (HITECH) Division A: Title XIII, Subtitle D.
(k) "Security" or "Security Measures" encompass all of the administrative, physical, and technical safeguards in an information system specified in subpart C of 45, CFR § 164.
(l) "Security Rule" shall mean the St*a*ndards for Security of Electronic Protected Health Information as specified in subparts A and C in 45 C.F.R. Parts 160 and 164, respectively.
(m) "Secretary" shall mean the Secretary of the Department of Health and Human Services or his/her designee.

2. Obligations and Activities of Business Associate.

(a) Business Associate may not use or disclose protected health information other than as permitted or required by the Underlying Agreement or as required by law:
(b) Business Associate agrees to use appropriate safeguards, including without limitation, administrative, physical and technical safeguards, to prevent use or disclosure of the Protected Health Information other than as provided for by this Agreement and to reasonably and appropriately employ the same standards as required by law to, protect the confidentiality, integrity and availability of any electronic Protected Health Information (e-PHI) that it may receive, maintain or transmit on behalf of the Covered Entity in compliance with Subpart C of 45 CFR Part 164.
(c) Business Associate agrees to mitigate, to the extent practicable, any harmful effect that is known to Business Associate of a use or disclosure of Protected Health Information by Business Associate in violation of the requirements of this Agreement.
(d) Business Associate agrees to report to Covered Entity any use or disclosure of the Protected Health Information not provided for by this Agreement or any security incident of which it becomes aware, involving Protected Health Information of the Covered Entity as required at 45 CFR 164.410.
(e) Business Associate must in accordance with 45 CFR §164.502(e)(l)(ii) and 164.308(b)(2), if applicable, ensure that any subcontractors, agents or affiliates of the Business Associate that create, receive, maintain, or transmit PHI on behalf of the Business Associate agree to the same restrictions, conditions, and requirements that apply to the Business Associate with respect to such information. Subject to the United States and State of Texas export control and foreign outsourcing laws, rules and regulations, the Business Associate will require any of its subcontractors and agents either based in the United States or a foreign country, to provide a reasonable assurance, evidenced in writing, that the subcontractor or agent will comply with the same privacy and security obligations as the Business Associate with respect to such PHI either set forth in this Agreement or in applicable law, rules and regulations.
(f) Business Associate agrees to provide access, at the written request of Covered Entity, and in the time and manner designated by Covered Entity, to Protected Health Information in a Designated Record Set, to Covered Entity in order to meet the requirements under 45 CFR §164.524.
(g) Business Associate agrees to make any amendment(s) to Protected Health Information in a Designated Record Set that the Covered Entity directs or agrees to pursuant to 45 CFR §164.526 at the written request of Covered Entity or an Individual, and in the time and manner designated by Covered Entity.
(h) Business Associate agrees to make available internal practices, books, and records relating to the use and disclosure of Protected Health Information received from, or created or received by Business Associate on behalf of, Covered Entity, or at the request of the Covered Entity to the Secretary, in a time and manner designated by the Covered Entity or the Secretary, for purposes of the Secretary determining Covered Entity's compliance with the Privacy and Security Rules.
(i) Business Associate agrees to document such disclosures of Protected Health Information and information related to such disclosures as would be required for Covered Entity to respond to a request by an Individual for an accounting of disclosures of Protected Health Information in accordance with 45 CFR §164.528.

(j) Business Associate agrees to provide to Covered Entity or an Individual, in time and manner designated by Covered Entity, information collected in accordance with Section (2)(i) of this Agreement, to permit Covered Entity to respond to a request by an Individual for an accounting of disclosures of Protected Health Information in accordance with 45 CFR §164.528.

(k) Business Associate hereby acknowledges and agrees that Covered Entity has notified Business Associate that Business Associate is required to comply with the confidentiality, disclosure and re-disclosure requirements of Texas law to the extent such requirements may be applicable.

(l) If Business Associate, in performance of the contracted services, extends, renews or continues credit to patients or regularly allows patients to defer payment for services including setting up payment plans in connection with one or more covered accounts, as defined at 16 C.F.R. § 681.2(b)(3), the Business Associate shall comply with the Federal Trade Commission's "Red Flag" Rules, if applicable, or develop and implement a written identity theft prevention program designed to identify, detect, mitigate and respond to suspicious activities that could indicate that identity theft has occurred in the Business Associate practice or business.

(m) Business Associate understands and agrees that it will not access or use any Protected Health Information of any patient except for those patients whose accounts have been assigned to Business Associate, and it will further limit access to that Protected Health Information that is necessary to the activities undertaken by Business Associate on behalf of Covered Entity.

(n) Business Associate will, pursuant to the HITECH Act and its implementing regulations, comply with all additional applicable requirements of the Privacy Rule, including those contained in 45 CFR §§ 164.502(e) and 164.504(e)(l)(ii), at such time as the requirements are applicable to Business Associate. Business Associate will not directly or indirectly receive remuneration in exchange for any Protected Health Information, subject to the exceptions contained in the HITECH Act, without a valid authorization from the applicable individual. Business Associate will not engage in any communication which might be deemed to be "Marketing" under the HITECH Act. In addition, Business Associate will, pursuant to the HITECH Act and its implementing regulations, comply with all applicable requirements of the Security Rule, contained in 45 CFR §§ 164.308, 164.310, 164.312, and 164.316, at such time as the requirements are applicable to Business Associate.

3. Permitted Uses and Disclosures by Business Associate.

In case Business Associate obtains or creates Protected Health Information, Business Associate may use or disclose Protected Health Information, or any information derived from that Protected Health Information, only as explicitly permitted in the underlying agreement, and only if such use or disclosure, respectively, is in compliance with each applicable requirement of 45 CFR § 164.504(e). It means that:

(a) Except as otherwise limited in this Agreement, Business Associate may use Protected Health Information for the proper management and administration of the Business Associate or to carry out the legal responsibilities of the Business Associate.

(b) Except as otherwise limited in this Agreement, Business Associate may disclose Protected Health Information for the proper management and administration of the Business Associate, provided that disclosures are Required By Law, or Business Associate obtains reasonable assurances from the person to whom the information is disclosed that it will remain confidential and used or further disclosed only as Required By Law or for the purpose for which it was disclosed to the person, and the person notifies the Business Associate of any instances of which it is aware in which the confidentiality of the information has been breached.

(c) Business Associate understands and agrees that its access to Protected Health Information stored in databases and information systems at the Covered Entity is subject to review and audit by the Covered Entity or agents of the State of Texas at any time, that remote audits of such access may occur at any time, that on-site audits of such access will be conducted during regular business hours, and that any review or audit may occur with or without prior notice by the Covered Entity.

4. Responsibilities of the Parties with Respect to Protected Health Information

(a) Responsibilities of Covered Entity. With regard to the use and/or disclosure of Protected Health Information by the Business Associate, Covered Entity hereby agrees:

(1) to inform the Business Associate of any limitations in the form of notice of privacy practices that Covered Entity provides to individuals pursuant to 45CFR §164.520, to the extent that such limitation may affect Business Associate's use or disclosure of PHI.

(2) to inform the Business Associate of any changes in, or revocation of, the permission by an individual to use or disclose Protected Health Information, to the extent that such limitation may affect Business Associate's use or disclosure of Protected Health Information.

(3) to notify the Business Associate, in writing and in a timely manner, of any restriction on the use or disclosure of Protected Health Information that Covered Entity has agreed to or is required to abide by under 45 CFR §164.522, to the extent that such restriction may impact in any manner the use and/or disclosure of Protected Health Information by the Business Associate under this Agreement. Except if the Business Associate will use or disclose Protected Health Information for (and the Underlying Agreement includes provisions for) data aggregation or management and administration and legal responsibilities of the Business Associate, Covered Entity will not request Business Associate to use or disclose Protected Health Information in any manner that would not be permissible under the Privacy and Security Rule if done by the Covered Entity.

5. Application of Security and Privacy Provisions to Business Associate.

(a) Security Measures: 45 CFR §164.308, 164.310, 164.312 and 164.316, dealing with the administrative, physical and technical safeguards as well as policies, procedures and documentation requirements that apply to Covered Entity shall in the same manner apply to Business Associate as Required By Law. Any additional security requirements contained in Division A Title XIII Health Information Technology of the American Recovery and Reinvestment Act that apply to Covered Entity shall also apply to Business Associate as of February 17, 2010. Business Associates that require access to Covered Entity electronic patient systems and electronic infrastructure systems (either on site or remote) will supply the necessary information of employees to uniquely identify such employees, as employees with a need to access systems and will supply to Covered Entity Information Security Officer a valid state or federal issued photo ID for such employees to receive a unique user name and password to access the system(s).

(b) Application of Civil and Criminal Penalties- If Business Associate violates any security provision as Required By Law specified in subparagraph (a) above, sections 1176 and 1177 of the Social Security Act 42 U.S.C. §1320d-5, 1320d-6 shall apply to Business Associate with respect to such violation in the same manner that such sections apply to Covered Entity if it violates such security provision.

6. Information Breach Notification Requirements.

(a) Business Associate expressly recognizes that Covered Entity has certain reporting and disclosure obligations to the Secretary of the Department of Health and Human Services and the Individual in case of a security breach of unsecured Protected Health Information (as defined in 45 CFR §164.402).

(b) Where Business Associate accesses, maintains, retains, modifies, records, stores, destroys, or otherwise holds, uses, or discloses unsecured Protected Health Information, Business Associate without unreasonable delay and in no case later than thirty (30) days following the discovery of a breach of such information, shall notify Covered Entity of such breach. Such notice shall include the identification of each individual whose Unsecured Protected Health Information has been, or is reasonably believed by the Business Associate to have been, accessed, acquired or disclosed during the breach.

(c) Covered Entity and Business Associate recognizes that the Unsecured Protected Health Information may contain the social security numbers, financial account information or driver's license number or non-driver identification card number. Business Associate shall be liable for the costs associated with such breach if caused by the Business Associate's negligent or willful acts or omissions, or the

negligent or willful acts or omissions of Business Associate's agents, officers, employees or subcontractors.

7. Term and Termination.

(a) Term. The Term of this Agreement shall be effective as of the Effective Date (as defined below), and shall terminate at termination of underlying agreement or on the date Covered Entity terminates this agreement for cause as authorized on paragraph (b) of this section, whichever is sooner.

(b) Termination for Cause. The parties acknowledge that in the event the Covered Entity learns of a pattern or activity or practice of the Business Associate that constitutes violation of a material term of this Agreement, then the parties promptly shall take reasonable steps to cure the violation. If such steps are, in the judgment of the Covered Entity, unsuccessful, ineffective or not feasible, then the Covered Entity may terminate, in its sole discretion, any or all of the Underlying Agreements upon written notice to the Business Associate, if feasible, and if not feasible, shall report the violation to the Secretary of the Department of Health and Human Services.

(c) Effect of Termination.

(1) Except as provided in paragraph (2) of this section, upon termination of this Agreement or the Underlying Agreement(s) for any reason, Business Associate shall return or destroy all Protected Health Information pursuant to 45 CFR § 164.504(e)(2)(I) received from Covered Entity, or created or received by Business Associate on behalf of Covered Entity. This provision shall apply to Protected Health Information that is in the possession of subcontractors or agents of Business Associate. Business Associate shall retain no copies of the Protected Health Information.

(2) In the event that Business Associate determines that returning or destroying the Protected Health Information is infeasible, Business Associate shall provide to Covered Entity notification, in writing, of the conditions that make return or destruction infeasible. Said notification shall include: (i) a statement that the Business Associate has determined that it is not feasible to return or destroy the Protected Health Information in its possession, and (ii) the specific reasons for such determination. The Covered Entity may disagree with the Business Associate's determination. Upon mutual agreement of the Parties that return or destruction of Protected Health Information is infeasible, Business Associate shall extend the protections of this Agreement to such Protected Health Information and limit further uses and disclosures of such Protected Health Information to those purposes that make the return or destruction infeasible, for so long as Business Associate maintains such Protected Health Information. If it is infeasible for the Business Associate to obtain, from a subcontractor or agent, any Protected Health Information in the possession of the subcontractor or agent, the Business Associate must provide a written explanation to the Covered Entity and require the subcontractors and agents to agree to extend any and all protections, limitations, and restrictions contained in this Agreement to the subcontractors and/or agents' use and/or disclosure of any Protected Health Information retained after the termination of this Agreement, and to limit any further uses and/or disclosures to the purposes that make the return or destruction of Protected Health Information infeasible.

(d) Automatic Termination. This Agreement will automatically terminate without any further action of the Parties upon termination or expiration of the Underlying Agreement.

(e) Effective Date. The effective date of this Agreement (the "Effective Date") shall be the date of the last signature below.

8. Insurance and Indemnification.

Indemnification. The Business Associate agrees to indemnify, defend and hold harmless Covered Entity and Covered Entity's employees, directors, officers, subcontractors, agents or other members of its workforce from any costs, damages, expenses, judgments, losses, and attorney's fees arising from any breach of this Agreement by Business Associate, or arising from any negligent or wrongful acts or omissions of Business Associate, including failure to perform its obligations under the Privacy Rule. The

Business Associate's indemnification obligation shall survive the expiration or termination of this Agreement for any reason.

9. Miscellaneous.

(a) Regulatory References. A reference in this Agreement to a section in the Privacy and Security Rules means the section as in effect or as amended, and for which compliance is required.

(b) Agreement. The Parties agree to take such action as is necessary to amend the Underlying Agreement from time to time as is necessary for Covered Entity to comply with the requirements of the Privacy and Security Rules and the Health Insurance Portability and Accountability Act, Public Law §104-191; provided, however, that no Agreement shall be deemed valid unless signed by both parties.

(c) Amendments / Waiver. This agreement may not be modified, not shall any provision hereof be waived or amended, except in a writing duly signed by authorized representatives of the Parties. A waiver with respect to one event shall not be construed as continuing, or as a bar to a waiver of any right or remedy as to subsequent events. The Parties agree to take such actions as is necessary to amend this agreement from time to time as is necessary for compliance with the requirements of the HIPAA rules and any other applicable law.

(d) Survival. The respective rights and obligations of Business Associate under Section 6(c) of this Agreement shall survive the termination of this Agreement and/or the Underlying Agreements, as shall the rights of access and inspection of Covered Entity.

(e) No Third-Party Beneficiaries. Nothing expressed or implied in this Agreement is intended to confer, nor shall anything herein confer, upon any person other than the parties and the respective successors or assigns of the Parties, any rights, remedies, obligations, or liabilities whatsoever.

(f) Interpretation. Any ambiguity in this Agreement shall be resolved in favor of a meaning that permits Covered Entity to comply with the HIPAA Privacy and Security Rules.

(g) **Equitable Relief**. Business Associate understands and acknowledges that any disclosure or misappropriation of any PHI in violation of this Attachment will cause Covered Entity irreparable harm, the amount of which may be difficult to ascertain, and therefore agrees that Covered Entity shall have the right to apply to a court of competent jurisdiction for specific performance and/or an order restraining and enjoining any such further disclosure or breach and for such other relief as Covered Entity shall deem appropriate. Such right of Covered Entity is to be in addition to the remedies otherwise available to Covered Entity at law or in equity. Business Associate expressly waives the defense that a remedy in damages will be adequate and further waives any requirement in an action for specific performance or injunction for the posting of a bond by Covered Entity.

10. Governing Law; Conflict.

This Agreement shall be construed and enforced in accordance with the laws of the State of Texas, and venue shall lie in Williamson County, Texas. In the event of a conflict between the terms of this Agreement and the terms of any of the Underlying Agreements, the terms of this Agreement shall control.

Executed this ___13th___ day of __May_____, 2025_.

WILLIAMSON COUNTY, TX

By: _____
County Judge

BUSINESS ASSOCIATE

By: __David Wei, Vice President___
Authorized Representative

Reviewed by General Counsel's Office
Jennifer Miller
General Counsel, Commissioners Court
Date: Jun 24 2025 Time: 8:48 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jun 24 2025 Time: 8:08 am

Bound Tree

Quotation

Quotation#: [redacted]

Last Modified: 03/24/2025 4:16 PM

Customer PO #:

Account Number: [redacted]

Bill To:
WILLIAMSON COUNTY SHIP009
PO BOX 873
GEORGETOWN, TX 78627-0873
Ship Method:
Payment Terms:

Ship To:
WILLIAMSON COUNTY SHIP009
[redacted]

Line No.	Item	Description	UOM	QTY	List Price	Your Price	Ext. Price
1	4700-81011	Deepvin Cloud Service - 1 Year	EA	30	$111.99	$89.60	$2,688.00

Quote Total: $2,688.00

Quote Expiration Date: 06/24/2025

Comments:

[redacted]

Sales Tax will be applied to customers who are not exempt.
Shipping charges will be prepaid and added to the invoice unless otherwise stated.
This quotation is valid until the quote expires or the manufacturer's price to Bound Tree Medical increases.

To place an order, please visit our website at www.boundtree.com, login, and add to your shopping cart
or call (800) 533-0523
fax (800) 257-5713

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1328798

Date Filed:
06/25/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Bound Tree Medical, LLC
DUBLIN, OH United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025286
UE Scope Annual Subscription

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
N/A			

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Jon McGrew, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), [redacted] (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Franklin County, State of OH, on the 25th day of June (month), 20 25 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1328798

Date Filed:
06/25/2025

Date Acknowledged:
07/01/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Bound Tree Medical, LLC
DUBLIN, OH United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025286
UE Scope Annual Subscription

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **19.**

Meeting Date: 07/15/2025

Orphan Kitten Club Request

Submitted By: Misty Valenta, Animal Services

Department: Animal Services

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a request for the Williamson County Regional Animal Shelter to apply for a grant to aid in the care of shelter kittens from the Orphan Kitten Club.

Background

During the months of spring through early fall, the Williamson County Regional Animal Shelter receives an increased number of cats and kittens. This particular grant application, if awarded, would provide $40,000 to cover all costs associated with hiring temporary positions to aid in the care of kittens 12 weeks and younger and the supplies needed to support that care.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

OrphanKittenClub

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/01/2025 04:03 PM
Form Started By: Misty Valenta		Started On: 07/01/2025 10:33 AM
Final Approval Date: 07/01/2025		

Grant Title/Project Name:	Foster Their Future: Intensive Kitten Unit
Department:	Animal Services
Requestor:	Misty Valenta
Contact Email:	misty.valenta@wilco.gov
Contact Phone Number:	512-943-3597
Start Date:	1/1/2026
End Date:	12/31/2026
Please select request category:	Personnel, Asset, $40,000
Describe the purpose of the grant in detail to include all requirements.	In the kitten season of 2024, over 2,000 cats and mostly kittens arrived at the Williamson County Regional Animal Shelter. These kittens need specialized care including incubation, medical care, and feeding care. This grant would cover the supplies needed to take care of the most vulnerable kittens and temporary personnel to help manage the influx of kittens arriving to the shelter during these months.
Select the type of grant your department is applying for:	Private Foundation
What is the amount of the grant?	$40,000.00
Please provide a breakdown of the total cost above.	$30,000 temporary personnel salaries $10,000 in supplies such as incubators, food, and medication
Is there a match requirement?	No
What is the source of the match?	
Does the grant cover the cost of the request 100%?	Yes
If not, how much is left unpaid?	
What is the plan to obtain grants/funds for the remaining amount?	
List other similar assets in the County and/or region and if they are available for use?	
How is this asset request different from any similar assets currently in the County and/or region?	
What types of events/purpose would this asset be used for that cannot be accomplished with a current County asset?	
How often do these events occur?	
Identify the number of personnel required to operate this asset and/or be available for the function where it is to be used? How much time is required of those personnel? What is the cost of the personnel?	
Where will the asset be stored?	
What is the useful life of the asset?	
Will a replacement be requested from general funds when useful life has been exhausted?	

Will other agencies be billed for the use of this asset (e.g. vendors paid, employee worked hours and paid, inventory costs etc.)?	
Does this asset require insurance coverage?	
If yes, what is the estimate of asset insurance coverage?	
Will this asset require on-going maintenance? Please describe the maintenance required along with an estimate for these costs.	
How will this asset be funded when the grant ends?	
What is the impact if the grant is not received?	
New Personnel position is:	
Where will this position office?	
Who will this position report to?	
What tasks will this position perform? Include the five primary functions and the percentage of time spent to be spent on each function.	
Will this position take over tasks from current County employee?	
If yes, please explain the impact to current employee.	
How will this position be funded when the grant ends?	
Does this position or a similar position currently exist within the department?	
If yes, how many of these similar positions exist?	
Describe any alternatives considered to achieve desired outcome in lieu of a position (i.e. equipment, software, technology or change in business practice).	
Describe how workload will be accomplished/re-allocated should grant not be approved.	
List other similar items in the County and/or region and if they are available for use?	na
How is this item request different from any similar assets currently in the County and/or region?	na
What types of events/purpose would this item be used for that cannot be accomplished with a current County asset?	na
Identify the number of personnel required to operate this item and/or be available for the function where it is to be used?	2
Please explain how this item will create the need for more or less personnel (or mark n/a for no change)?	na
Where will the item be stored?	Kitten Nursery

What is the useful life of the item?	Most of the supplies are one-time use, such as food and medications. Incubators should last the shelter at least 5 years.
Will other agencies be billed for the use of this item (e.g. vendors paid, employee worked hours and paid, inventory costs etc.)?	
Does this item require insurance coverage?	No
Will this item require any form of licensing?	No
Will this item require on-going maintenance? Please describe the maintenance required along with an estimate for these costs?	No, it is more prudent to fundraise for a new incubator that to repair an old one.
How will this item be funded when the grant ends?	Our Kitten Donation line.
What is the overall budgetary impact? (i.e. revenue generation, expense reduction, etc.)	This will allow us to perform the care the community expects from our shelter without relying solely on taxpayer funding.
Please identify any additional equipment needed/required (now or in the future) should the grant/asset is awarded.	na
What is the cost and frequency to maintain/update the additional equipment?	na
What is the impact of this grant application on other internal/county departments?	We will be able to better support our Animal Control partners.
If yes, what is the estimate of that license fee?	
If yes, what is the estimate of insurance coverage?	
Will a replacement be requested from general funds when useful life has been exhausted? (OR)	No
If yes, how much is the match amount?	
Please identify any known decrease in funding at this time.	na
Is this a new program to your department/office?	No
Please provide data points to be collected to show program success	
Please show historical data points or performance measures, statistics, services provided, etc. or any/all updates for re-application	With the support of this grant, last year we were able to maintain a 92% Save Rate for cats. This is an incredible feat considering we were prioritizing the intakes of the most vulnerable and injured cats and kittens.
ID	2
Version	1.0
Attachments	False
Created	7/1/2025 10:16 AM
Created By	Misty Valenta
Modified	7/1/2025 10:16 AM
Modified By	Misty Valenta

Commissioners Court - Regular Session **20.**

Meeting Date: 07/15/2025

Approval of Master Service Agreement for Annual Subscriptions for Enterprise Licenses for ChatGPT Enterprise with Carahsoft Technology Corp. for Information Systems

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Master Service Agreement #2025268 between Williamson County and Carahsoft Technology Corp. for ChatGPT Enterprise Licenses for internal use for a total amount of $70,560.00 pursuant to DIR Contract #DIR-CPO-5683, and authorize the execution of the agreement.

Background

Approval of this item will support Williamson County operations by adding ChatGPT Enterprise. This annual subscription is not open to the public and is controlled by the county. The attached quote details the serviced products. The agreement covers a period of 12-months from 10-1-25 through 9-30-26. Funding source is 01.0100.0503.004208 per FY25 budget. Origination #2783. Department Contact is Richard Semple.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 11:29 AM
Form Started By: Barbi Hageman		Started On: 06/20/2025 10:15 AM
Final Approval Date: 07/09/2025		

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

MASTER SERVICES AGREEMENT
WITH
CARAHSOFT TECHNOLOGY CORPORATION
(Quote No. 55405389)

Important Notice: County Purchase Orders and Agreements constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS MASTER SERVICES AGREEMENT ("MSA") is made and entered into by and between **Williamson County, Texas** ("County" or "Customer"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Carahsoft Technology Corporation** (hereinafter "Service Provider") both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services and purchase goods described herein pursuant to the following terms, conditions, and restrictions:

I.

Goods: Service Provider shall supply the County the goods in the attached **Quote No. 55405389** being marked as **Exhibit "A,"** which is incorporated herein provided to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in Exhibit "A,", such additional goods shall be described in a separate written amendment wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods, and the County shall not be obligated to pay for any additional goods unless a written amendment has been signed by both parties.

II.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly

acknowledges that he, she, or it is not an employee of the County. The service includes the work described in **Exhibit "A,"** which is incorporated herein.

Should the County choose to add services in addition to those described in **Exhibit "A,"** such additional services shall be described in a separate written amendment to this Contract wherein the additional services shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional services. Service Provider shall not begin any additional services and the County shall not be obligated to pay for any additional services unless a written amendment to this Contract has been signed by both parties.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in Exhibit "A." The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

III.

Effective Date and Term: This Contract shall be in full force and effect when signed by all parties and shall begin June 30, 2025 and continue through June 30, 2026. Unless terminated sooner pursuant to paragraph XXI below, if applicable, at the end of the agreement term, Williamson County Commissioners Court reserves the right to renew the agreement for additional fiscal years, by mutual agreement of both parties, as it deems to be in the best interest of Williamson County.

IV.

On-Site Representative for Work Monitoring: The County may appoint an on-site project representative to observe the work being performed. The County may conduct inspections to determine the date or dates of substantial completion and the date of final completion. If the County so desires, it may seek written adequate assurance that the work is progressing on-time and pursuant to terms and conditions of this agreement and all related contract documents.

V.

Labor, Materials, Tools & Misc. Items: Service Provider shall provide or cause to be provided and shall pay for labor, materials, equipment, tools, construction equipment and machinery, utilities, transportation and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work. Service Provider shall enforce strict discipline and good order among their respective employees and other persons carrying out the Agreement. Service Provider shall not permit employees of unfit persons or persons not skilled in tasks assigned to them.

VI.

Compliance With All Laws: Service Provider agrees, in connection with the services or any related items to the subject matter of this Agreement, to comply with any and all local, state, or

federal requirements, including but not limited to compliance with regulations of the Texas Commission of Environmental Quality and the Occupational Safety and Health Administration. Additionally, Service Provider shall obtain from the appropriate City, Williamson County, or State of Texas the necessary permit(s) required by the ordinances of the City of Georgetown, Williamson County, or State of Texas, for performance of the work.

VII.

Duty To Report Problems: Service Provider agrees to advise the County and its representative(s) within 24 hours of any errors, mistakes, potential problems or any other problematic issue(s) coming under observation during the progress of the work and will make good faith efforts to correct any errors that come to light in a timely and reasonable manner.

VIII.

Cleaning Up: Service Provider shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. At completion of the work, Service Provider shall remove from and about the project: waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Service Provider fails to clean up as provided, the cost thereof shall be charged to Service Provider by deducting from final fee or as necessary.

IX.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with The County, nor shall Service Provider in any manner hold itself out as an agent or official representative of The County. Service Provider shall be considered an independent contractor for the purpose of this agreement and shall in no manner incur any expense or liability on behalf of The County other than what may be expressly allowed under this agreement. The County will not be liable for any loss, cost, expense or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the construction services being provided. Service Provider agrees to indemnify, hold harmless, and defend The County against any claim, demand, loss, injury, damages, actions, or liability of any kind against The County resulting from any services Service Provider performs on behalf of the County.

TO THE FULLEST EXTENT PERMITETED BY APPLICABLE LAW, SERVICE PROVIDER AND ITS AGENTS, PARTNERS, EMPLOYEES, AND CONSULTANTS (COLLECTIVELY "INDEMNITORS") SHALL AND DO AGREE TO INDEMNIFY, PROTECT, DEFENT WITH COUNSEL APPROVED BY COUNTY, AND HOLD HARMLESS THE COUNTY, REPRESENTATIVES OF THE COUNTY AND THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, ITS VARIOUS DEPARTMENTS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS (COLLECTIVELY "INDEMNITEES") FROM AND AGAINST ALL CLAIMS IN RELATION TO SERVICE PROVIDER'S PERFORMANCE OF THE WORK DESCRIBED HEREIN. DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGEMENT, AND EXPENSES, INCLUDING ATTORNEY FEES, OF ANY NATURE, KIND OR DESCRIPTION (COLLECTIVELY "LIABILITIES") OF

ANY PERSON OR ENTITY WHOMSOEVER, ARISING OUT OF, CAUSED BY, OR RESULTING FROM THE PERFORMANCE OF THE SERVICES OR ANY PART THEROF WHICH ARE CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF SERVICE PROVIDER, ANYONE DIRECTLY EMPLOYED BY IT OR ANYONE WHOSE ACTS IT MAY BE LIABLE, EVEN IF IT IS CAUSE IN PART BY THE NEGLIGENCE OR OMISSON OF ANY INDEMNITEE, SO LONG AS IT IS NOT CAUSED BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE. IN THE EVENT MORE THAN ONE OF THE INDEMNITORS ARE CONNECTED WITH AN ACCIDENT OR OCCURRENCE COVERED BY THIS INDEMNIFICATION, THEN EACH OF SUCH INDEMNITORS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE TO THE INDEMNITEES FOR INDEMNIFICATION AND THE ULTIMATE RESPONSIBILITY AMONG SUCH INDEMNITORS FOR THE LOSS AND EXPENSE OF ANY SUCH INDEMNIFICATION SHALL BE SETTLED BY SEPARATE PROCEEDINGS AND WITHOUT JEAPORDY TO ANY INDEMNITEE. THE PROVISIONS OF THIS ARTICLE SHALL NOT BE CONSTRUED TO ELIMINATE OR REDUCE ANY OTHER INDEMNIFICATIONS OR RIGHT WHICH COUNTY OR ANY OTHER INDEMNITEES HAS BY LAW. THE INDEMNITIES CONTAINED HEREIN SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT FOR ANY REASON WHATSOEVER.

X.

Service Provider's Employees: Service Provider covenants and agrees that all personnel engaged shall be employees of Service Provider, and Service Provider shall pay all salaries, and all Social Security taxes, Federal and State Unemployment Insurance, Workers' Compensation Insurance and any similar taxes or expenses related to such employees, including but not limited to, license fees, insurance premiums and outfitting expenses. Service Provider shall be responsible for complying with all Federal, State and Local laws, ordinances and regulations regarding its employees, including all Occupational Safety and Health Administration regulations. Service Provider shall be responsible for the supervision, control and direction of the day-to-day activities of the personnel provided hereunder and shall provide close supervision on a continual basis.

XI.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as defined in the attached **Quote No. 55405389** marked as **Exhibit "A,"** and in accordance with COOP contract number DIR-CPO-5683. The not-to-exceed amount under this Agreement is **Seventy Thousand Five Hundred Sixty Dollars ($70,560.00)** per fiscal year. For purposes of this Agreement, the County's fiscal year shall be October 1st to September 30th.

Pursuant to State Law ("Texas Prompt Payment Act") the payment terms are governed as follows:

County's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date County receives the goods under the Agreement; (2) the date the performance of the service under the Agreement is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by County in accordance

with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of (1) one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears on an invoice submitted by Service Provider, County shall notify Service Provider of the error not later than the twenty first (21st) day after the date County receives the invoice. If the error is resolved in favor of Service Provider, Service Provider shall be entitled to receive interest on the unpaid balance of the invoice submitted by Service Provider beginning on the date that the payment for the invoice became overdue. If the error is resolved in favor of the County, Service Provider shall submit a corrected invoice that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice is not paid by the appropriate date.

As a minimum, invoices shall include:

a) Name, address, and telephone number of Service Provider and similar information in the event the payment is to be made to a different address
b) County Agreement, Purchase Order, and/or delivery order number
c) Identification of items or services as outlined in the Agreement
d) Quantity or quantities, applicable unit prices, total prices and total amounts
e) Any additional payment information which may be called for by the Agreement

Payment inquiries should be directed to the Williamson County Auditor's Office, Accounts Payable Department: accountspayable@wilco.org 512-943-1500

XII.

The County's Decision to Withhold Payment: The County may withhold a payment in whole or in part to the extent reasonably necessary to protect The County due to The County's determination that the work has not progressed to the point indicated in the Agreement documents or that the quality of work is not in accordance with the Agreement documents. The County may also withhold a payment or, because of subsequently discovered evidence, may nullify the whole or a part of any request for payment to such extent as may be necessary to protect The County from loss for which Service Provider is responsible, including loss resulting from acts and omissions, because of the following:

1. defective work not remedied;
2. reasonable evidence that the work cannot be completed for the unpaid balance of the Agreement sum;
3. damage to The County;
4. reasonable evidence that the work will not be completed within the Agreement time and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
5. persistent failure to carry out the work in accordance with the Agreement documents.

XIII.

Insurance: Service Provider shall provide and maintain, until the services covered in this MSA is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage, or any other type of insurance coverage held by the County.

Upon execution of this MSA, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this MSA.

XIV.

No Waiver of Immunities. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to The County, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. The County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity or any other immunity under the laws of the State of Texas or of the United States.

XV.

Warranty: Service Provider warrants to The County that materials, workmanship and equipment furnished under this agreement will be of good quality and new unless otherwise required or permitted by The County, that the work will be free from defects not inherent in the quality required or permitted by law or otherwise, and that the work will conform to the requirements of the Agreement documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

XVI.

Taxes: Service Provider shall pay all sales, consumer, use and similar taxes for the work provided by Service Provider which had been legally enacted on the date of the Agreement, whether or not yet effective or merely scheduled to go into effect.

XVII.

Venue and Applicable Law: Venue of this Agreement shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XVIII.

No Assignment: Service Provider may not assign this Agreement.

IXX.

Severability: In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision in this agreement and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in it.

XX.

Confidentiality: Service Provider expressly agrees that they will not use any incidental confidential information they may obtain while being on governmental property for their own benefit and agrees that is will not enter unauthorized areas or access confidential information and will not disclose any information to unauthorized third parties and will take care to guard the security of the information at all times.

XXI.

Termination: This agreement may be terminated at any time at the option of The County, without further or prospective liability for performance upon giving upon thirty (30) calendar day's written notice to thereof. In the event Williamson County exercises its right to terminate without cause, it is understood and agreed that only amounts due to Service Provider for goods, commodities and/or services provided and expenses incurred to and including the date of termination, will be due and payable. No penalty will be assessed for Williamson County's termination for convenience.

XXII.

Right of Funds: Despite the agreed upon method of payment set forth above, Service Provider agrees to return to Williamson County pro-rata portion of unearned funds distributed to Service Provider if (a) Service Provider's project progress is insufficient; (b) this Agreement is terminated for any reason; or (c) Service Provider fails in any other respect under this Agreement.

XXIII.

County's Right to Audit: Service Provider agrees that Williamson County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider expressly agrees that The County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. Williamson County shall give Service Provider reasonable advance notice of intended audits.

XXIV.

Notice: Any notice required to be given under the terms of this AGREEMENT shall be effective if and when given in writing and mailed by certified mail to the addresses listed below or subsequently provided in writing:

Willaimson County:
Williamson County Judge
710 Main Street, Suite 101
Georgetown, TX 78626

Carahsoft Technology Corporation:
11493 Sunset Hills Road, Suite 100
Reston, VA 20190

XXV.

Mediation: The parties agree to use non-binding mediation for dispute resolution prior to and formal legal action being taken on this Agreement.

XXVI.

Non-Appropriation and Fiscal Funding: The obligations of the Parties under this Agreement

do not constitute a general obligation or indebtedness of either Party for which such Party is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed that County shall have the right to terminate this Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination at the end of its then-current fiscal year.

XXVII.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Agreement, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Agreement by reference. The Williamson County Vendor Reimbursement Policy can be found at: Williamson County Vendor Reimbursement Policy.pdf (wilco.org). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXVIII.

Entire Agreement & Incorporated Documents: This Agreement constitutes the entire Agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Agreement include the following:

A. This Agreement, its Exhibits and any amendments agreed to by both parties (if any);
B. Statements of Work issued under the Agreement;
C. DIR Cooperative Contract No. DIR-CPO-5683, incorporated by reference; and
D. Insurance certificates evidencing coverages required herein above.

In the event a dispute arises between terms and conditions of this (1) Agreement, its exhibits and amendments (if any); (2) a SOW issued under the Agreement; and (3) the cooperative contract set forth above; applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence: (1) terms and conditions of this Agreement, its exhibits and amendments (if any), (2) the SOW issued under the Agreement; and (3) the cooperative contact set forth above.

XXIX.

Signature for the County: The presiding officer of Williamson County's governing body who is authorized to execute this instrument by order duly recorded may execute this Agreement on behalf of the County.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, that this Agreement shall be effective as of the date of the last party's execution below.

Williamson County:

_____
Authorized Signature

_____
County Judge/Presiding Officer

Dated: _____ _____, 20___

Carahsoft Technology Corporation:

Natalie LeMay
Authorized Signature

Natalie LeMay
Printed Name

Dated: June 16, 2025

Approved as to Legal Form
HAL HAWES
General Counsel, Commissioners Court
Date: Jun 17 2025 Time: 8:49 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jun 17 2025 Time: 6:33 am

Exhibit "A"
Quote No. 55405389

PRICE QUOTATION

Carahsoft

OpenAI

11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8585 | FAX (703) 871-8505
WWW.CARAHSOFT.COM | SALES@CARAHSOFT.COM

carahsoft.

TO: Rory Tierney
Williamson County ITS
301 SE Inner Loop
Suite 105
Georgetown, TX 78626-8207 USA

EMAIL: rory.tierney@wilcotx.gov

PHONE: (512) 943-1457 **FAX:** (512) 943-1455

FROM: Rebecca Ban
Carahsoft Technology Corp.
11493 Sunset Hills Road
Suite 100
Reston, Virginia 20190

EMAIL: Rebecca.Ban@carahsoft.com

PHONE: (571) 590-6514

TERMS: DIR Contract No. DIR-CPO-5683
Expiration Date: 1/22/30
FTIN[redacted]
Shipping Point: FOB Destination
Credit Cards: VISA/MasterCard/AMEX
Remit To: Same as Above
Payment Terms: Net 30 (On Approved Credit)
Texas VID#:[redacted]
Sales Tax May Apply

QUOTE NO:	[redacted]
QUOTE DATE:	05/15/2025
QUOTE EXPIRES:	06/14/2025
RFQ NO:	
SHIPPING:	ESD
TOTAL PRICE:	$70,560.00
TOTAL QUOTE:	$70,560.00

LINE NO.	PART NO.	DESCRIPTION	LIST PRICE	QUOTE PRICE		QTY	EXTENDED PRICE
1	ChatGPTEnt	ChatGPT Enterprise. Annual Subscription. Priced per seat. Minimum 150 Seat Requirement. OpenAI OpCo, LLC - ChatGPTEnt	$480.00	$470.40	TX DIR	150	$70,560.00
		SUBTOTAL:					$70,560.00

TOTAL PRICE:	**$70,560.00**
TOTAL QUOTE:	**$70,560.00**

PRICE QUOTATION

Carahsoft

11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VIRGINIA 20190
PHONE (703) 871-8585 | FAX (703) 871-8505
WWW.CARAHSOFT.COM | SALES@CARAHSOFT.COM

ChatGPT Enterprise Terms:
- Customer may increase the number of End Users (the "Additional End Users") at any time during the Term through its designated Administrator(s). OpenAI will conduct a quarterly true up of Additional End Users on March 1st, June 1st, September 1st, and December 1st (each, a "True Up") and Customer will be billed at the Monthly Price for each Additional End User for the remainder of the Term. At OpenAI's discretion, Customer will receive free access to the Service prior to the Start Date, subject to the terms and conditions of the Customer Business Terms.

- No API Access: This Quote does not contemplate Customer's access to OpenAI's API. If Customer accesses OpenAI's API through the Customer Org ID set forth above, then Customer agrees to pay to Carahsoft any fees incurred based on the prices set forth at https://openai.com/pricing, unless the parties have otherwise agreed in writing.

ChatGPT Gov Terms:
ChatGPT Gov will be made available as described in this Order Form as an object code kubernetes package (the "Installation Package") for Customer to manage and install in the Tenant ID or Org ID identified above, and subject to the Exhibit: Customer-Managed License attached hereto. The Installation Package will be configured to only function with the Tenant ID, for the number of end users listed above, and until the End Date all as specified herein. Additional licenses or an extension of the End Date of ChatGPT Gov may be purchased by executing an additional Order Form
https://static.carahsoft.com/concrete/files/6517/4187/7566/OpenAI_Terms.pdf

Publicity: Customer may use OpenAI's name and marks to describe its use of the Services solely in accordance with OpenAI's Brand Guidelines set forth at https://openai.com/brand.

Government Approved EULA
https://static.carahsoft.com/concrete/files/2717/1932/4597/OpenAI_EULA_5.21.2024.pdf

Exhibit: Customer Support Service Level Agreement
1. Customer Support.
1.1. Provision. Technical support is available to all customers 24/7 for OpenAI services that are Generally Available. Customer will receive Enhanced Support as described below. Premium Support is available if purchased by Customer and listed on the Order Form. The Initial Response Time varies based on Customer's support plan and the Severity Rating of the issue giving rise to the support request. Currently, Initial Response Times apply to English language support only. "Initial Response Time" means the period from when Customer submits a support request to when OpenAI responds with a meaningful response.

Severity 1
Critical Business Impact: The Services are non-operational in a production environment, the failure has a material adverse impact on Customer's business operations, and there is no workaround available
Enhanced Support: < 1 hour
Premium Support: < 1 hour

Severity 2
High Business Impact: The Services fail to function properly in a production environment and the failure has a material adverse impact on Customer's business operations, although the Services remain substantially operational and/or there is a workaround available.
Enhanced Support: < 8 hours
Premium Support: < 4 hours

Severity 3
Moderate Business Impact: The Services fail to function properly in a production environment and the failure does not have a material adverse impact on Customer's business operations.
Enhanced Support: < 24 hours
Premium Support: < 8 hours

Severity 4
Minimum Business Impact: Customer has a general inquiry or request regarding the Services.
Enhanced Support: < 72 hours
Premium Support: < 24 hours
1.2. Severity Rating. Customer must indicate the appropriate Severity Rating according to descriptions above to the best of its knowledge. OpenAI may downgrade the Severity Rating if Customer does not adequately respond to OpenAI's resolution efforts. Customer will provide OpenAI up-to-date contact information regarding the request.
1.3. Hours. All customers will receive 24/7 support via email and chat intake (asynchronous). Premium Support customers will also receive 24/7 pager support for Severity 1 tickets, as well as a Named Support Representative to oversee that support tickets are triaged and assigned to the appropriate personnel during the business hours in which such representative is located

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1323668

Date Filed:
06/12/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Carahsoft Technology Corp.
Reston, VA United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Carahsoft Q-55405389
ChatGPT Ent annual subscription

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Abod, Craig	Reston, VA United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is [redacted], and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Fairfax County, State of VA, on the 12 day of June (month), 2025 (year).

Sean Kelsey
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1323668

Date Filed:
06/12/2025

Date Acknowledged:
06/20/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Carahsoft Technology Corp.
Reston, VA United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Carahsoft Q-55405389
ChatGPT Ent annual subscription

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Abod, Craig	Reston, VA United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **21.**

Meeting Date: 07/15/2025

Approval of Goods and Services Agreement with A3 Communications dba Brycomm for Information Services.

Submitted For: Joy Simonton **Submitted By:** Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Service and Goods Agreement #2025278 between Williamson County and A3 Communications, Inc. dba Brycomm for the Fiber backbone upgrade in the amount of $38,064.00 and authorizing the execution of this agreement pursuant to DIR cooperative contract #DIR-CPO-4777.

Background

This Service and Goods Agreement will benefit Williamson County and allow Brycomm to complete the County's Fiber Backbone Upgrade with Information Services. This will add additional fiber backbone from the Justice Center at 405 Martin Luther King Jr. Street, Georgetown, TX 78626 to the fiber splice point near the Tax Office at 904 South Main Street, Georgetown, TX 78626. This upgrade will allow us to simplify the connectivity between the buildings and add a connection between the City of Georgetown and the County for Data Transfers in the future. It will also increase speeds between Data Centers and Server backup solutions currently in place. Brycomm will supply the labor and supplies as described in the attached quote for the upgraded backbone. The funding source is 01.0100.0503.004510 for FY25. Origination #3003. The department's point of contact is Rory Tierney.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

1295 Form

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 03:33 PM
Form Started By: Sandra Malcolm		Started On: 06/23/2025 09:50 AM
Final Approval Date: 07/09/2025		

WILLIAMSON COUNTY
SERVICE AND GOODS CONTRACT
WITH
A3 COMMUNICATIONS, INC. DBA BRYCOMM
[redacted]

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS SERVICES CONTRACT (hereinafter "Contract") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **A3 Communications, Inc. DBA BryComm** (hereinafter "Service Provider"), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The services include fiber backbone upgrade, connecting City of Georgetown and cleaning up connections between Historic Courthouse and Tax Office as described in the attached [redacted] being marked as **Exhibit "A,"** which is incorporated herein.

Should the County choose to add services in addition to those described in **Exhibit "A,"** such additional services shall be described in a separate written amendment to this Contract wherein the additional services shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional services. Service Provider shall not begin any additional services and the County shall not be obligated to pay for any additional services unless a written amendment to this Contract has been signed by both parties.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in **Exhibit "A."** The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Goods: Service Provider shall provide County the goods described in the attached Quote being marked as Exhibit "A," which is incorporated herein to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in Exhibit "A", such additional goods shall be described in a separate written amendment to this Contract wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods, and the County shall not be obligated to pay for any additional goods unless a written amendment to this Contract has been signed by both parties.

III.

Effective Date and Term: This Contract shall be in full force and effect as of the date of the last party's execution below and shall continue until the Project Completion Date or when terminated pursuant to this Contract, whichever event occurs first. The parties acknowledge and agree that the Project Completion Date is initially set to be on or before September 30, 2025, however this date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

IV.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in **Exhibit "A"** and in accordance with COOP contract number DIR-CPO-4777. The not-to-exceed amount under this Agreement is **Thirty-Eight Thousand Sixty-Four Dollars ($38,064.00)** for the life of this Contract.

Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

The County is a political subdivision under the laws of the State of Texas and claims exemption from sales and use taxes under Tex. Tax Code Ann. §151.309, as amended. The County agrees to provide exemption certificates to Service Provider upon request. Likewise, the County is neither liable for any taxes, charges, or fees assessed against Service Provider for the supplies or products provided or any Services rendered.

V.

Insurance: Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by the County.

Upon execution of this Contract, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

VI.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Contract and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Contract. The County will not be liable for any loss, cost, expense, or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided.

VII.

INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

VIII.

No Waiver of Sovereign Immunity or Powers: Nothing in this Contract will be deemed to constitute a waiver of sovereign immunity or powers of the County, the Williamson County Commissioners Court, or the Williamson County Judge.

Additionally, the parties agree that under the Constitution and laws of the State of Texas, the County cannot enter into an agreement whereby the County agrees to indemnify or hold harmless another party; therefore, all references of any kind to County defending, indemnifying, holding, or saving harmless Service Provider for any reason are hereby deleted.

IX.

Compliance With All Laws: Service Provider agrees and will comply with all local, state, or federal requirements with respect to the services rendered. Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal, state, or local law or regulations are automatically incorporated into the Contract without written amendment hereto and shall become effective on the date designed by such law or by regulation.

X.

Termination: This Contract may be terminated at any time at the option of either party, without future or prospective liability for performance, upon giving thirty (30) days written notice thereof.

XI.

Venue and Applicable Law: Venue of this Contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XII.

Severability: In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this Contract and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XIII.

Right to Audit: Service Provider agrees that the County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Contract, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Contract for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

XIV.

Good Faith Clause: Service Provider agrees to act in good faith in the performance of this Contract.

XV.

No Assignment: Service Provider may not assign this Contract.

XVI.

Confidentiality: Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

XVII.

Foreign Terrorist Organizations: Service Provider represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

XVIII.

Public Information: Service Provider understands that County will comply with the Texas Public information Act as interpreted by judicial ruling and opinions of the Attorney General of the State of Texas. Information, documentation, and other material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

XIX.

Damage to County Property: Service Provider shall be liable for all damage to county-owned, leased, or occupied property and equipment caused by Service Provider and its employees, agents, subcontractors, and suppliers, including any delivery, or transporting company, in connection with any performance pursuant to this Contract. Service Provider shall notify County in writing of any such damage within one (1) calendar day.

XX.

Media Releases: Service Provider shall not use County's name, logo, or other likeness in any press release, marketing materials, or other announcement without the County's prior written approval.

XXI.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: WilliamsonCountyVendorReimbursementPolicyMarch2023.pdf (wilco.org). Invoices requesting

reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXII.

Entire Contract & Incorporated Documents: Conflicting Terms: This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Contract include the following:

A. As described in the attached [redacted], marked **Exhibit "A"**;
B. The cooperative purchasing contract (DIR-CPO-4777) incorporated by reference; and
C. Insurance certificates evidencing coverages required herein above.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

XXIII.

County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.

WILLIAMSON COUNTY:	A3 Communications, Inc. DBA BryComm:
_____	Kevin Popejoy
Authorized Signature	Authorized Signature
_____	Kevin Popejoy
Printed Name	Printed Name
Date: _____, 20____	Date: June 27th, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jun 30 2025 Time: 9:56 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jun 27 2025 Time: 10:51 am

Exhibit "A"

[redacted]

BRYCOMM
NETWORK CABLING | LIGHTING | A/V | SECURITY | OSP
1051 New Technology Blvd. Hutto, TX 78634
Phone: (512) 712-4008 Fax: (512) 712-4009

CUSTOMER	BRYCOMM REP
Williamson County Attn: Chris Ball Systems Engineer 737-900-5993 cball@wilco.org	Chris Gonzales Project Executive - OSP Office: 512-712-4008 Cell: 512-569-5309 chris.gonzales@brycomm.com

DATE	PROPOSAL NUMBER	DIR CONTRACT NUMBER
6/16/25	[redacted]	DIR-CPO-4777

PROJECT ADDRESS	PROJECT DESCRIPTION
504 Martin Luther King Jr St	96ct Splice @ Justice Center

LABOR DESCRIPTION		QTY	UNIT OF MEASURE	LIST PRICE	ZONE 1 DISCOUNT	COST	TOTAL
ITEM #	LABOR						
UC-OSP-037	Fusion Splicing, SM Fiber (72 strand minimum)	192	ea.	$35.71	$0.30	$ 25.00	$4,799.42
UC-OSP-074	Remove Cable via Unlashing, over 1001'	3,700	ft.	$1.07	$0.30	$ 0.75	$2,771.30
HC-OSP-014	Bucket Truck Usage	60	hr.	$107.14	$0.30	$ 75.00	$4,499.88
MGMT SVCS SPM	Sr. Project Manager	30	hr.	$150.00	$0.30	$ 105.00	$3,150.00
INSTALLOF FOC TT	Lead Technician	30	hr.	$107.14	$0.30	$ 75.00	$2,249.94
INSTALLOF FOC OT	Lead Technician - OT	40	hr.	$160.71	$0.30	$ 112.50	$4,499.88
AERIAL OSP FRM	Crew Foreman	50	hr.	$107.14	$0.30	$ 75.00	$3,749.90
HC-OSP-013	3man line crew	50	hr.	$135.71	$0.30	$ 95.00	$4,749.85
UC-OSP-002	Place New Fiber, Lashed (not ABV), 1-1000'	950	ft.	$1.40	$0.30	$ 0.98	$931.00
UC-OSP-035	Fusion Splice Fiber Optic Pigtails	24	ea.	$41.43	$0.30	$ 29.00	$696.02
				$0.00	$0.00	0	-
						LABOR SUB-TOTAL:	$32,097.20

MATERIAL DESCRIPTION		QTY	UNIT OF MEASURE	LIST PRICE	DISCOUNT	COST	TOTAL
ITEM #							
				-	-	-	
15	Splicing Consumables - Leviton	216	ea.	$0.63	20%	$0.50	$108.00
1	PANDUIT: 96 Strand SM Armoured OSP FOC	2500	ft.	$1.83	20%	$1.46	$3,650.00
35	12 Strand SM LC/APC HLC Pigtail	2	ea.	$172.50	20%	$138.00	$276.00
36	Riser Guard	2	ea.	$32.50	20%	$26.00	$52.00
39	Mule Tape	500	ft.	$0.15	20%	$0.12	$60.00
7	12 Strand Fan-Out Kit	2	ea.	$58.00	20%	$46.40	$92.80
46	12 Strand SM Armored OSP FOC Panduit	1200	ft.	$1.80	20%	$1.44	$1,728.00
						MATERIAL SUB-TOTAL:	$5,966.80
						TOTAL:	$38,064.00

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1330823

Date Filed:
06/30/2025

Date Acknowledged:
07/01/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

A3 Communications Inc dba BryComm
Hutto, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025278
BryComm Fiber Upgrade from Historic Courthouse to Tax Office

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
The Cook and Boardman Group, LLC	Winston-Salem, NC United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1330823

Date Filed:
06/30/2025

Date Acknowledged:

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A3 Communications Inc dba BryComm
Hutto, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

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2025278
BryComm Fiber Upgrade from Historic Courthouse to Tax Office

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
The Cook and Boardman Group, LLC	Winston-Salem, NC United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Kevin Popejoy, General Manager, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 30 day of June (month), 2025 (year).

Kevin Popejoy 06-30-2025

Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **22.**

Meeting Date: 07/15/2025

Approval of Service and Goods Contract #2025277 for Jail Kitchen Hood Cleaning and Inspection Services with KEC Pro, LLC DBA HOODZ of Central Texas for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Goods and Services Contract #2025277 for Jail Kitchen Hood Cleaning and Inspection Services with KEC Pro, LLC DBA HOODZ of Central Texas for Facilities Management in the amount of $7,739.00 and authorize execution of this agreement.

Background

This Goods and Services Contract #2025277 between Williamson County and KEC Pro, LLC DBA HOODZ is for Jail Kitchen Hood Cleaning and inspection Services located at various Williamson County Facilities. Contract Audit and General Counsel reviewed. A detailed Scope of Work is attached. The funding source is 01.0100.0509.004510. Origination ID #2956 and the Point of Contact is Shantil Moore.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Services and Goods Contract

Form 1295 KEC PRO, LLC DBA Hoodz of Central Texas Complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 08:25 AM
Form Started By: Michelle McKinney		Started On: 07/01/2025 03:53 PM
Final Approval Date: 07/10/2025		

WILLIAMSON COUNTY
SERVICES AND GOODS CONTRACT
WITH
KEC PRO, LLC DBA HOODZ OF CENTRAL TEXAS
([redacted])

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS SERVICES AND GOODS CONTRACT (hereinafter "Contract") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **KEC Pro., LLC dba HOODZ of Central Texas** (hereinafter "Service Provider"), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The services include jail kitchen hood cleaning and inspection as described in the attached [redacted] being marked as **Exhibit "A,"** which is incorporated herein.

Should the County choose to add services in addition to those described in **Exhibit "A,"** such additional services shall be described in a separate written amendment to this Contract wherein the additional services shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional services. Service Provider shall not begin any additional services and the County shall not be obligated to pay for any additional services unless a written amendment to this Contract has been signed by both parties.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in **Exhibit "A."** The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Goods: Service Provider shall supply the County the goods described in Exhibit "A," provided to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in Exhibit "A,", such additional goods shall be described in a separate written amendment wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods, and the County shall not be obligated to pay for any additional goods unless a written amendment has been signed by both parties.

III.

Effective Date and Term: This Contract shall be in full force and effect as of the date of the last party's execution below and shall continue until the Project Completion Date or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be on or before September 30, 2025, however this date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

IV.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in **Exhibit"A"**. The not-to-exceed amount for the life of this contract shall be **Seven Thousand Seven Hundred Thirty-Nine Dollars ($7,739.00).**

Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

The County is a political subdivision under the laws of the State of Texas and claims exemption from sales and use taxes under Tex. Tax Code Ann. §151.309, as amended. The County agrees to provide exemption certificates to Service Provider upon request. Likewise, the County is neither liable for any taxes, charges, or fees assessed against Service Provider for the supplies or products provided or any Services rendered.

V.

Insurance: Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits		No aggregate limit

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by the County.

Upon execution of this Contract, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

VI.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Contract and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Contract. The County will not be liable for any loss, cost, expense, or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided.

VII.

INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

VIII.

No Waiver of Sovereign Immunity or Powers: Nothing in this Contract will be deemed to constitute a waiver of sovereign immunity or powers of the County, the Williamson County Commissioners Court, or the Williamson County Judge.

Additionally, the parties agree that under the Constitution and laws of the State of Texas, the County cannot enter into an agreement whereby the County agrees to indemnify or hold harmless another party; therefore, all references of any kind to County defending, indemnifying,

holding, or saving harmless Service Provider for any reason are hereby deleted.

IX.

Compliance With All Laws: Service Provider agrees and will comply with all local, state, or federal requirements with respect to the services rendered. Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal, state, or local law or regulations are automatically incorporated into the Contract without written amendment hereto and shall become effective on the date designed by such law or by regulation.

X.

Termination: This Contract may be terminated at any time at the option of either party, without future or prospective liability for performance, upon giving thirty (30) days written notice thereof.

XI.

Venue and Applicable Law: Venue of this Contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XII.

Severability: In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this Contract and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XIII.

Right to Audit: Service Provider agrees that the County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Contract, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Contract for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

XIV.

Good Faith Clause: Service Provider agrees to act in good faith in the performance of this Contract.

XV.

No Assignment: Service Provider may not assign this Contract.

XVI.

Confidentiality: Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

XVII.

Foreign Terrorist Organizations: Service Provider represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

XVIII.

Public Information: Service Provider understands that County will comply with the Texas Public information Act as interpreted by judicial ruling and opinions of the Attorney General of the State of Texas. Information, documentation, and other material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

XIX.

Damage to County Property: Service Provider shall be liable for all damage to county-owned, leased, or occupied property and equipment caused by Service Provider and its employees, agents, subcontractors, and suppliers, including any delivery, or transporting company, in connection with any performance pursuant to this Contract. Service Provider shall notify County in writing of any such damage within one (1) calendar day.

XX.

Media Releases: Service Provider shall not use County's name, logo, or other likeness in any press release, marketing materials, or other announcement without the County's prior written approval.

XXI.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: WilliamsonCountyVendorReimbursementPolicyMarch2023.pdf (wilco.org). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXII.

Entire Contract & Incorporated Documents; Conflicting Terms: This Contract constitutes the entire Contract between the parties and may not be modified or amended other than

by a written instrument executed by both parties. Documents expressly incorporated into this Contract include the following:

A. As described in the attached [redacted] marked as **Exhibit "A"**;
B. Insurance certificates evidencing coverages required herein above and
C. Any Amendments agreed to by both parties.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

XXIII.

County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.

WITNESS that this Contract shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

_____
County Judge/Presiding Officer

Date: _____, _____ 20___

KEC Pro., LLC dba HOODZ of Central Texas:

_____
Authorized Signature

Courtney Meyer
_____
Printed Name

Date: June, 23 20 25

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jun 24 2025 Time: 10:17 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jun 24 2025 Time: 6:59 am

Exhibit "A"

[redacted]

HOODZ of Central Texas
256 Sherwood Drive
San Antonio, TX 78201, United States
Phone: (210) 265 1086
Fax: (210) 569 6402
centex@hoodz.us.com
www.hoodzinternational.com

[redacted]

CUSTOMER INFORMATION	LOCATION INFORMATION	
WILCO Texas 306 W 4th St Georgetown, TX 78626 Phone: 512-943-1599 Contact: Clinton Jacobs	*Wilco Jail* 306 W 4th St Georgetown, TX 78626 Phone: 512-943-1599 Cell Phone: 512-943-1636 Contact: Clinton Jacobs	Date:

PROPOSED SERVICES

Item Name & Description	*Quantity*	*Rate*	*Line Total*
CL-KECPrime CTTC: Clean kitchen exhaust system. (1) 8ft hood (stove, fryer) (1) vertical duct (1) up blast fan (5) filters. INCLUDES VELT REPLACEMENT AND GREASE CONTAINMENT REPLACEMENT Panels: NO Hinge Kit: NO Fan Port: NO Grease Containment System: NO Recommended frequency: 2xyr	1.00	$550.00	$550.00
CL-FilterCln CTTC Clean filter OPTIONAL. We recommend kitchen staff to do it weekly	5.00	$15.00	$75.00
CL-KECRestore CTTC: clean kitchen exhaust system (restoration). ONE TIME FEE	1.00	$250.00	$250.00
CL-KECPrime ESOC: Clean kitchen exhaust system. (1) hoods, (1) ducts, (1) fans. RESIDENTIAL SYSTEM Deficiency: duct most likely not water tight, we will either dry brush and wet clean, depending on integrity of the system once cleaned once Panels: NO Hinge Kit: NO Fan Port: NO Grease Containment System: NO Recommended frequency: 2xyr	1.00	$450.00	$450.00
CL-KECPrime GEORGETOWN ANNEX: Clean kitchen exhaust system. (1) hoods, (1) ducts, (1) fans portable pressure washer needed. Inaccessible areas were not able to inspect for horizontal ductwork, but grease level is so low, is should not be a problem in the short term as long as the filters are in good conditions Panels: NO Hinge Kit: YES Fan Port: NO Grease Containment System: YES Recommended frequency: 2xyr	1.00	$450.00	$450.00
CL-FilterCln GEORGETOWN ANNEX clean filter .OPTIONAL We recommend kitchen staff do it weekly.	3.00	$15.00	$45.00
CL-KECPrime JUVENILE JUSTICE CENTER: Clean kitchen exhaust system. (2) 12ft hoods (2) ducts (2) up blast fans. Includes belts and grease containment Panels: NO Hinge Kit: NO Fan Port: NO Grease Containment System: YES Recommended frequency: 2xyr	1.00	$625.00	$625.00
CL-FilterCln JUVENILE JUSTICE CENTER: Clean filters . OPTIONAL Recommend kitchen staff do it weekly.	24.00	$15.00	$360.00
CL-KECPrime WILCO EXPO: Clean kitchen exhaust system. (1) hoods, (1) ducts, (1) fans. INCLUDES BELTS	1.00	$550.00	$550.00

AND GREASE CONTAINMENT MEDIUM Panels: NO Hinge Kit: YES Fan Port: NO Grease Containment System: YES Recommended frequency: 2xyr			
CL-FilterCln			
WILCO EXPO Clean filter. OPTIONAL, recommend kitchen staff to clean them weekly	5.00	$15.00	$75.00
CL-KECPrime			
WILCO JAIL clean kitchen exhaust system (5) hoods, (5) duct openings going into (1) duct, (1) access panel, (1) utility fan, 4 story building Hinges: No Fan port: Yes Frequency: 4xyr Filters: NOT INCLUDED Grease containment: NO Deficiencies: Inaccessible areas - need more panels, possibly 2 more Grates over duct opening limit access to ducts.	1.00	$1,350.00	$1,350.00
PA-AccessClnPrt			
fan access clean out port. Includes installation	5.00	$90.00	$450.00
PA-GC-HZRack4			
Hoodz 4" grease containment system (rack)	1.00	$320.00	$320.00
PA-HingeKit2			
Super hinge or Type 2 hinge kit . Includes installation	2.00	$350.00	$700.00
PA-HingeKit-QF18			
quick fit super hinge 18". Includes installation	1.00	$295.00	$295.00
IN-KECPrime			
inspect kitchen exhaust system: annual sticker certification inspection, 6 months after service, all locations	6.00	$199.00	$1,194.00

Subtotal:	**$7,739.00**
Tax (0%):	**$0.00**
Total:	**$7,739.00**

NOTES

Onsite Contact's Name:
Onsite Contact's Phone Number:
Inspection Authorized by: [name of individual who authorized/scheduled this inspection]
Roof Access:
Other Notes:

Inspector's Notes:

HOODZ proposes to furnish the labor and materials for the indicated sum of this work order authorization. The purchaser authorizes HOODZ to proceed with the work as proposed.

Customer Signature: _____ Date: _____

Thank you for the opportunity to provide our services for your establishment. Our cleaning methods to remove grease and other deposits from the interior surfaces of the exhaust system ensure compliance

with National Fire Protection Association's NFPA 96 standards including any applicable municipal, state and national codes. Upon completion of the cleaning process, we place a validation of service label on the serviced system in plain view of the Fire Marshall, Department of Health and / or Insurance Agent

which indicates compliance with appropriate NFPA 96 standards and notating any inaccessible or deficient

areas that exist within the system.

This agreement contains detailed information about your project and includes the Total Amount and

Terms & Conditions for these valued safety related services as indicated. Our HOODZ Proposal integrates all applicable standards and guidelines from the National Fire Protection Association's NFPA 96 Guidelines to keep your system in compliance. Due to our proprietary standards including our data collection, we do not allow distribution of this information in any form, unless express written permission is granted.

Work Compliance

After completing the cleaning process and during cleanup Hoodz adheres to the following sections of the NFPA 96 Standards:

11.6.9 When cleaning procedures are completed, all access panels (doors) and cover plates shall be restored to their normal operational condition.

11.6.10 When an access panels is removed a service company label or tag preprinted with the name of the company and giving the date of inspection or cleaning, shall be affixed near the affected access panels.

11.6.10 Dampers and diffusers shall be positioned for proper airflow.

11.6.12 When cleaning procedures are completed, all electrical switches and system components shall be returned to an operable state

11.6.13 When an exhaust cleaning service is performed, a certificate showing the name of the servicing company and the date of services performed, equipment serviced, detailed description of the service provided, and notation of any issues or difficulties found during service. This shall be maintained on the premises.

Safety

HOODZ is trained in lock-out/tag-out, MSDS, hazardous communications, safety, respirators, ladders, and other job-related issues. Security systems and or protocols may be altered while performing our service. When alternative systems are needed due to these criteria, it will be the owner's or contracting agent's responsibility to coordinate.

General Conditions

HOODZ (Our) Obligations To You:

Cleaning to code: We Will inspect and clean all accessible areas (FANS, DUCTS and HOODS) of the exhaust system in accordance to the NFPA96

HOODZ cleaning protocol: During our cleaning, we will use a combination of hand scraping, degreasers, high pressure hot water and specially designed tools to remove effluence and grease build up from the exhaust system. (FANS, DUCTS and HOODS)

Verification of work via Pictures: HOODZ will take digital time & date stamped pictures that document all inspections and cleanings and provide them upon request.

Job service report: HOODZ will produce an electronic version of the after-job service report available upon request.

Equipment protection: HOODZ will take necessary precautions to protect and cover kitchen equipment.

Wastewater: All wash and wastewater shall be processed through the restaurant grease trap unless otherwise noted.

Exhaust fans: Before we leave, we will turn on the exhaust fans to ensure they are working properly. We will leave the exhaust fans on after cleaning to assist the system to dry, unless otherwise instructed in writing by restaurant management.

Precautions: HOODZ will perform all work in a professional manner. We take every precaution possible to minimize potential damage to the restaurant, restaurant equipment, exhaust fans, ducts, hoods and other valuables. HOODZ is not responsible for circumstances beyond our control or for pre-existing conditions such as leaking ductwork, damaged or unmaintained fire suppression system, faulty exhaust system wiring, and other deficiencies revealed during our cleaning.

Problems / Concerns: HOODZ will notify the restaurant of any problems / concerns and or deficiencies of the exhaust system that we experience during the inspection and cleaning in writing on the after-service

report.

Scheduling: HOODZ will contact the restaurant in advance to schedule the routine inspection and cleaning when the system is due for renewal.

Customer Obligations:

Area Preparation: For our HOODZ Team to be able to perform the work outlined in this contract, there are specific conditions that need to be met prior to your scheduled service. You, the customer agree that the following conditions will be met prior to the start of the scheduled service:

-Keys and Codes to the Alarm System must be provided and updated to HOODZ for scheduling purposes.

-Roof Access must be available and unlocked.

-Exhaust system must be in working condition, which includes current maintenance of the fire suppression system.

-No other work within your facility should be scheduled at the same time as our scheduled service with your facility.

-All Equipment must be shut off and cooled prior to the scheduled service access to the hood controls and breaker panels must be granted at the time of the HOODZ team Arrival

- All Non HOODZ personal must be out of the worksite for the duration of the work being performed by our HOODZ Team

System function: The exhaust fans, ducts, and hoods should be properly installed and operational prior to the exhaust system inspection and cleaning by our HOODZ Team. Common problems include leaking ducts, weathered exhaust fan wiring, missing or failed hinge kits and not enough duct access panels or exhaust fan access panels. If a repair is needed, our HOODZ Team may request visual proof that it has been completed prior to scheduling your next service.

Filters: Restaurant management will be responsible for the cleaning and maintenance of the hood vent filters. It is recommended that these filters be cleaned on a regular basis as part of the preventative maintenance schedule.

Cleaning schedule commitment: Restaurant management will work with restaurant staff to ensure HOODZ has access to the restaurant at the scheduled time, by providing keys and alarm codes coeds to for each location. HOODZ will attempt to contact the customer on the day of the scheduled service to with a courtesy reminder, either via email, text, and/or phone call. However, it is always the responsibility

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of the customer to make sure the facility is ready for the work to be completed by the arrival time of the HOODZ Team.

-If the Customer strays from the agreed upon established service interval, inspection and/or cleaning schedule of the said system in this contract, whether that be due to the kitchen not being ready, damaged equipment or any other reason that would prevent the HOODZ Team from being able to perform the agreed upon services, includes any delay past one (1) hour of the scheduled start time, damaged equipment, refusal of entry from restaurant staff, or any other reason that would prevent HOODZ from being able to perform the job, HOODZ may at their discretion charge a lockout fee up to 50% of the price of the scheduled service. To avoid this fee, a required reschedule notification to us, HOODZ, via phone call, text or email is required 24-hours prior to the scheduled service. This fee must be paid in full prior to the rescheduling of the service.

Injury: HOODZ is not responsible or liable for any damage or injuries that occur to any individual on premise during a scheduled service as a result of in adherence of any verbal or written instructions or safety precautions from the HOODZ Team.

Payment terms: After HOODZ has completed the inspection, maintenance, and/or cleaning of the said

system and has reviewed the work internally, HOODZ will email the invoice for payment. The invoice will contain links for credit card and bank draft. The customer agrees to pay the invoice DUE UPON RECIEPT with either check, credit card or bank draft. Credit card transactions will incur a processing fee of 2.9%. The customer understands that if the invoice balance has not been paid 30 calendar days after the invoice was emailed, HOODZ reserves the right to process a bank draft on their behalf for the balance.

Breach of Contract

HOODZ reserves its right to terminate this agreement should the customer breach any of its terms, conditions, or the assurance of payment. If for any reason the amount due under this agreement is not paid when due, HOODZ shall be entitled to its expenses and attorneys' fees incurred in the collection with interest on the unpaid balance at the rate prescribed by law. This agreement shall be governed by the law of the State of Texas.

Duct access panels: Per NFPA96 duct access panels are required every 12 feet of ductwork and at every change in direction.

Fan access ports: Per NFPA96 fan access panels are required on every rooftop fan unit.

Exhaust fan hinges: Per NFPA96 exhaust fan hinges are required on all removable rooftop fan units.

Restoration charge: When required, a minimum restoration charge for each system that has been neglected due to failure to be in accordance to agreed upon cleaning schedule or have accumulated more build up due to either a change in the equipment cooking system or non-adherence of regular system maintenance where our standard clean will not be sufficient enough to meet NFPA 96 standards.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1328032

Date Filed:
06/23/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

KEC Pro LLC
San Antonio, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County Jail

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025277
Kitchen exhaust maintenance

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Courtney Meyer, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Bexar County, State of TX, on the 23 day of June (month), 20 25 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1328032

Date Filed:
06/23/2025

Date Acknowledged:
07/01/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

KEC Pro LLC
San Antonio, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County Jail

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025277
Kitchen exhaust maintenance

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **23.**

Meeting Date: 07/15/2025

Approval of Master Service Agreement No. 2025275 with Rangeland Services LLC for Fire Hydrant Maintenance, Repair and Services for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Master Service Agreement, 2025275 with Rangeland Services LLC and Williamson County for fire hydrant maintenance, repair and services in the not-to-exceed amount of $19,500.00 and authorize the execution of the agreement.

Background

This Master Service Agreement is for fire hydrant maintenance, repair and services on an as-needed/requested basis throughout Williamson County with Rangeland Services LLC. This MSA will be valid as of October 01, 2025, and continue through September 30, 2026. Contract Audit and General Counsel reviewed. A price sheet is attached. The funding source is 01.0100.0509.004510. Origination ID #2977, and the department contact is Sheila Rivera with Facilities Management.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Master Service Agreement

Form 1295 Rangeland Services LLC Complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 08:31 AM
Form Started By: Michelle McKinney		Started On: 07/01/2025 04:27 PM
Final Approval Date: 07/10/2025		

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

MASTER SERVICES AGREEMENT
WITH
RANGELAND SERVICES, LLC

Important Notice: County Purchase Orders and agreements constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS MASTER SERVICES AGREEMENT ("Agreement") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Rangeland, Services, LLC** (hereinafter "Service Provider") both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services and purchase goods described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: The services to be provided include but are not limited to fire hydrant maintenance, repair and services on an as needed/requested basis throughout Williamson County. Related services will be outlined in a Statement of Work ("SOW") to be provided by Service Provided upon the direction of the County.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in each SOW provided. The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Goods: To the extent applicable, Service Provider shall supply the County the goods described in each SOW provided to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in any SOW, such additional goods shall be described in a separate written amendment to the SOW wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods and the County shall not be obligated to pay for any additional goods unless a written amendment to the SOW has been signed by both parties.

III.

Effective Date and Term: This Agreement shall be in full force and effect when signed by all parties and shall begin October 01, 2025 and continue through September 30, 2026. Unless terminated sooner pursuant to the terms set out herein, the County reserves the right to renew the Agreement for additional fiscal years, by mutual agreement of both parties, as it deems to be in the best interest of the County.

IV.

On-Site Representative for Work Monitoring: The County may appoint an on-site project representative to observe the work being performed. The County may conduct inspections to determine the date or dates of substantial completion and the date of final completion. If the County so desires, it may seek written adequate assurance that the work is progressing on-time and pursuant to terms and conditions of this Agreement and all related contract documents.

V.

Labor, Materials, Tools & Misc. Items: Service Provider shall provide or cause to be provided and shall pay for labor, materials, equipment, tools, construction equipment and machinery, utilities, transportation and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work. Service Provider shall enforce strict discipline and good order among their respective employees and other persons carrying out the Agreement. Service Provider shall not permit employees of unfit persons or persons not skilled in tasks assigned to them.

VI.

Compliance With All Laws: Service Provider agrees, in connection with the services or any related items to the subject matter of this Agreement, to comply with any and all local, state, or federal requirements, including but not limited to compliance with regulations of the Texas Commission of Environmental Quality and the Occupational Safety and Health Administration. Additionally, Service Provider shall obtain from the appropriate City, Williamson County, or State of Texas the necessary permit(s) required by the ordinances of the City of Georgetown, Williamson County, or State of Texas, for performance of the work.

VII.

Duty To Report Problems: Service Provider agrees to advise the County and its representative(s) within 24 hours of any errors, mistakes, potential problems or any other problematic

issue(s) coming under observation during the progress of the work and will make good faith efforts to correct any errors that come to light in a timely and reasonable manner.

VIII.

Cleaning Up: Service Provider shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. At completion of the work, Service Provider shall remove from and about the project: waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Service Provider fails to clean up as provided, the cost thereof shall be charged to Service Provider by deducting from final fee or as necessary.

IX.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider in any manner hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Agreement and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Agreement. The County will not be liable for any loss, cost, expense or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the construction services being provided. Service Provider agrees to indemnify, hold harmless, and defend the County against any claim, demand, loss, injury, damages, actions, or liability of any kind against the County resulting from any services Service Provider performs on behalf of the County.

X.

Indemnification: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, SERVICE PROVIDER AND ITS AGENTS, PARTNERS, EMPLOYEES, AND CONSULTANTS (COLLECTIVELY "INDEMNITORS") SHALL AND DO AGREE TO INDEMNIFY, PROTECT, DEFEND WITH COUNSEL APPROVED BY COUNTY, AND HOLD HARMLESS THE COUNTY, REPRESENTATIVES OF THE COUNTY AND THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, ITS VARIOUS DEPARTMENTS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS (COLLECTIVELY "INDEMNITEES") FROM AND AGAINST ALL CLAIMS IN RELATION TO SERVICE PROVIDER'S PERFORMANCE OF THE SERVICES DESCRIBED HEREIN. DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGEMENT, AND EXPENSES, INCLUDING ATTORNEY FEES, OF ANY NATURE, KIND OR DESCRIPTION (COLLECTIVELY "LIABILITIES") OF ANY PERSON OR ENTITY WHOMSOEVER, ARISING OUT OF, CAUSED BY, OR RESULTING FROM THE PERFORMANCE OF THE SERVICES OR ANY PART THEREOF WHICH ARE CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF SERVICE PROVIDER, ANYONE DIRECTLY EMPLOYED BY IT OR ANYONE WHOSE ACTS IT MAY BE LIABLE, EVEN IF IT IS CAUSE IN PART BY THE NEGLIGENCE OR OMISSION OF ANY INDEMNITEE, SO LONG AS IT IS NOT CAUSED BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE. IN THE EVENT MORE THAN ONE OF THE INDEMNITORS ARE CONNECTED WITH AN ACCIDENT OR OCCURRENCE COVERED BY THIS INDEMNIFICATION, THEN EACH OF SUCH INDEMNITORS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE TO THE INDEMNITEES FOR INDEMNIFICATION AND THE ULTIMATE RESPONSIBILITY AMONG SUCH INDEMNITORS FOR THE LOSS AND EXPENSE OF ANY SUCH INDEMNIFICATION SHALL BE SETTLED BY SEPARATE PROCEEDINGS AND WITHOUT JEOPARDY TO ANY

INDEMNITEE. THE PROVISIONS OF THIS ARTICLE SHALL NOT BE CONSTRUED TO ELIMINATE OR REDUCE ANY OTHER INDEMNIFICATIONS OR RIGHT WHICH COUNTY OR ANY OTHER INDEMNITEES HAS BY LAW. THE INDEMNITIES CONTAINED HEREIN SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT FOR ANY REASON WHATSOEVER.

XI.

Service Provider's Employees: Service Provider covenants and agrees that all personnel engaged shall be employees of Service Provider, and Service Provider shall pay all salaries, and all Social Security taxes, Federal and State Unemployment Insurance, Workers' Compensation Insurance and any similar taxes or expenses related to such employees, including but not limited to, license fees, insurance premiums and outfitting expenses. Service Provider shall be responsible for complying with all Federal, State and Local laws, ordinances and regulations regarding its employees, including all Occupational Safety and Health Administration regulations. Service Provider shall be responsible for the supervision, control and direction of the day-to-day activities of the personnel provided hereunder and shall provide close supervision on a continual basis.

XII.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum for specific projects as defined in the attached **Rangeland, Services, LLC - Price Sheet** marked as **Exhibit "A,"** which is incorporated herein to the extent it meets or exceeds the requirements of County's solicitation, if applicable. The not-to-exceed amount payable by County under this Agreement shall be **Nineteen Thousand Five Hundred Dollars ($19,500.00)**. In no event may the aggregate amount of compensation authorized under any SOWs exceed the said not-to-exceed amount.

Pursuant to State Law ("Texas Prompt Payment Act") the payment terms are governed as follows:

County's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date County receives the goods under the Agreement; (2) the date the performance of the service under the Agreement is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of (1) one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears on an invoice submitted by Service Provider, County shall notify Service Provider of the error not later than the twenty first (21st) day after the date County receives the invoice. If the error is resolved in favor of Service Provider, Service Provider shall be entitled to receive interest on the unpaid balance of the invoice submitted by Service Provider beginning on the date that the payment for the invoice became overdue. If the error is resolved in favor of the County, Service Provider shall submit a corrected invoice that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of

the Texas Government Code if the corrected invoice is not paid by the appropriate date.
At a minimum, invoices shall include:

a) Name, address, and telephone number of Service Provider and similar information in the event the payment is to be made to a different address
b) County Agreement, Purchase Order, and/or delivery order number
c) Identification of items or services as outlined in the Agreement
d) Quantity or quantities, applicable unit prices, total prices and total amounts
e) Any additional payment information which may be called for by the Agreement

Payment inquiries should be directed to the Williamson County Auditor's Office, Accounts Payable Department: accountspayable@wilcotx.gov 512-943-1500

XIII.

The County's Decision to Withhold Payment: The County may withhold a payment in whole or in part to the extent reasonably necessary to protect the County due to the County's determination that the work has not progressed to the point indicated in the Agreement documents or that the quality of work is not in accordance with the Agreement documents. The County may also withhold a payment or, because of subsequently discovered evidence, may nullify the whole or a part of any request for payment to such extent as may be necessary to protect the County from loss for which Service Provider is responsible, including loss resulting from acts and omissions, because of the following:

1. defective work not remedied;
2. reasonable evidence that the work cannot be completed for the unpaid balance of the Agreement sum;
3. damage to the County;
4. reasonable evidence that the work will not be completed within the Agreement time and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
5. persistent failure to carry out the work in accordance with the Agreement documents.

XIV.

Insurance: Service Provider shall provide and maintain, until the services covered in this Agreement is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability Bodily Injury by Accident	$500,000 Ea. Accident

Bodily Injury by Disease	$500,000 Ea. Employee
Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

"Williamson County, Texas, its directors, officers and employees" shall be added as additional insureds under the policies required above, and on those policies where "Williamson County, Texas, its directors, officers and employees" are additional insureds, such insurance shall be primary and any insurance maintained by County shall be excess and not contribute with it.

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Service Provider shall not be entitled to worker's compensation coverage, or any other type of insurance coverage held by the County.

The name of the Certificate Holder in the Certificate of Insurance issued by the insurer shall be as follows:

Williamson County, Texas
C/O: Williamson County Risk Management
301 SE Inner Loop
Georgetown, TX. 78626
Email: coi.submission@wilcotx.gov

Upon execution of this Agreement, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Agreement.

XV.

No Waiver of Immunities. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to the County, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. The County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity or any other immunity under the laws of the State of Texas or of the United States.

XVI.

Warranty: Service Provider warrants to the County that materials, workmanship and equipment furnished under this Agreement will be of good quality and new unless otherwise required or permitted by the County, that the work will be free from defects not inherent in the quality required or permitted by law or otherwise, and that the work will conform to the requirements of the Agreement documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

XVII.

Taxes: Service Provider shall pay all sales, consumer, use and similar taxes for the work provided by Service Provider which had been legally enacted on the date of the Agreement, whether or not yet effective or merely scheduled to go into effect.

XVIII.

Venue and Applicable Law: Venue of this Agreement shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XIX.

No Assignment: Service Provider may not assign this Agreement.

XX.

Severability: In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision in this Agreement and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in it.

XXI.

Confidentiality: Service Provider expressly agrees that they will not use any incidental confidential information they may obtain while being on governmental property for their own benefit and agrees that is will not enter unauthorized areas or access confidential information and will not disclose any information to unauthorized third parties and will take care to guard the security of the information at all times.

XXII.

Termination: This Agreement may be terminated at any time at the option of the County, without further or prospective liability for performance upon giving upon thirty (30) calendar day's written notice to thereof. In the event Williamson County exercises its right to terminate without cause, it is understood and agreed that only amounts due to Service Provider for goods, commodities and/or services provided and expenses incurred to and including the date of termination, will be due and payable. No penalty will be assessed for Williamson County's termination for convenience.

XXIII.

Right of Funds: Despite the agreed upon method of payment set forth above, Service Provider agrees to return to Williamson County pro-rata portion of unearned funds distributed to Service Provider if (a) Service Provider's project progress is insufficient; (b) this Agreement is terminated for any reason; or (c) Service Provider fails in any other respect under this Agreement.

XXIV.

County's Right to Audit: Service Provider agrees that Williamson County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider expressly agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. Williamson County shall give Service Provider reasonable advance notice of intended audits.

XXV.

Notice: Any notice required to be given under the terms of this AGREEMENT shall be effective if and when given in writing and mailed by certified mail to the addresses listed below or subsequently provided in writing:

WILLIAMSON COUNTY:
Williamson County Judge
710 Main Street, Suite 101
Georgetown, TX 78626

SERVICE PROVIDER
Rangeland Services, LLC
4006 Burnet Rd.
Autin, TX 78756

XXVI.

Mediation: The parties agree to use non-binding mediation for dispute resolution prior to and formal legal action being taken on this Agreement.

XXVII.

Non-Appropriation and Fiscal Funding: The obligations of the Parties under this Agreement

do not constitute a general obligation or indebtedness of either Party for which such Party is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed that County shall have the right to terminate this Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination at the end of its then-current fiscal year.

XXVIII.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Agreement, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Agreement by reference. The Williamson County Vendor Reimbursement Policy can be found at: Williamson County Vendor Reimbursement Policy March 2023 (https://www.wilcotx.gov/351/Vendor-Reimbursement). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXIX.

Entire Agreement & Incorporated Documents: This Agreement constitutes the entire Agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Agreement include the following:

A. This Agreement, its Exhibits and any amendments agreed to by both parties (if any);
B. Statements of Work (SOWs) issued under the Agreement;
C. and
D. Insurance certificates evidencing coverages required herein above.

In the event a dispute arises between terms and conditions of this (1) Agreement, its exhibits and amendments (if any) and (2) a SOW issued under the Agreement; applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence: (1) terms and conditions of this Agreement, its exhibits and amendments (if any), and (2) the SOW issued under the Agreement.

XXX.

Signature for the County: The presiding officer of Williamson County's governing body who is authorized to execute this instrument by order duly recorded may execute this Agreement on behalf of the County.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, that this Agreement shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

_____
County Judge/Presiding Officer

Dated: _____, 20___

RANGELAND SERVICES, LLC

Jester Duncan, president
Authorized Signature

LESTER DUNCAN, PRESIDENT
Printed Name

Dated: 6-23, 2025

RANGELAND SERVICES, LLC
4006 Burnet Road
Austin, Texas 78756

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jun 24 2025 Time: 10:33 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jun 24 2025 Time: 9:00 am

Exhibit “A”

Rangeland Services, LLC - Price Sheet

Rangeland Services, LLC

Attachment – Price Sheet

This attachment shall be completed and returned with the Service Provider's Agreement documents. Service Provider shall submit a billing rate for each discipline which shall be incorporated into this service agreement.

Rates shall remain firm throughout the term of this contract purchase agreement. This price sheet shall be used to establish fixed prices for services by purchase order.

Rates valid from October 1, 2025 thru September 30, 2026.
If rates change at renewal times, we will forward those adjusted rates to you.

1. Fire Hydrant Repair	**Rate Price per trip**
a. Per unit	$175.00
2. Technician Rate beyond minor repair	**Rate Price per hour**
a. Technician	$100.00

Minor Repairs consists of visual inspections, flushing, testing and report preparation.

Beyond Minor Repairs would include any disassembly or replacement activities.

Emergency Contact Personnel:	Lester Duncan
Business Hours Phone Number:	512-632-8185
After Hours/Emergency Phone Number:	512-632-8185
Email Address:	rangeland@austin.rr.com

Materials - Remedial Repairs	
Materials not covered under scheduled service:	
*	Service Provider may invoice for parts and materials on a cost-plus basis. Service Provider may invoice at 15% markup.
**	Service Provider may invoice for equipment rental on a cost-plus basis. Service Provider may invoice at 10% markup.
***	Invoice(s) for work performed shall require a copy of the parts and materials receipt to be included when the total, including mark-up, exceeds $500.00.
****	Williamson County reserves the right to request from Service Provider any documentation that reflects price for verification purposes.

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CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1328285

Date Filed:
06/24/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Rangeland Services, LLC
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
2025275
Fire Hydrant Repairs

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is LESTER L. DUNCAN, and my date of birth is [redacted]

My address is [redacted]
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in TRAVIS County, State of TX, on the 24 day of June (month), 2025 (year).

Lester Duncan, President
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1328285

Date Filed:
06/24/2025

Date Acknowledged:
07/01/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Rangeland Services, LLC
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025275
Fire Hydrant Repairs

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **24.**

Meeting Date: 07/15/2025

Approval of Master Service Agreement No. 2025265 with Made in The Shade Window Tinting, LLC for Window Tinting Services for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Master Service Agreement, #2025265 with Made in The Shade Window Tinting, LLC and Williamson County for Window Tinting Services, in the not-to-exceed amount of $19,500.00, and authorize the execution of the agreement.

Background

This Master Service Agreement is for window tinting services on an as-needed/requested basis throughout Williamson County with Made in The Shade Window Tinting, LLC. This MSA will be valid through September 30, 2025. Contract Audit and General Counsel are reviewed. A detailed price sheet is attached. The funding source is 01.0100.0509.004510. Origination ID #2925, and the department contact is Shantil Moore with Facilities Management.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Master Service Agreement

Form 1295 Made in The Shade Window Tinting, LLC Complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 08:45 AM
Form Started By: Michelle McKinney		Started On: 07/03/2025 11:27 AM
Final Approval Date: 07/10/2025		

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

MASTER SERVICES AGREEMENT
WITH
MADE IN THE SHADE WINDOW TINTING, LLC

Important Notice: County Purchase Orders and agreements constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS MASTER SERVICES AGREEMENT ("Agreement") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Made in the Shade Window Tinting, LLC** (hereinafter "Service Provider") both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services and purchase goods described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: The services to be provided include window tinting work on an as needed/requested basis throughout Williamson County. The services include but are not limited to the services and work described in the attached **(Scope of work)** marked as **Exhibit "A,"** which is incorporated herein to the extent it meets or exceeds the requirements of County's solicitation, if applicable. Related services will be outlined in a Statement of Work ("SOW") to be provided by Service Provided upon the direction of the County.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in each SOW provided. The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Goods: To the extent applicable, Service Provider shall supply the County the goods described in each SOW provided to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in any SOW, such additional goods shall be described in a separate written amendment to the SOW wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods and the County shall not be obligated to pay for any additional goods unless a written amendment to the SOW has been signed by both parties.

III.

Effective Date and Term: This Agreement shall be in full force and effect from the date of the last party's execution below and shall continue through September 30, 2025. Unless terminated sooner pursuant to the terms set out herein, the County reserves the right to renew the Agreement for additional fiscal years, by mutual agreement of both parties, as it deems to be in the best interest of the County.

IV.

On-Site Representative for Work Monitoring: The County may appoint an on-site project representative to observe the work being performed. The County may conduct inspections to determine the date or dates of substantial completion and the date of final completion. If the County so desires, it may seek written adequate assurance that the work is progressing on-time and pursuant to terms and conditions of this Agreement and all related contract documents.

V.

Labor, Materials, Tools & Misc. Items: Service Provider shall provide or cause to be provided and shall pay for labor, materials, equipment, tools, construction equipment and machinery, utilities, transportation and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work. Service Provider shall enforce strict discipline and good order among their respective employees and other persons carrying out the Agreement. Service Provider shall not permit employees of unfit persons or persons not skilled in tasks assigned to them.

VI.

Compliance With All Laws: Service Provider agrees, in connection with the services or any related items to the subject matter of this Agreement, to comply with any and all local, state, or federal requirements, including but not limited to compliance with regulations of the Texas Commission of Environmental Quality and the Occupational Safety and Health Administration. Additionally, Service Provider shall obtain from the appropriate City, Williamson County, or State of Texas the necessary permit(s) required by the ordinances of the City of Georgetown, Williamson County, or State of Texas, for performance of the work.

VII.

Duty To Report Problems: Service Provider agrees to advise the County and its representative(s) within 24 hours of any errors, mistakes, potential problems or any other problematic

issue(s) coming under observation during the progress of the work and will make good faith efforts to correct any errors that come to light in a timely and reasonable manner.

VIII.

Cleaning Up: Service Provider shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. At completion of the work, Service Provider shall remove from and about the project: waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Service Provider fails to clean up as provided, the cost thereof shall be charged to Service Provider by deducting from final fee or as necessary.

IX.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider in any manner hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Agreement and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Agreement. The County will not be liable for any loss, cost, expense or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the construction services being provided. Service Provider agrees to indemnify, hold harmless, and defend the County against any claim, demand, loss, injury, damages, actions, or liability of any kind against the County resulting from any services Service Provider performs on behalf of the County.

X.

Indemnification: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, SERVICE PROVIDER AND ITS AGENTS, PARTNERS, EMPLOYEES, AND CONSULTANTS (COLLECTIVELY "INDEMNITORS") SHALL AND DO AGREE TO INDEMNIFY, PROTECT, DEFEND WITH COUNSEL APPROVED BY COUNTY, AND HOLD HARMLESS THE COUNTY, REPRESENTATIVES OF THE COUNTY AND THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, ITS VARIOUS DEPARTMENTS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS (COLLECTIVELY "INDEMNITEES") FROM AND AGAINST ALL CLAIMS IN RELATION TO SERVICE PROVIDER'S PERFORMANCE OF THE SERVICES DESCRIBED HEREIN. DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGEMENT, AND EXPENSES, INCLUDING ATTORNEY FEES, OF ANY NATURE, KIND OR DESCRIPTION (COLLECTIVELY "LIABILITIES") OF ANY PERSON OR ENTITY WHOMSOEVER, ARISING OUT OF, CAUSED BY, OR RESULTING FROM THE PERFORMANCE OF THE SERVICES OR ANY PART THEREOF WHICH ARE CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF SERVICE PROVIDER, ANYONE DIRECTLY EMPLOYED BY IT OR ANYONE WHOSE ACTS IT MAY BE LIABLE, EVEN IF IT IS CAUSE IN PART BY THE NEGLIGENCE OR OMISSION OF ANY INDEMNITEE, SO LONG AS IT IS NOT CAUSED BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE. IN THE EVENT MORE THAN ONE OF THE INDEMNITORS ARE CONNECTED WITH AN ACCIDENT OR OCCURRENCE COVERED BY THIS INDEMNIFICATION, THEN EACH OF SUCH INDEMNITORS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE TO THE INDEMNITEES FOR INDEMNIFICATION AND THE ULTIMATE RESPONSIBILITY AMONG SUCH INDEMNITORS FOR THE LOSS AND EXPENSE OF ANY SUCH INDEMNIFICATION SHALL BE SETTLED BY SEPARATE PROCEEDINGS AND WITHOUT JEOPARDY TO ANY

INDEMNITEE. THE PROVISIONS OF THIS ARTICLE SHALL NOT BE CONSTRUED TO ELIMINATE OR REDUCE ANY OTHER INDEMNIFICATIONS OR RIGHT WHICH COUNTY OR ANY OTHER INDEMNITEES HAS BY LAW. THE INDEMNITIES CONTAINED HEREIN SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT FOR ANY REASON WHATSOEVER.

XI.

Service Provider's Employees: Service Provider covenants and agrees that all personnel engaged shall be employees of Service Provider, and Service Provider shall pay all salaries, and all Social Security taxes, Federal and State Unemployment Insurance, Workers' Compensation Insurance and any similar taxes or expenses related to such employees, including but not limited to, license fees, insurance premiums and outfitting expenses. Service Provider shall be responsible for complying with all Federal, State and Local laws, ordinances and regulations regarding its employees, including all Occupational Safety and Health Administration regulations. Service Provider shall be responsible for the supervision, control and direction of the day-to-day activities of the personnel provided hereunder and shall provide close supervision on a continual basis.

XII.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum for specific projects as defined in the attached **Made in the Shade Window Tinting's - Price Sheet** marked as **Exhibit "A,"** which is incorporated herein to the extent it meets or exceeds the requirements of County's solicitation, if applicable. The not-to-exceed amount payable by County under this Agreement shall be **Nineteen Thousand Five Hundred Dollars ($19,500.00)**. In no event may the aggregate amount of compensation authorized under any SOWs exceed the said not-to-exceed amount.

Pursuant to State Law ("Texas Prompt Payment Act") the payment terms are governed as follows:

County's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date County receives the goods under the Agreement; (2) the date the performance of the service under the Agreement is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of (1) one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears on an invoice submitted by Service Provider, County shall notify Service Provider of the error not later than the twenty first (21st) day after the date County receives the invoice. If the error is resolved in favor of Service Provider, Service Provider shall be entitled to receive interest on the unpaid balance of the invoice submitted by Service Provider beginning on the date that the payment for the invoice became overdue. If the error is resolved in favor of the County, Service Provider shall submit a corrected invoice that must be paid in accordance

within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice is not paid by the appropriate date.

As a minimum, invoices shall include:

a) Name, address, and telephone number of Service Provider and similar information in the event the payment is to be made to a different address
b) County Agreement, Purchase Order, and/or delivery order number
c) Identification of items or services as outlined in the Agreement
d) Quantity or quantities, applicable unit prices, total prices and total amounts
e) Any additional payment information which may be called for by the Agreement

Payment inquiries should be directed to the Williamson County Auditor's Office, Accounts Payable Department: accountspayable@wilcotx.gov 512-943-1500

XIII.

The County's Decision to Withhold Payment: The County may withhold a payment in whole or in part to the extent reasonably necessary to protect the County due to the County's determination that the work has not progressed to the point indicated in the Agreement documents or that the quality of work is not in accordance with the Agreement documents. The County may also withhold a payment or, because of subsequently discovered evidence, may nullify the whole or a part of any request for payment to such extent as may be necessary to protect the County from loss for which Service Provider is responsible, including loss resulting from acts and omissions, because of the following:

1. defective work not remedied;
2. reasonable evidence that the work cannot be completed for the unpaid balance of the Agreement sum;
3. damage to the County;
4. reasonable evidence that the work will not be completed within the Agreement time and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
5. persistent failure to carry out the work in accordance with the Agreement documents.

XIV.

Insurance: Service Provider shall provide and maintain, until the services covered in this Agreement is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County.

Type of Coverage	**Limits of Liability**
a. Worker's Compensation	Statutory
b. Employer's Liability	

Bodily Injury by Accident	$500,000 Ea. Accident
Bodily Injury by Disease	$500,000 Ea. Employee
Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

"Williamson County, Texas, its directors, officers and employees" shall be added as additional insureds under the policies required above, and on those policies where "Williamson County, Texas, its directors, officers and employees" are additional insureds, such insurance shall be primary and any insurance maintained by County shall be excess and not contribute with it.

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Service Provider shall not be entitled to worker's compensation coverage, or any other type of insurance coverage held by the County.

The name of the Certificate Holder in the Certificate of Insurance issued by the insurer shall be as follows:

Williamson County, Texas
C/O: Williamson County Risk Management
301 SE Inner Loop
Georgetown, TX. 78626
Email: coi.submission@wilcotx.gov

Upon execution of this Agreement, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Agreement.

XV.

No Waiver of Immunities. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to the County, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. The County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity or any other immunity under the laws of the State of Texas or of the United States.

XVI.

Warranty: Service Provider warrants to the County that materials, workmanship and equipment furnished under this Agreement will be of good quality and new unless otherwise required or permitted by the County, that the work will be free from defects not inherent in the quality required or permitted by law or otherwise, and that the work will conform to the requirements of the Agreement documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

XVII.

Taxes: Service Provider shall pay all sales, consumer, use and similar taxes for the work provided by Service Provider which had been legally enacted on the date of the Agreement, whether or not yet effective or merely scheduled to go into effect.

XVIII.

Venue and Applicable Law: Venue of this Agreement shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XIX.

No Assignment: Service Provider may not assign this Agreement.

XX.

Severability: In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision in this Agreement and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in it.

XXI.

Confidentiality: Service Provider expressly agrees that they will not use any incidental confidential information they may obtain while being on governmental property for their own benefit and agrees that is will not enter unauthorized areas or access confidential information and will not disclose any information to unauthorized third parties and will take care to guard the security of the information at all times.

XXII.

Termination: This Agreement may be terminated at any time at the option of the County, without further or prospective liability for performance upon giving upon thirty (30) calendar day's written notice to thereof. In the event Williamson County exercises its right to terminate without cause, it is understood and agreed that only amounts due to Service Provider for goods, commodities and/or services provided and expenses incurred to and including the date of termination, will be due and payable. No penalty will be assessed for Williamson County's termination for convenience.

XXIII.

Right of Funds: Despite the agreed upon method of payment set forth above, Service Provider agrees to return to Williamson County pro-rata portion of unearned funds distributed to Service Provider if (a) Service Provider's project progress is insufficient; (b) this Agreement is terminated for any reason; or (c) Service Provider fails in any other respect under this Agreement.

XXIV.

County's Right to Audit: Service Provider agrees that Williamson County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider expressly agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. Williamson County shall give Service Provider reasonable advance notice of intended audits.

XXV.

Notice: Any notice required to be given under the terms of this AGREEMENT shall be effective if and when given in writing and mailed by certified mail to the addresses listed below or subsequently provided in writing:

WILLIAMSON COUNTY:
Williamson County Judge
710 Main Street, Suite 101
Georgetown, TX 78626

SERVICE PROVIDER
Made in the Shade Window Tinting, LLC
2306 Rifle Bend Dr.
Georgetown, TX 78626

XXVI.

Mediation: The parties agree to use non-binding mediation for dispute resolution prior to and formal legal action being taken on this Agreement.

XXVII.

Non-Appropriation and Fiscal Funding: The obligations of the Parties under this Agreement

do not constitute a general obligation or indebtedness of either Party for which such Party is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed that County shall have the right to terminate this Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination at the end of its then-current fiscal year.

XXVIII.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Agreement, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Agreement by reference. The Williamson County Vendor Reimbursement Policy can be found at: Williamson County Vendor Reimbursement Policy March 2023 (https://www.wilcotx.gov/351/Vendor-Reimbursement). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXIX.

Entire Agreement & Incorporated Documents: This Agreement constitutes the entire Agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Agreement include the following:

A. This Agreement, its Exhibits and any amendments agreed to by both parties (if any);
B. Statements of Work (SOWs) issued under the Agreement and
C. Insurance certificates evidencing coverages required herein above.

In the event a dispute arises between terms and conditions of this (1) Agreement, its exhibits and amendments (if any) and (2) a SOW issued under the Agreement; applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence: (1) terms and conditions of this Agreement, its exhibits and amendments (if any), and (2) the SOW issued under the Agreement.

XXX.

Signature for the County: The presiding officer of Williamson County's governing body who is authorized to execute this instrument by order duly recorded may execute this Agreement on behalf of the County.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, that this Agreement shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

_____
County Judge/Presiding Officer

Dated: _____ _____, 20___

MADE IN THE SHADE WINDOW TINTING, LLC



Authorized Signature

Gabriel Carrasco
Printed Name

Dated: 06/24/ _____, 20 25

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jul 01 2025 Time: 4:07 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 01 2025 Time: 11:12 am

Exhibit “A”

Made in the Shade Window Tinting - Product Price Sheet

Made In The Shade Window Tinting
Attachment – Price Sheet

This attachment shall be completed and returned with the Service Provider's response / Service Agreement documents.

Service Provider shall submit a billing rate for each discipline which shall be incorporated into this service agreement.

Rates shall remain firm throughout the term of this contract purchase agreement. This price sheet shall be used to establish fixed prices for services by purchase order.

Rates valid thru September 30, 2025.
If rates change at renewal times, we will forward those adjusted rates to you.

• **Technician - Labors**	**Rate Price per Hour**
• Regular Hours – 7:00 am – 5:00 pm	$400.00
• After Regular Hours – 5:01 pm – 6:59 am	$400.00
• Weekends or County approved Holidays	$400.00
• **Service Vehicle**	**Service Fee**
• Service Vehicle Fee – per site visit, per vehicle	N/A

Emergency Contact Personnel:	Gabriel Carrasco
Business Hours Phone Number:	512-269-3155
After Hours/Emergency Phone Number:	512-630-8027
Email Address:	elshademaker@yahoo.com

		Materials - Remedial Repairs	
		Materials not covered under scheduled service:	
*		Service Provider may invoice for parts and materials on a cost-plus basis. Service Provider may invoice at 20_ % markup.	
**		Service Provider may invoice for equipment rental on a cost-plus basis. Service Provider may invoice at _20 % markup.	
***		Invoice(s) for work performed shall require a copy of the parts and materials receipt to be included when the total, including mark-up, exceeds $500.00.	
****		Williamson County reserves the right to request from Service Provider any documentation that reflects price for verification purposes.	

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CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329165

Date Filed:
06/25/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Made In The Shade WINDOW TINTING, LLC
GEORGETOWN, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
WILLIAMSON COUNTY

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
2025265
WINDOW TINTING AND GLAZING

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Made In The Shade WINDOW TINTING	[redacted], TX	X	
Gabriel Carrasco		X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Gabriel Carrasco, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), TX (state), [redacted] (zip code), US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in WILLIAMSON County, State of TEXAS, on the 24 day of JUNE (month), 2025 (year).

Gabriel Carrasco
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329165

Date Filed:
06/25/2025

Date Acknowledged:
07/03/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Made In The Shade WINDOW TINTING, LLC
GEORGETOWN, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

WILLIAMSON COUNTY

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025265
WINDOW TINTING AND GLAZING

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **25.**

Meeting Date: 07/15/2025

Award of RFCSP #25RFCSP50 Jester Annex HVAC Rooftop Unit (RTU) Replacement to Trimbuilt Construction, Inc. for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action awarding RFCSP #25RFCSP50 Jester Annex HVAC Rooftop Unit (RTU) Replacement to Trimbuilt Construction, Inc., in the amount of Two Million, Two Hundred Ninety-Nine Thousand, Nine Hundred Dollars ($2,299,900.00), and authorize the execution of the agreement. The Funding Source is P611.

Background

Williamson County sent out over 14,500 notifications and had 90 document takers with 6 firms submitting a response. The construction services are for the Jester Annex HVAC Rooftop Unit (RTU) Replacement. The firms were evaluated and Trimbuilt Construction, Inc., was the highest ranked. Contract Audit and General Counsel reviewed. The funding source is P611, and Gretchen Glenn is the point of contact.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Construction Service Agreement

Recommendation Letter

Evaluation Sheet Redacted

Form 1295 Trimbuilt Construction, Inc. Complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 08:47 AM
Form Started By: Michelle McKinney		Started On: 07/03/2025 04:22 PM
Final Approval Date: 07/10/2025		

Agreement for Construction Services

This Agreement ("Agreement") between Williamson County, Texas, a political subdivision of the State of Texas ("Owner") and Trimbuilt Construction, Inc. ("Contractor") is entered into in accordance with the following terms and conditions:

ARTICLE 1 SCOPE OF WORK: The Owner desires to retain Contractor for the construction of Jester Annex HVAC Rooftop Unit (RTU) Replacement (hereinafter called the "Project"). The Contractor shall have the overall responsibility for and shall provide complete construction services and furnish all materials, equipment, tools and labor as necessary or reasonably inferable to complete the Project, or any phase of the Project, in accordance with the Owner's requirements and the terms of this Agreement (hereinafter collectively referred to as the "Work").

ARTICLE 2 CONTRACT PRICE: Owner agrees to pay to the Contractor, for the satisfactory performance of the Work, the sum of **Two Million Two Hundred Ninety-Nine Thousand Nine Hundred and No/100 Dollars ($2,299,900.00)** in accordance with the terms and conditions of this Agreement.

ARTICLE 3 PLANS AND SPECIFICATIONS: The Work shall be performed pursuant to and in accordance with the plans and specifications attached hereto as **Exhibit "A"**, as well as any revisions made thereto.

ARTICLE 4 CONTRACT TIME:

4.1 Contractor shall commence the Work upon instruction to do so from the Owner and shall achieve Substantial Completion within **Four Hundred Fifty-Six (456) calendar days** from the date the Work is commenced; provided, however, Owner may extend said time period in the event bad weather affects the progress of the Work. Unless otherwise specified in writing, Contractor shall achieve Final Completion within **Thirty (30) calendar days of Substantial Completion**. Owner shall determine when the Project has been fully and finally completed to its satisfaction. The time set forth for completion of the work is an essential element of the Agreement.

4.2 Liquidated Damages.

Contractor acknowledges and recognizes that Owner is entitled to full and beneficial occupancy and use of the completed Work following expiration of the Contract Time and that Owner has entered into, or will enter into, binding agreements upon Contractor's achieving Substantial Completion of the Work within the Contract Time. Contractor further acknowledges and agrees

that if Contractor fails to complete substantially or cause the Substantial Completion of any Phase of the Work within the Contract Time, Owner will sustain extensive damages and serious loss as a result of such failure. In the cases of missed scheduled events, which incur exact losses of revenue and exact expenses for fees and other cancellation costs, Contractor shall be responsible for the exact amount of damages sustained by Owner. In other cases, the exact amount of such damages will be extremely difficult to ascertain. Therefore, Owner and Contractor agree as set forth below:

4.2.1 Subject to the other terms and conditions herein, if Substantial Completion is not achieved by the date specified above or by such date to which the Contract Time may be extended, the Contract Price shall be reduced by **Seven Hundred Fifty and No/100 Dollars ($750.00) per calendar day** as liquidated damages and not as a penalty, until the date of Substantial Completion. Force majeure shall apply relative to both rain/snow delays (acts of nature) and/or supply delays over which Contractor has no control, and such force majeure delays shall not be subject to such reduction of the Contract Price.

4.2.2 Owner may deduct liquidated damages described herein from any unpaid amounts then or thereafter due Contractor under this Agreement. Any liquidated damages not so deducted from any unpaid amounts due Contractor shall be payable by Contractor to Owner at the demand of Owner, together with the interest from the date of the demand at a rate equal to the prime interest rate as published by the Wall Street Journal on the **first (1st) business day** after such amounts are demanded.

4.2.3 Notwithstanding anything to the contrary in this Agreement, if Owner is unable to recover any portion of liquidated damages in accordance with the terms and conditions herein because it is found to be unenforceable or invalid as a penalty or otherwise, then, Owner shall be entitled to recover from Contractor all of Owner's actual damages in connection with the failure by Contractor to achieve Substantial Completion of the Work within the Contract Time, including, without limitation, direct, indirect, or consequential damages.

ARTICLE 5 PAYMENT:

5.1 Schedule Of Values

Contractor shall submit to the Owner, before the first Application for Payment, a schedule of values allocating the entire Contract Price to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule, unless objected to by the Owner, shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.2 Applications For Payment

5.2.1 Contractor shall submit to the Owner an itemized Application for Payment prepared in accordance with the schedule of values for completed portions of the Work. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner may require, such as copies of requisitions from

subcontractors and material suppliers and shall reflect retainage if provided for in the Agreement.

5.2.1.1 Such applications may include requests for payment on account of changes in the Work that have been properly authorized by written Change Orders.

5.2.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a subcontractor or material supplier unless such Work has been performed by others whom the Contractor intends to pay.

5.2.1.3 If requested by Owner or required elsewhere in the Agreement, each Application for Payment shall be accompanied by the following, all in a form and substance satisfactory to the Owner:

a. With each Application for Payment: a current Sworn Statement from the Contractor setting forth all subcontractors and all material suppliers with whom the Contractor has subcontracted, the amount of each such subcontract, the amount requested for any subcontractor or material supplier in the Application for Payment, and the amount to be paid to the Contractor from such progress payment;

b. With each Application for Payment: a duly executed Conditional Waiver and Release on Progress Payment from the Contractor and subcontractors establishing receipt of payment or satisfaction of the payment requested by the Contractor in the current Application for Payment;

c. Commencing with the second Application for Payment submitted by the Contractor, a duly executed Unconditional Waiver and Release on Progress Payment from Contractor and all subcontractors, material suppliers and, where appropriate, lower tier subcontractors that have billed more than five thousand dollars ($5,000) on a single application of payment, establishing receipt of payment or satisfaction of payment of all amounts requested on behalf of such entities and disbursed prior to submittal by the Contractor of the current Application for Payment;

d. With the Final Application for Payment: Contractor shall submit a Conditional Waiver and Release on Final Payment as required by Texas Property Code, §53.284. Upon receipt of final payment, Contractor shall submit an Unconditional Waiver and Release on Final Payment as required by Texas Property Code, §53.284; and

e. Such other information, documentation, and materials as the Owner, or the title insurer (if any) may require in order to ensure that Owner's property is free of lien claims. Such other documents may include, without limitation, original copies of lien or bond claim releases suitable for filing with the County Clerk in Williamson County, Texas.

5.2.2 Unless otherwise provided in the Agreement, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing.

Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

5.2.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, bond claims, claims, security interests or encumbrances in favor of the Contractor, subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

5.2.3.1 The Contractor further expressly undertakes to defend Owner, at the Contractor's sole expense, against any actions, lawsuits, or proceedings brought against Owner as a result of liens filed against the Work, the site of any of the Work, the Project site and any improvements thereon, or any portion of the property of any of Owner (referred to collectively as "liens" in this paragraph), provided the Owner has paid Contractor pursuant to the requirements of the Agreement. The Contractor hereby agrees to indemnify and hold Owner harmless against any such liens or claims of lien and agrees to pay any judgment or lien resulting from any such actions, lawsuits, or proceedings.

5.2.3.2 The Owner shall release any payments withheld due to a lien or bond claims if the Contractor obtains security acceptable to the Owner, however, the Contractor shall not be relieved of any responsibilities or obligations under this paragraph, including, without limitation, the duty to defend and indemnify Owner.

5.2.3.3 Retainage. The Owner shall withhold from each progress payment, as retainage, five percent (5%) of the total earned amount. Retainage so withheld shall be managed in conformance with Texas Government Code, Chapter 2252, Subchapter B. Any request for reduction or release of retainage shall be accompanied by written consent of the Contractor's Surety. No such request shall be made until the Contractor has earned at least sixty-five percent (65%) of the total Contract Price.

5.2.3.4 For purposes of Texas Government Code, §2251.021 (a)(2), the date the performance of service is completed is the date when the Owner's representative approves the Application for Payment.

5.3 Certificates For Payment

5.3.1 The Owner will, within seven (7) business days after receipt of the Contractor's Application for Payment, issue a Certificate for Payment, with a copy to the Contractor, for such amount as the Owner determines is properly due, or notify the Contractor in writing of the Owner 's reasons for withholding certification in whole or in part as provided.

5.3.2 The issuance of a Certificate for Payment will constitute a representation by the Owner, based

on the Owner's evaluation of the Work and the data comprising the Application for Payment, that, to the best of the Owner's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Agreement. The foregoing representations are subject to an evaluation of the Work for conformance with the Agreement upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Agreement prior to completion and to specific qualifications expressed by the Owner. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment will not be a representation that the Owner has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Price.

5.4 Decisions To Withhold Certification

5.4.1 The Owner may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Owner's opinion the representations to the Owner required herein cannot be made. If the Owner is unable to certify payment in the amount of the Application, the Owner will notify the Contractor. If the Contractor or Contractor and Owner, as the case may be, cannot agree on a revised amount, the Owner will promptly issue a Certificate for Payment for the amount that can be certified. The Owner may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Owner's opinion to protect the Owner from loss for which the Contractor is responsible because of:

5.4.1.1 defective Work not remedied;
5.4.1.2 third party claims filed or reasonable evidence indicating probable filing of such claims;
5.4.1.3 failure of the Contractor to make payments properly to subcontractors or for labor, materials or equipment;
5.4.1.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Price;
5.4.1.5 damage to the Owner or a separate contractor;
5.4.1.6 failure to maintain the scheduled progress, or reasonable evidence that the Work will not be completed within the Contract Time;
5.4.1.7 failure to comply with the requirements of Texas Government Code, Chapter 2258 (Prevailing Wage Law);
5.4.1.8 failure to include sufficient documentation to support the amount of payment requested for the Project;
5.4.1.9 failure to obtain, maintain, or renew insurance coverage, payment/performance

bonds or warranty bond required by the Agreement; or

5.4.1.10 repeated failure to carry out the Work in accordance with the Agreement.

5.4.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

5.5 Progress Payments

5.5.1 The Owner shall make payment in the manner and within the time provided in the Agreement and in accordance with Texas Government Code, Chapter 2251.

5.5.2 The Contractor shall pay each subcontractor and material and equipment suppliers no later than ten (10) calendar days after receipt of payment from the Owner the amount to which the subcontractor or material and equipment suppliers is entitled. Payments to subcontractors may reflect the percentages actually retained from payments to the Contractor on account of the subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each subcontractor, require each subcontractor to make payments to Sub-subcontractors in a similar manner.

5.5.3 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven (7) calendar days, the Owner shall have the right to contact subcontractors to ascertain whether they have been properly paid. The Owner shall not have an obligation to pay or to see to the payment of money to a subcontractor, except as may otherwise be required by law.

5.5.4 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Agreement.

5.6 Failure Of Payment

5.6.1 If the Owner is required to issue Certificates for Payment and, through no fault of the Contractor, the Owner fails to timely issue Certificates for Payment in the time permitted in the Agreement, or if the Owner does not pay the Contractor by the date established in the Agreement, then the Contractor may, upon twenty-one (21) business days written notice to the Owner, stop the Work until payment of the amount owing has been received.

5.6.2 If the Owner is entitled to reimbursement or payment from the Contractor under or pursuant to the Agreement, such payment shall be made promptly upon demand by the Owner. Notwithstanding anything contained in the Agreement to the contrary, if the Contractor fails to promptly make any payment due the Owner, or if the Owner incurs any costs and expenses to cure any default of the Contractor or to correct defective work, the Owner shall have an absolute right to offset such amount against the Contract Price and may, in the Owner's sole discretion, elect either to (1) deduct an amount equal to that which the Owner is entitled from

any payment then or thereafter due the Contractor from the Owner, or (2) issue a written notice to the Contractor reducing the Contract Price by an amount equal to that which the Owner is entitled.

5.7 Substantial Completion

5.7.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Agreement so that the Owner can occupy or utilize the Work for its intended use; provided, however, that as a condition precedent to Substantial Completion, the Owner has received all certificates of occupancy and any other permits, approvals, licenses, and other documents from any governmental authority having jurisdiction thereof necessary for the beneficial occupancy of the Project.

5.7.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Owner a comprehensive list of items to be completed or corrected prior to final payment (punch list). Failure to include an item on the punch list does not alter the responsibility of the Contractor to complete all Work in accordance with the Agreement.

5.7.3 Upon receipt of the Contractor's punch list, the Owner will examine the Work to determine whether the Work or designated portion thereof is substantially complete. If the Owner's examination discloses any item, whether or not included on the Contractor's punch list, that is not sufficiently complete in accordance with the Agreement, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Owner. In such case, the Contractor shall then submit a request for another examination by the Owner to determine Substantial Completion.

5.7.4 When the Work or designated portion thereof is substantially complete, the Owner will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Unless otherwise provided, Contractor shall complete all items on the punch list within thirty (30) calendar days of Substantial Completion. Warranties required by the Agreement shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

5.7.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate of Substantial Completion. Upon such acceptance and consent of surety, if any, the Owner shall make payment of retainage.

5.8 Partial Occupancy or Use

5.8.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor,

provided such occupancy or use is consented to by the insurer, the surety, and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Agreement. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Owner as provided herein. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld.

5.8.2 Immediately prior to partial occupancy or use, the Owner and Contractor shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

5.8.3 Partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Agreement.

5.9 Final Completion and Final Payment

5.9.1 Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Owner will make such inspection and, when the Owner finds the Work acceptable under the Agreement and the Agreement fully performed, the Owner will issue a final Certificate for Payment for the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. All warranties and guarantees required under or pursuant to the Agreement shall be assembled and delivered by the Contractor to the Owner as part of the final Application for Payment. The final Certificate for Payment will not be issued by the Owner until all warranties and guarantees have been received and accepted by the Owner.

5.9.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Owner (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work have been paid or otherwise satisfied, within the period of time required by Texas Government Code, Chapter 2251, (2) a certificate evidencing that insurance required by the Agreement to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least thirty (30) business days prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Agreement, (4) consent of surety to final payment, (5) a warranty bond in a form acceptable to Owner, and (6) other data establishing payment or satisfaction of obligations, such as receipts, unconditional full and final releases and waivers of liens, claims, security interests or encumbrances arising out of the Agreement, to the extent and in such form as may be designated by the Owner.

5.9.3 Acceptance of final payment by the Contractor, a subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and

identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 6 CONTRACTOR'S GENERAL RESPONSIBILITIES AND COVENANTS:

6.1 Contractor shall render, diligently and competently in accordance with the highest standards used in the profession, all Contractor services which shall be necessary or advisable for the expeditious, economical and satisfactory completion of the Project. Contractor agrees to use its best efforts, skill, judgment, and abilities to perform its obligations and to further the interests of Owner in accordance with Owner's requirements and procedures.

6.2 Contractor's duties as set forth herein shall at no time be in any way diminished by reason of any approval by the Owner nor shall the Contractor be released from any liability by reason of such approval by the Owner, it being understood that the Owner at all times is ultimately relying upon the Contractor's skill and knowledge in performing the services required hereunder.

6.3 Contractor is responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. The safety program shall comply with all applicable requirements of the current federal Occupational Safety and Health Act and all other applicable federal, state and local laws and regulations.

6.4 Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work. The Contractor shall keep the Owner informed of the progress and quality of the Work.

6.5 Insurance. Contractor shall carry insurance in the types and amounts indicated below for the duration of the Agreement, which shall include items owned by Owner in the care, custody and control of Contractor prior to and during construction. Contractor must also complete and file the declaration pages from the insurance policies with Owner whenever a previously identified policy period expires during the term of the Agreement, as proof of continuing coverage. Contractor shall update all expired policies prior to submission of any payment requests hereunder. Failure to update policies shall be reason for payment to be withheld until evidence for renewal is provided to the Owner. If the Contractor fails to obtain, maintain or renew any insurance required by this Agreement, the Owner may, among other remedies available hereunder or at law, obtain insurance coverage directly and recover the cost of that insurance from the Contractor or declare this Agreement void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the Owner. All policies of insurance provided by the Contractor must comply with the requirements set forth herein, the Agreement and the laws of the State of Texas.

6.5.1 The Contractor shall provide and maintain, until the Work covered in the Agreement is completed and accepted by the Owner, the minimum insurance coverages in the minimum amounts as described below.

	Type of Coverage	Limits of Liability
.1	Worker's Compensation	Statutory

.2 Employer's Liability

Bodily Injury by Accident	$500,000 Ea. Accident
Bodily Injury by Disease	$500,000 Ea. Employee
Bodily Injury by Disease	$500,000 Policy Limit

.3 Commercial general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER OCCURRENCE
Commercial General Liability (including premises, completed operations and contractual)	$1,000,000
Aggregate policy limits:	$2,000,000

.4 Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

.5 Builder's Risk Insurance (all-risks)

An all-risk policy, in the amount equal at all times to 100% of the Contract Price. The policy shall include coverage for loss or damage caused by certified acts of terrorism as defined in the Terrorism Risk Insurance Act. The policy shall be issued in the name of the Contractor and shall name its Subcontractors as additional insureds. The Owner shall be named as a loss payee on the policy. The builders risk policy shall have endorsements as follow:

a. This insurance shall be specific as to coverage and not considered as contributing insurance with any permanent insurance maintained on the present premises. If off-site storage is permitted, coverage shall include transit and storage in an amount sufficient to protect property being transported or stored.

b. For renovation projects and or portions of work contained within an existing structure, the Owner waives subrogation for damage by fire to existing building structure(s), if the Builder's Risk Policy has been endorsed to include coverage for existing building structure(s) in the amount described in the Special Conditions. However, Contractor shall not be required to obtain such an endorsement unless specifically required by the Special Conditions in the Agreement. The aforementioned waiver of subrogation shall not be effective unless such endorsement is obtained.

.6. Flood insurance when specified in Supplementary General Conditions or Special Conditions.

.7 Umbrella coverage in the amount of not less than $5,000,000.

6.5.2 Workers' Compensation Insurance Coverage:

1. Definitions:

(a) Certificate of coverage ("certificate") - A copy of a certificate of insurance, a certificate of authority to self-insure issued by the Texas Workers' Compensation Commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the Project.
(b) Duration of the Project - includes the time from the beginning of the work on the Project until the Contractor's/person's work on the Project has been completed and accepted by the Owner.
(c) Coverage – Workers' compensation insurance meeting the statutory requirements of the Texas Labor Code, §401.011(44).
(d) Persons providing services on the Project ("subcontractor") - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the Project, regardless of whether that person contracted directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the Project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the Project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

2. The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, §401.011(44) for all employees of the Contractor providing services on the Project, for the duration of the Project.

3. The Contractor must provide a certificate of coverage prior to execution of the Agreement/Contract, and in no event later than ten (10) days from Notice of Award. Failure to provide the insurance in a timely fashion may result in loss of Contractor's bid bond.
4. If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the Project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the Owner showing that coverage has been extended.
5. The Contractor shall obtain from each person providing services on a project, and provide to the Owner:

   (a.) a certificate of coverage, prior to that person beginning work on the Project, so the Owner will have on file certificates of coverage showing coverage for all persons providing services on the Project; and
   (b.) no later than seven days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project.

6. The Contractor shall retain all required certificates of coverage for the duration of the Project and for one year thereafter.
7. The Contractor shall notify the Owner in writing by certified mail or personal delivery, within 10 days after the Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project.
8. The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the Project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

9. The Contractor shall contractually require each person with who it contracts to provide services on a project, to:

   (a) provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas labor Code, Section 401.011(44) for all of its employees providing services on the Project, for the duration of the Project;
   (b) provide to the Contractor, prior to that person beginning work on the Project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the Project, for the duration of the Project;
   (c) provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;
   (d) obtain from each other person with whom it contracts, and provide to the Contractor:

i. a certificate of coverage, prior to the other person beginning work on the Project; and

ii. a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;

(e) retain all required certificate of coverage on file for the duration of the Project and for one year thereafter;

(f) notify the Owner in writing by certified mail or personal delivery, within 10 days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project; and

(g) contractually require each person with whom it contracts, to perform as required by paragraphs (a)-(g), with the certificates of coverage to be provided to the person for whom they are providing services.

10. By signing the Agreement/Contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the Owner that all employees of the Contractor who will provide services on the Project will be covered by workers' compensation coverage for the duration of the Project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the Commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

11. The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor which entitles the Owner to declare the Agreement/Contract void if the Contractor does not remedy the breach within ten days after receipt of notice of breach from the Owner.

6.5.3 If insurance policies are not written for the amounts specified herein, Contractor shall carry Umbrella or Excess Liability Insurance for any differences in amounts specified. If Excess Liability Insurance is provided, it shall follow the form of primary coverage.

6.5.4 Insurance coverage required hereunder shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company, or otherwise acceptable to Owner.

6.5.5 **The Owner ("Williamson County, Texas"), its officials, employees and volunteers shall be named as an additional insured on all required policies.** These insurance policies shall contain the appropriate additional insured endorsement signed by a person authorized by that insurer to bind coverage on its behalf.

6.5.6 The furnishing of the above listed insurance coverage, as may be modified by the Agreement, must be tendered prior to execution of the Agreement/Contract, and in no event

later than ten (10) days from Notice of Award. Failure to provide the insurance in a timely fashion may result in loss of Contractor's bid bond.

6.5.7 Owner reserves the right to review the insurance requirements set forth herein during the Agreement and to make reasonable adjustments to the insurance coverage and their limits when deemed necessary and prudent by the Owner based upon changes in statutory law, court decisions, or the claims history of the industry as well as the Contractor.

6.5.8 Owner shall be entitled, upon request, and without expense, to receive complete copies of the policies with all endorsements and may make any reasonable requests for deletion, or revision or modification of particular policy terms, conditions, limitations, or exclusions, except where policy provisions are established by law or regulation binding upon the Parties or the underwriter of any of such polices. Damages caused by the Contractor and not covered by insurance shall be paid by the Contractor.

6.5.9 Contractor shall be responsible for payment of premiums for all of the insurance coverages required hereunder. Contractor further agrees that for each claim, suit or action made against insurance provided hereunder, with respect to all matters for which the Contractor is responsible hereunder, Contractor shall be solely responsible for all deductibles and self-insured retentions. Any deductibles or self-insured retentions over $75,000 in the Contractor's insurance must be declared and approved in writing by Owner in advance.

6.5.10 Contractor shall contractually require each person or entity with whom it contracts to provide services in relation to the Work, to comply with every insurance requirement that Contractor must comply with hereunder. More specifically, each person or entity with whom Contractor contracts to provide services on the in relation to the Work must comply with each insurance requirement hereunder just as if such person or entity was the Contractor. Thus, every reference to Contractor under each insurance requirement hereunder shall mean and include each person or entity with whom Contractor contracts to provide services in relation to the Work. If any such person or entity with whom Contractor contracts to provide services in relation to the Work fails to obtain, maintain or renew any insurance required by this Agreement, Owner may, among other remedies available hereunder or at law, obtain insurance coverage directly and recover the cost of that insurance from the Contractor or declare this Agreement void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the Owner.

ARTICLE 7 INDEMNITY:

7.1 INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, Contractor SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF OWNER'S CHOOSING), AND HOLD HARMLESS OWNER, AND OWNER'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF CONTRACTOR, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE PROJECT SITE

OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. CONTRACTOR HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OR THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF OWNER'S CHOOSING), AND HOLD HARMLESS OWNER, AND OWNER'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF CONTRACTOR OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

7.2 Except for the obligation of Owner to pay Contractor the Contract Price pursuant to the terms of this Agreement, and to perform certain other obligations pursuant to the terms and conditions explicitly set forth herein, Owner shall have no liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement. Notwithstanding any obligation or liability of Owner to Contractor, no present or future partner or affiliate of Owner or any agent, officer, director, or employee of Owner, or of the various departments comprising Owner, or anyone claiming under Owner has or shall have any personal liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement.

ARTICLE 8 WARRANTY:

8.1 Contractor hereby warrants that the materials and equipment provided for the Work will be of good quality and new unless otherwise required or permitted by the Owner; that the construction will be free from faults and defects; and that the construction will conform with the requirements of the plans, specifications, drawings and the terms of this Agreement.

8.2 Contractor shall provide warranty services for the Work for a **full twelve (12) months** following Final Completion and final payment. Just before the warranty period expires, Contractor shall attend an on-site meeting with the Owner to ensure that all warranty issues have been identified and properly remedied.

ARTICLE 9 PREVAILING WAGE RATE:

9.1 Duty to Pay Prevailing Wage Rates. The Contractor shall pay not less than the wage scale of the various classes of labor as shown on the "Prevailing Wage Schedule", as defined below. The specified wage rates are minimum rates only, and are not representations that qualified labor adequate to perform the Work is available locally at the prevailing wage rates. The Owner is not bound to pay—and will not consider—any claims for additional compensation made by any

Contractor because the Contractor pays wages in excess of the applicable minimum rate contained in the Agreement. The "Prevailing Wage Schedule" is not a representation that quantities of qualified labor adequate to perform the Work may be found locally at the specified wage rates.

9.1.2 For classifications not shown, workers shall not be paid less than the wage indicated for Laborers. The Contractor shall notify each worker commencing work on the Project of the worker's job classification and the established minimum wage rate required to be paid, as well as the actual amount being paid. The notice must be delivered to and signed in acknowledgement of receipt by the employee and must list both the monetary wages and fringe benefits to be paid or furnished for each classification in which the worker is assigned duties. When requested by Owner, competent evidence of compliance with the Texas Prevailing Wage Law shall be furnished by Contractor.

9.1.3 A copy of each worker wage rate notification shall be submitted to the Owner with the Application for Payment for the period during which the worker began on-site activities.

9.2 Prevailing Wage Schedule. Pursuant to Texas Government Code Section 2258.022(2), the general prevailing rate of per diem wages for each craft or type of worker needed to execute the Contract and the prevailing rate for legal holiday and overtime work shall be the most recent prevailing wage rate for Williamson County, Texas for building construction as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. Section 276a et seq.), and its subsequent amendments, which are published and can be obtained online at https://sam.gov/search/?index=dbra (the "Prevailing Wage Schedule"). Should the Contractor at any time become aware that a particular skill or trade not reflected on the Prevailing Wage Schedule will be or is being employed in the Work, whether by the Contractor or by a subcontractor, the Contractor shall promptly inform the Owner and shall specify a wage rate for that skill or trade, which shall bind the Contractor.

9.3 Penalty for Violation. The Contractor and any Subcontractor shall pay to the Owner a penalty of sixty dollars ($60.00) for each worker employed for each calendar day, or portion thereof, that the worker is paid less than the wage rates stipulated in the Prevailing Wage Schedule or any supplement or update thereto pursuant to previsions above. The Contractor and each Subcontractor shall keep, or cause to be kept, an accurate record showing the names and occupations of all workers employed in connection with the Work, and showing the actual per diem wages paid to each worker, which records shall be open at all reasonable hours for the inspection by the Owner.

9.4 Complaints of Violations of Prevailing Wage Rates. Within thirty-one (31) days of receipt of information concerning a violation of Texas Government Code, Chapter 2258, the Owner shall make an initial determination as to whether good cause exists to believe a violation occurred. The Owner's decision on the initial determination shall be reduced to writing and sent to the Contractor or Subcontractor against whom the violation was alleged, and to the affected worker. When a good cause finding is made, the Owner shall retain the full amounts claimed by the claimant or claimants as the difference between wages paid and wages due under the Prevailing

Wage Schedule and any supplements thereto, together with the applicable penalties, such amounts being subtracted from successive progress payments pending a final decision on the violation.

9.5 Arbitration Required if Violation not Resolved. After the Owner makes its initial determination, the affected Contractor or Subcontractor and worker have fourteen (14) days in which to resolve the issue of whether a violation occurred, including the amount that should be retained by Owner or paid to the affected worker. If the Contractor or Subcontractor and affected worker reach an agreement concerning the worker's claim, the Contractor shall promptly notify the Owner in a written document signed by the worker. If the Contractor or Subcontractor and affected worker do not agree before the fifteenth (15th) day after the Owner's determination, the Contractor or Subcontractor and affected worker must participate in binding arbitration in accordance with the Texas General Arbitration Act, Chapter 171, Tex. Civ. Prac. & Rem. Code. The parties to the arbitration have ten (10) days after the expiration of the fifteen (15) days referred to above, to agree on an arbitrator; if by the eleventh (11th) day there is no agreement to an arbitrator, a district court shall appoint an arbitrator on the petition of any of the parties to the arbitration.

9.6 Arbitration Award. If an arbitrator determines that a violation has occurred, the arbitrator shall assess and award against the Contractor or Subcontractor the amount of penalty as provided herein and the amount owed the worker. The Owner may use any amounts retained hereunder to pay the worker the amount as designated in the arbitration award. If the Owner has not retained enough from the Contractor or Subcontractor to pay the worker in accordance with the arbitration award, the worker has a right of action against the Contractor and Subcontractor as appropriate, and the surety of either to receive the amount owed, attorneys' fees and court costs. The Contractor shall promptly furnish a copy of the arbitration award to the Owner.

9.7 Prevailing Wage Retainage. Money retained pursuant to this section shall be used to pay the claimant or claimants the difference between the amount the worker received in wages for labor on the Project at the rate paid by the Contractor or Subcontractor and the amount the worker would have received at the general prevailing wage rate as provided by the agreement of the claimant and the Contractor or Subcontractor affected, or in the arbitrator's award. The full statutory penalty of sixty dollars ($60.00) per day of violation per worker shall be retained by the Owner to offset its administrative costs, pursuant to Texas Government Code, §2258.023. Any retained funds in excess of these amounts shall be paid to the Contractor on the earlier of the next progress payment or final payment. Provided, however, that the Owner shall have no duty to release any funds to either the claimant or the Contractor until it has received the notices of agreement or the arbitration award as provided in this section.

9.8 No Extension of Time. If the Owner determines that good cause exists to believe a violation has occurred, the Contractor shall not be entitled to an extension of time for any delay arising directly or indirectly from of the procedures set forth in this section.

ARTICLE 10 BONDS:

10.1 Performance Bond. Upon execution of this Agreement, Contractor shall provide a Performance Bond in the amount of 100% of the Contract Price. The surety for a Performance Bond shall meet the requirements of Texas law and the requirements set forth in the Agreement.

10.2 Payment Bond. Upon execution of this Agreement, Contractor shall provide a Payment Bond in the amount of 100% of the Contract Price, as security for the true and faithful payment in full of all subcontractors and persons performing labor, services, materials, machinery, and fixtures in connection with the Work. The surety for a Payment Bond shall meet the requirements of Texas law and the requirements set forth in the Agreement.

10.3 Warranty Bond. Upon Final Completion, Contractor shall provide a Warranty Bond in the amount of 20% of the Contract Price, as security for the true and faithful performance of all warranties set forth in the Agreement.

ARTICLE 11 TERMINATION OR SUSPENSION OF THE AGREEMENT

11.1 Termination by Contractor

If one of the reasons described below exists, the Contractor may, upon thirty (30) business days written notice to the Owner, terminate the Agreement and recover from the Owner payment for Work executed, including reasonable overhead, profit, and costs incurred by reason of such termination:

11.1.1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

11.1.2 An act of government, such as a declaration of national emergency that requires all Work to be stopped;

11.1.3 Because the Owner has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in the Agreement, or because the Owner has not made payment on an undisputed Certificate for Payment within the time stated in the Agreement; or

11.1.4 If the Work is stopped for a period of ninety (90) consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Agreement.

11.2 Termination by the Owner for Cause

11.2.1 The Owner may terminate the Agreement if the Contractor:

11.2.1.1 Fails to commence the Work in accordance with the provisions of the Agreement;

11.2.1.2 Fails to prosecute the Work to completion thereof in a diligent, efficient, timely, workmanlike, skillful and careful manner and in strict accordance with the provisions of the Agreement;

11.2.1.3 Fails to use an adequate amount or quality of personnel or equipment to complete the Work without undue delay;

11.2.1.4 Fails to perform any of its obligations under the Agreement;

11.2.1.5 Fails to make prompt payments when due to its Subcontractors and Suppliers, or as required by **Texas Government Code, Chapter 2251**;

11.2.1.6 Files any petition or other pleading seeking any relief under any provisions of the Federal Bankruptcy Act, as amended, or any other federal or state statute or law providing for reorganization of debts or other relief from creditors, permits a receiver or other person to be appointed on account of its insolvency or financial condition, or becomes insolvent;

11.2.1.7 Creates any situation or state of facts which would authorize or permit an involuntary petition in bankruptcy to be filed against Contractor; or

11.2.1.8 Has not met or in Owner's opinion will not meet the dates of Substantial Completion set forth in the Agreement.

11.2.2 When any of the reasons under **Paragraph 11.2.1** exist, the Owner, in its sole and absolute discretion, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, **thirty (30) calendar days** written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety, exclude the Contractor from the Project site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor; accept assignment of subcontracts of Contractors subcontractors; and finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

11.2.3 When the Owner terminates the Agreement for one of the reasons stated in **Paragraph 11.2.1**, the Contractor shall not be entitled to receive further payment until the Work is finished. In the event that it is determined that sufficient cause did not exist for termination under this **Section 11.2**, then the termination shall be considered a termination for convenience, under **Section 11.4**, below.

11.2.4 If the unpaid balance of the Contract Price exceeds costs of finishing the Work, including compensation for expenses made necessary thereby, and other damages and costs incurred by the Owner in finishing the Work and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner.

11.3 Suspension by the Owner for Convenience

11.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

11.3.2 The Contract Price and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in **Paragraph 11.3.1**. Adjustment of the Contract Price shall include profit. No adjustment shall be made to the extent:

11.3.2.1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or

11.3.2.2 that an equitable adjustment is made or denied under another provision of the Agreement.

11.4 Termination by the Owner for Convenience

11.4.1 The Owner may, at any time, terminate the Agreement for the Owner's convenience and without cause.

11.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall

11.4.2.1 Cease operations as directed by the Owner in the notice;
11.4.2.2 Take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
11.4.2.3 Except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

11.4.3 Upon Owner's termination for convenience, costs of the Work executed, including reasonable overhead and profit, incurred to and including the date of termination, will be due and payable to Contractor in accordance with the Agreement.

ARTICLE 12 MISCELLANEOUS PROVISIONS

12.1 Interest and Late Payments. Owner's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. Interest charges for any overdue payments shall be paid by Owner in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of Owner's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears in an invoice/application for payment submitted by Contractor, Owner shall notify Contractor of the error not later than the twenty first (21st) day after the date Owner receives the invoice/application for payment. If the error is resolved in favor of Contractor, Contractor shall be entitled to receive interest on the unpaid balance of the invoice/application for payment submitted by Contractor beginning on the date that the payment for the invoice/application for payment became overdue. If the error is resolved in favor of the Owner, Contractor shall submit a corrected invoice/application for payment that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice/application for payment is not paid by the appropriate date.

12.2 Audits. Contractor agrees that Owner or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right

to examine and photocopy any and all books, documents, papers and records of Contractor which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Contractor agrees that Owner shall have access during normal working hours to all necessary Contractor facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. Owner shall give Contractor reasonable advance notice of intended audits.

12.3 Assignment. This Agreement is a personal service contract for the services of Contractor, and Contractor's interest in this Agreement, duties hereunder and/or fees due hereunder may not be assigned or delegated to a third party.

12.4 Governing Law and Venue. This Agreement and all of the rights and obligations of the parties and all of the terms and conditions shall be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Texas without reference to its conflicts of law provisions. Williamson County, Texas where the Project is located shall be the sole place of venue for any legal action arising from or related to this Agreement or the Project in which the Owner is a party.

12.5 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective permitted assigns and successors.

12.6 Notices. All notices, consents, approvals, demands, requests or other communications relied on by the parties shall be in writing. Written notice shall be deemed to have been given when delivered in person to the designated representative of the Contractor or Owner for whom it is intended; or sent by U. S. Mail to the last known business address of the designated representative.

12.7 Severability. Should any term or provision of this Agreement be held invalid or unenforceable in any respect, the remaining terms and provisions shall not be affected and this Agreement shall be construed as if the invalid or unenforceable term or provision had never been included.

12.8 Relationship of the Parties. GC shall be an independent contractor under this Contract and shall assume all of the rights, obligations, liabilities, applicable to it as such independent contractor hereunder and any provisions in this Contract which may appear to give County the right to direct GC as to details of doing the Work herein covered or to exercise a measure of control over the Work shall be deemed to mean that GC shall follow the desires of County in the results of the Work only. County shall not retain or have the right to control the GC's means, methods or details pertaining to the GC's performance of the Work described herein, nor shall County have the power to direct the order in which GC's Work is performed under this Contract. County and GC hereby agree and declare that GC is an independent contractor and, as such, meets the qualifications of an Independent Contractor under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, that the GC is not an employee of County for purposes of this Contract, and that the GC and its employees, agents and sub-subcontractors shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by County.

12.9 Force Majeure. If the party obligated to perform is prevented from performance by an act of war, order of legal authority, act of God, or other unavoidable cause not attributable to the fault or negligence of said party, the other party shall grant such party relief from the performance of this Agreement. The burden of proof for the need of such relief shall rest upon the party obligated to perform. To obtain release based on force majeure, the party obligated to perform shall file a written request with the other party.

12.10 No Waiver of Sovereign Immunity. Nothing herein shall be construed as a waiver of sovereign immunity by Owner.

12.11 Current Revenues. Under Texas law, a contract with a governmental entity that contains a claim against future revenues is void; therefore, each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

12.12 Compliance with Laws. Contractor shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. When required, Contractor shall furnish the Owner with certification of compliance with said laws, statutes, ordinances, rules, regulations, orders, and decrees above specified.

12.13 Entire Agreement & Incorporated Documents; Conflicting Terms. This Agreement constitutes the entire agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties.

The following documents shall comprise the Contract Documents:

1. This Agreement between Owner and Contractor;
2. Exhibit "A" – Plans and Specifications;
3. Addenda issued prior to the Effective Date of this Agreement;
4. The Request for Proposal/Invitation for Bids documents defined in Williamson County RFP#25RFCSP50;
5. Contractor's Proposal/Bid submitted in response to Williamson County RFP#25RFCSP50; and
6. All Change Orders and any other Modifications issued after the Effective Date of this Agreement.

In the event of a dispute or conflict relating to the terms and conditions of the Contract Documents, applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence:

1. This Agreement between Owner and Contractor;
2. Exhibit "A" – Plans and Specifications;
3. Addenda issued prior to the Effective Date of this Agreement;

4. The Request for Proposal/Invitation for Bids documents defined in Williamson County RFP#25RFCSP50;
5. Contractor's Proposal/Bid submitted in response to Williamson County RFP#25RFCSP50; and
6. All Change Orders and any other Modifications issued after the Effective Date of this Agreement.

BY SIGNING BELOW, the Parties have executed and bound themselves to this Agreement to be effective as of the date of the last party's execution hereof.

OWNER:

WILLIAMSON COUNTY, TEXAS,
a political subdivision of the state of Texas

By: _____

Printed Name: _____

Title: _____

Date: _____

CONTRACTOR:

Trimbuilt Construction, Inc

By: _____

Printed Name: Larry Tuckett

Title: President

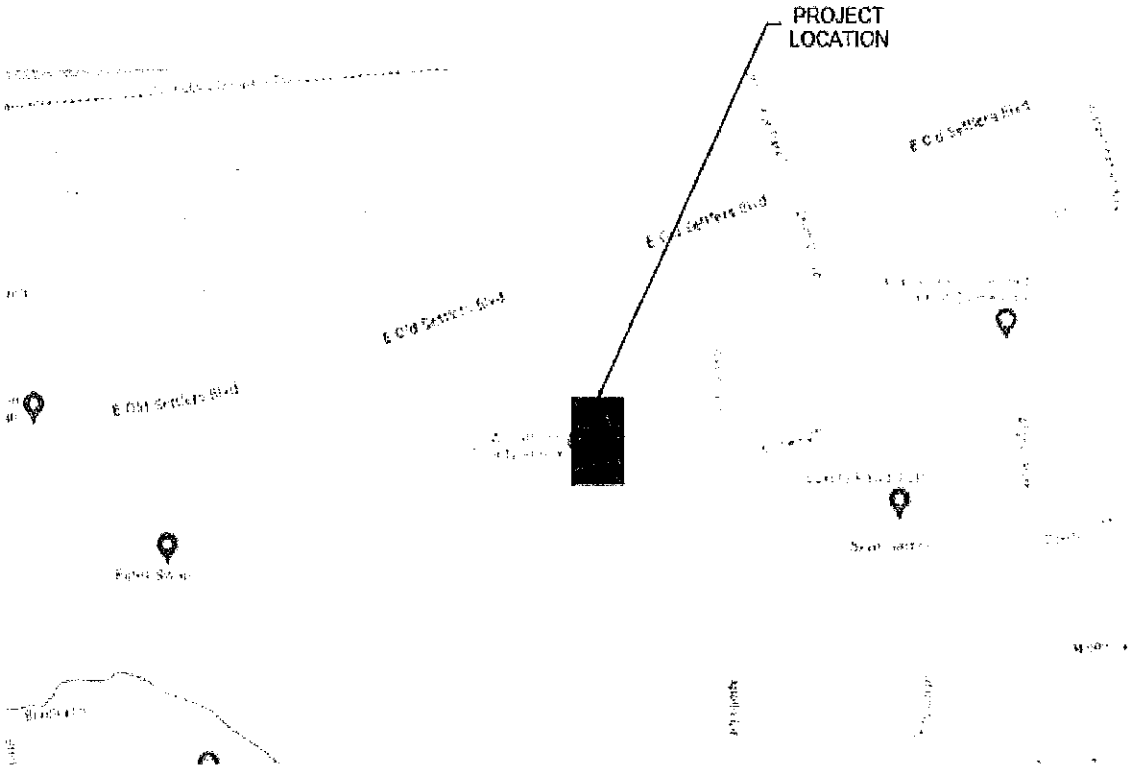
Date: 6-23-2025

Exhibit "A"

Plans and Specifications

Location of Project: Jester Annex, 1801 E. Old Settlers Blvd, Round Rock, TX 78664

Scope of Work: Owner's Project is to upgrade the air conditioning system at Williamson County Jester Annex by converting the current HVAC system from DX to chilled water. The Project envelopes two (2) of the three (3) units with provision made to replace the third unit at a future date. The Project includes all utilities, drainage, roadways, parking, landscaping and walkways to structures, and landscaping associated with structures.



6/18/2025

PLANS AND SPECIFICATIONS

WILCO
FACILITIES MANAGEMENT

All Work provided are to be performed in conjunction with the A/E and Owner.

Architects and Engineers (A/E)
Owner's designated A/E has prepared the construction documents for the Project and has full responsibility for complying with, the laws relating to architectural and engineering services in Texas including, but not limited to the Texas Engineering Practice Act (Occupations Code Chapters 1001 and 1051), as applicable.

Personnel
In addition to the terms and conditions of the Agreement, Contractor shall

- Maintain a staff of properly trained and experienced personnel to ensure satisfactory performance under this Agreement.
- Assign to Owner a designated representative who will be responsible for the coordination and administration of Owner's requirements.
- Provide a superintendent on the job full time (all day/all working days) from the start of construction through substantial completion. After substantial completion, on-site contractor supervision will be required at any time work is under way at the site.

Project Execution

Except as otherwise set forth in the Agreement and other Contract Documents, Owner shall provide or contract for, independently of Contractor, the inspection services, the testing of construction materials engineering, and the verification testing services necessary for acceptance of the Project by Owner.

Construction Cost

In addition to the terms and conditions of the Agreement, Contractor shall:

- Complete accounting records of work performed on the Project
- Review all pay requests and process for payment through A/E
- Review and prepare summary application for payment based on the Contractors' Certificate of Payment and material vendors' invoicing
- Coordinate change orders, verify subcontractors' estimates as reasonable and accurate, secure Owner's approval before change order work is completed
- Provide all necessary materials, facilities, and ancillary services (such as cleanup) necessary for provision of the Work not being provided by the subcontractor(s) when necessary for the performance of the Work during construction and for completion of the construction

Construction Scheduling

In addition to the terms and conditions of the Agreement, Contractor shall:

- Review Owner's anticipated opening date and develop Project schedule
- Sequence schedule to support contract documents and opening date and recommend any necessary corrective actions
- Attend milestone review meetings with Owner and Project team immediately before commencing each Project phase
- At the milestone review meetings, assist Owner in identifying goals for the upcoming work, examine the performance of the Project team against the goals in the preceding phase, and propose corrective measures as necessary or appropriate.
- Coordinate and expedite the ordering and delivery of materials, especially those requiring a long lead time

Construction Administration

In addition to the terms and conditions of the Agreement, Contractor shall:

- Provide on-site job trailer, temporary fencing, temporary utilities, and other services as appropriate
- Schedule, conduct, and report with the A/E on weekly meetings with subcontractors
- Require safety programs and certificates of insurance from subcontractors
- Monitor and supervise safety programs of subcontractors and verify compliance with laws and regulations
- Coordinate interpretation of the meaning and intent of drawing and specification and assist in resolution of questions
- Review all shop drawings and submittals from subcontractors
- Keep records of all documents at the job site, including red-line changes
- Administer construction contracts prepared by Owner
- Coordinate necessary testing services
- Record progress of Project

Fulltime Onsite Supervision

In addition to the terms and conditions of the Agreement, Contractor shall:

- Provide an experienced Construction Field Superintendent on site daily, every workday, to monitor work and progress of the Project
- Manage subcontractor performance
- Monitor and enforce Owner construction conditions
- Provide visual inspections of workmanship and special inspections as needed to verify quality of work, and maintenance to specifications
- Provide written progress reports to Owner and A/E submitted weekly during contractor meetings

- Arrange for delivery and storage of all material purchased by Owner
- Coordinate contract scheduling, monitor contractor labor force, verify delivery of contractor materials

Disputes and Resolution

In addition to the terms and conditions of the Agreement, Contractor shall:

- Assist Owner and A/E with review and management of claims
- Mediate conflicts between Contractor and Owner, if necessary
- Mediate conflicts between A/E and Owner, if necessary

Project Close Out

In addition to the terms and conditions of the Agreement, Contractor shall:

- Supervise subcontractors' final testing and start-up of utilities, operations systems and equipment
- Walk through and prepare "punch list" with Owner, A/E and consulting engineers
- Participate in final inspection with Owner and A/E
- Prepare equipment operational manuals and provide preventive maintenance plan
- Verify appropriate training and in-service has been provided by subcontractors for Owner
- Supervise completion of punch list items
- Compile all product data, samples, warranties, owner manuals, red line drawings, keys, maintenance stock, extra materials, and other information or materials to be provided to Owner
- Coordinate Project substantial completion and final payments with A/E and Owner

Plans, Drawings and Specifications

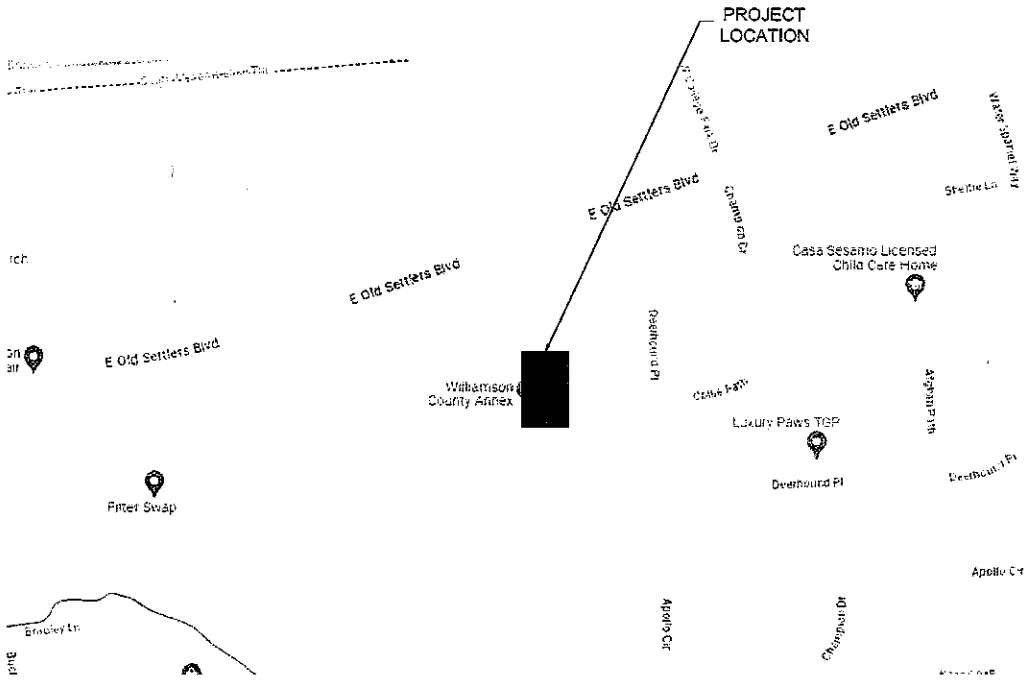
Attached below:

WILLIAMSON COUNTY JESTER ANNEX
ROOFTOP HVAC UNIT REPLACEMENT

ISSUED FOR PERMIT
JULY 25, 2024

RAMIREZ-SIMON ENGINEERING, LLC
9805 Whithorn Drive
Houston, Texas 77095
Main: 832.261.1420
Texas Registered Engineering Firm F-14781

GESSNER ENGINEERING
Corporate Office: 401 W 26th Street,
Bryan, Texas, 77803
Main: 1.877.437.7637
Firm Registration Numbers: TBPE F-7451,
TBPLS F-10193910



VICINITY MAP

APPLICABLE CODES AND STANDARDS:

NFPA 1 - FIRE CODE (2020)
NFPA 101 - LIFE SAFETY CODE (2020)
NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE (2020)
INTERNATIONAL BUILDING CODE (IBC 2021)
INTERNATIONAL FIRE CODE (IFC 2021)
INTERNATIONAL MECHANICAL CODE (IMC 2021)
INTERNATIONAL PLUMBING CODE (IPC 2021)
INTERNATIONAL EXISTING BUILDING CODE (2021)
INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2018)
NATIONAL ELECTRICAL CODE (NEC 2021)

	SHEET LIST
SHEET NO.	SHEET TITLE
G001	GENERAL INFORMATION
G201	GENERAL CEILING PLAN
C000	NOTES
C100	SITE PLAN
C200	DEMO PLAN
C300	EROSION CONTROL
C301	EROSION CONTROL NOTES
C400	DETAILS
S001	STRUCTURAL NOTES
S002	STRUCTURAL NOTES
S101	FOUNDATION PLAN
S112	ROOF PLAN
S501	FOUNDATION DETAILS
S502	ROOF FRAMING DETAILS
S503	CMU FRAMING DETAILS
M001	MECHANICAL LEGEND AND GENERAL INFORMATION
MD201	MECHANICAL DEMOLITION FLOOR PLAN - AREA B
MD202	MECHANICAL DEMOLITION ROOF PLAN - AREA B
M201	MECHANICAL RENOVATION FLOOR PLAN - AREA A
M202	MECHANICAL RENOVATION FLOOR PLAN - AREA B
M203	MECHANICAL RENOVATION ROOF PLAN - AREA B
M301	MECHANICAL RENOVATION PIPING FLOOR PLAN - AREA B
M302	MECHANICAL RENOVATION PIPING FLOOR PLAN - AREA C
M303	MECHANICAL RENOVATION PIPING ROOF PLAN - AREA B
M401	MECHANICAL RENOVATION ENLARGED PIPING PLAN
M501	MECHANICAL DETAILS
M502	MECHANICAL DETAILS
M503	MECHANICAL DETAILS
M504	MECHANICAL DETAILS
M701	MECHANICAL SCHEDULES
M702	MECHANICAL SCHEDULES
M801	MECHANICAL CONTROLS
M802	MECHANICAL CONTROLS
M803	MECHANICAL CONTROLS
M804	MECHANICAL CONTROLS
E001	ELECTRICAL LEGEND
E002	ELECTRICAL GENERAL NOTES
ED201	ELECTRICAL DEMOLITION FLOOR PLAN - AREA B
ED202	ELECTRICAL DEMOLITION ROOF PLAN - AREA B
ED401	ELECTRICAL ENLARGED DEMOLITION PLAN
ED501	ELECTRICAL DEMOLITION ONE-LINE DIAGRAM
E201	ELECTRICAL RENOVATION FLOOR PLAN - AREA B
E202	ELECTRICAL RENOVATION FLOOR PLAN - AREA C
E203	ELECTRICAL RENOVATION ROOF PLAN - AREA B
E401	ELECTRICAL ENLARGED RENOVATION PLAN
E402	ELECTRICAL ENLARGED RENOVATION PLAN
E501	ELECTRICAL DETAILS
E502	ELECTRICAL DETAILS
E601	ELECTRICAL RENOVATION ONE LINE DIAGRAM
E602	ELECTRICAL GROUNDING RISER DIAGRAM
E701	ELECTRICAL SCHEDULES
E702	ELECTRICAL SCHEDULES
E703	ELECTRICAL SCHEDULES
P001	PLUMBING LEGEND AND GENERAL INFORMATION
PD201	PLUMBING DEMOLITION ROOF PLAN - AREA B
PU201	PLUMBING RENOVATION UNDERFLOOR PLAN - AREA B
P201	PLUMBING RENOVATION FLOOR PLAN - AREA B
P202	PLUMBING RENOVATION ROOF PLAN - AREA B
P501	PLUMBING DETAILS
P601	PLUMBING GAS RISER PLAN
P701	PLUMBING SCHEDULES

FULL SIZE SHEET: 22X34

Ramirez - Simon Engineering, LLC
Mechanical • Electrical • Plumbing
Texas Registered Engineering Firm F-14781
9805 Whithorn Dr. | Houston, TX 77095
Office: 832.261.1420

SEAL

STATE OF TEXAS
MARK C. CLAYPOOL
147201
LICENSED
PROFESSIONAL ENGINEER
7/25/2024

CONSULTANTS

GESSNER
CORPORATE OFFICE
401 W 26TH STREET
BRYAN, TEXAS 77803
1.877.GESSNER (437.7637)
www.gessnerengineering.com
FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10259910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

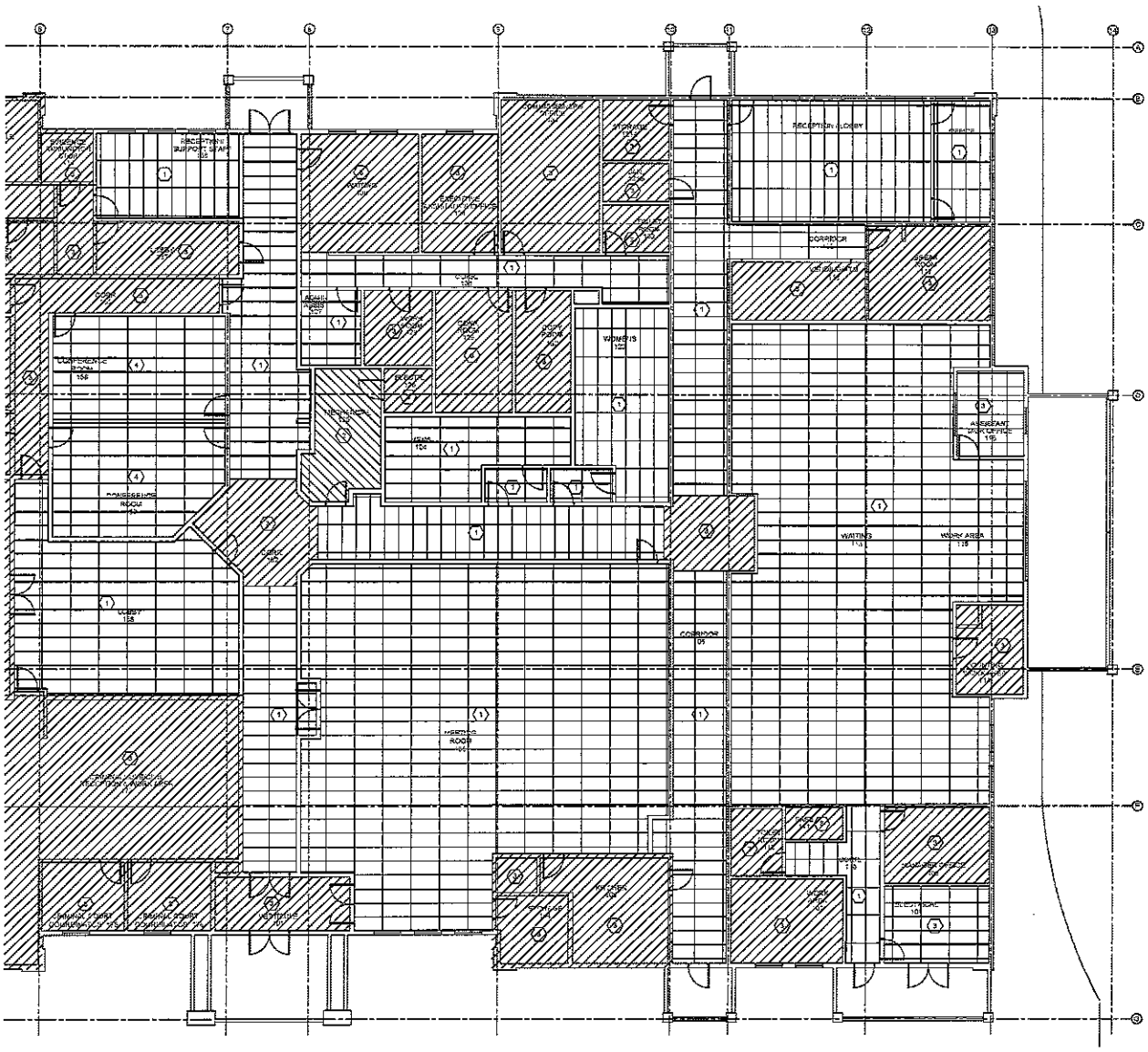
RSE PROJECT NO: 1479

SHEET TITLE

GENERAL INFORMATION

SHEET NUMBER

G001



1 GENERAL CEILING PLAN – AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

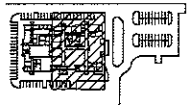
B. PROVIDE LAMINATED TERMINAL UNIT AND HEATING WATER VALVE IDENTIFICATION TAGS ON CEILING GRID. TAGS SHALL BE LOCATED ON GRID FOR BUILDING MAINTENANCE PERSONNEL TO QUICKLY IDENTIFY LOCATION OF TERMINAL UNITS AND VALVES.

C. CEILING PLAN IS DIAGRAMMATIC AND IS NOT INTENDED FOR EXACT PLACEMENT OF CEILING TILES. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS.

SHEET KEYED NOTES

1. REMOVE AND REPLACE EXISTING CEILING TILES WITH ROCKFON, ARTIC 601 2X4, EXISTING CEILING GRID TO BE REMAIN AND BE PROTECTED, CEILING GRID TO BE REPAIRED AS REQUIRED.
2. DEMOLISH EXISTING CEILING AND ASSOCIATED GRID.
3. EXISTING CEILING TILES AND GRID TO REMAIN.
4. REMOVE AND REPLACE EXISTING CEILING TILES WITH ROCKFON, ARTIC 601 2X4, EXISTING CEILING GRID TO BE REMAIN AND BE PROTERTED, CEILING GRID TO BE REPAIRED AS REQUIRED. EXISTING HARD CEILING AROUND ROOM PERIMEYER SHALL BE PROTECTED AND REMAIN.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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Mechanical • Electrical • Plumbing
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9805 Whitharn Dr. | Houston, TX 77093
Office: 832.261.1420

SEAL



7/25/2024

CONSULTANTS

GESSNER
CORPORATE OFFICE
401 W 15TH STREET
BRYAN, TEXAS 77803
1.877.GESSNER (437.7637)
FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10159910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1478

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO. 1478

SHEET TITLE

GENERAL CEILING PLAN - AREA B

SHEET NUMBER

G201

GENERAL NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST PROVIDE SUBMITTALS OF PROPOSED CONSTRUCTION MATERIALS FOR REVIEW BY THE DESIGN ENGINEER A MINIMUM OF 14 DAYS PRIOR TO PURCHASE/USE.
2. A PRE-CONSTRUCTION MEETING WILL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TIME AND LOCATION TO BE DETERMINED BY WILLIAMSON COUNTY.
3. ALL BOUNDARY, TOPOGRAPHIC INFORMATION, AND SURVEY CONTROL WAS COMPLETED IN FEBRUARY, 2024 BY GESSNER ENGINEERING. CHANGES IN SITE OR FIELD CONDITIONS MAY HAVE OCCURRED.
4. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
5. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY/PROPERTY OWNERS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.
7. ALL ITEMS SHOWN ON THESE PLANS ARE ASSUMED NEW/PROPOSED UNLESS DESIGNATED ON SHOWN AS EXISTING AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR INCLUSIVE OF ANY MATERIALS, LABOR, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SITE ELEMENT. ALL ITEMS NECESSARY FOR PROPER COMPLETION OF THE WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK.
8. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. OWNER, SURVEYOR, AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, COMMUNICATION LINES, ELECTRICAL LINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA, WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION.
9. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES, AND UTILITY SERVICES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL NOTIFY TEXAS811 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITY AT 811 OR HTTP://WWW.TEXAS811.ORG. THE CONTRACTOR SHALL ALSO NOTIFY APPLICABLE UTILITY COMPANIES THAT HAVE UTILITY LINES ON OR IN THE GENERAL VICINITY OF THIS PROJECT SITE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND REGULATIONS. WHERE DISCREPANCIES EXIST AMONG THESE GUIDELINES, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
12. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS WITHIN PLANS OR SPECIFICATIONS, AND AWAIT WRITTEN INSTRUCTION FROM ENGINEER OR ARCHITECT PRIOR TO STARTING CONSTRUCTION.
13. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL WELL AS INSPECTION APPROVALS.
14. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF RED-LINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
15. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN, REMOVE, AND PROPERLY DISPOSE OF ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
16. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
17. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE PROPERTY OWNER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE SITE IS REQUIRED TO PICK UP LITTER DAILY, OR AS REQUIRED, PRIOR TO AND DURING DEMOLITION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTER SHALL BE SUPPLIED BY THE CONTRACTOR.
19. CONTRACTOR IS TO CONFINE ALL WORK TO OWNER'S PROPERTY. NO CONSTRUCTION ACTIVITY IS ALLOWED ON OR THROUGH PRIVATE PROPERTY UNLESS AUTHORIZED BY EASEMENT OR OTHER DOCUMENTED AGREEMENT. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
20. ALL EXISTING UTILITY APPURTENANCES (VALVE BOXES, FIRE HYDRANTS, MANHOLE RING AND COVER, JUNCTION BOX RING AND COVER, ETC) SHALL BE ADJUSTED TO FINAL GRADES.
21. ALL CONSTRUCTION OPERATIONS FOR THIS PROJECT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
22. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
23. THESE PLANS, PREPARED BY GESSNER ENGINEERING, DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR HIS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THE WORK.
24. CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ALL JOB SITE SAFETY, FOR MANAGEMENT OF JOB SITE PERSONNEL FOR SUPERVISION OF THE USE OF JOB SITE EQUIPMENT AND FOR DIRECTION OF ALL CONSTRUCTION PROCEDURES, METHODS, AND ELEMENTS REQUIRED TO COMPLETE THE CONSTRUCTION OF THIS PROPOSED IMPROVEMENTS

TRAFFIC CONTROL NOTES:

1. ALL TRAFFIC CONTROL DEVICES AND TRAFFIC MANAGEMENT SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF TMUTCD PART VI.
2. ALL CONSTRUCTION BARRICADES, SIGNS, MARKINGS, CHANNELIZING DEVICES, AND SPACING SHALL BE IN ACCORDANCE TO THE LATEST VERSION OF TXDOT BARRICADE AND CONSTRUCTION STANDARDS BC (1-12).
3. ALL EXISTING TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE MAINTAINED ON VISIBLE LOCATIONS DURING CONSTRUCTION UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. THE CONTRACTOR SHALL RESTORE OR REPLACE (AT THE DISCRETION OF THE ENGINEER) SIGNS AND PAVEMENT MARKING OR SIGNALS DAMAGED DURING CONSTRUCTION OPERATIONS, INCLUDING RAISED PAVEMENT MARKERS (RPMS) AND CHIP SEAL MARKERS.
4. ACCESS TO DRIVEWAYS ADJACENT TO THE CONSTRUCTION/WORK ZONE SHALL BE MAINTAINED AT ALL TIMES AS MUCH AS POSSIBLE. ADDITIONAL OBLIGATIONS MAY BE REQUIRED TO ELIMINATE THE DRIVEWAY ACCESS ROUTES THROUGH THE CONSTRUCTION WORK ZONE. A MINIMUM OF ONE TRAVEL LANE SHALL BE MAINTAINED ACROSS THE DRIVEWAYS, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM ENGINEER.
5. AT THE END OF EACH WORKING DAY, DURING NON-ACTIVE CONSTRUCTION PERIODS, AND AT ANY TIME A FLAGGER IS NOT PRESENT, TCP DEVICES SHALL BE REMOVED.
6. CONTRACTOR TO COORDINATE ANY NECESSARY ROAD CLOSURES WITH LOCAL RESIDENTS, BUSINESSES, AND EMERGENCY SERVICES.

DEMOLITION NOTES:

1. AREAS BENEATH REMOVED PAVEMENT SHALL BE CLEARED OF ALL LOOSE OR DISTURBED MATERIAL AND WATER. THE AREA SHALL BE PROOF-ROLLED AND ANNUALLY COMPACTED OR REPLACED WITH SIMILAR MATERIALS PRIOR TO NEW PAVEMENT PLACEMENT PER SPECIFICATIONS.
2. UNDER ALL IMPROVEMENTS, ALL ITEMS ARE TO BE REMOVED UNLESS OTHERWISE INDICATED. REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS BUT ALL UNDERGROUND ELEMENTS FOR UTILITIES UNLESS OTHERWISE INDICATED. DURING CLEARING AND GRUBBING ACTIVITIES WHERE TREES AND BRUSH ARE TO BE REMOVED, REMOVE THE TOTAL EXTENT OF THEIR ROOT SYSTEMS.
3. UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL MATERIALS AND DEBRIS DEMOLISHED AND/OR REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER, ARCHITECT, & ENGINEER. ON-SITE BURNING WILL NOT BE PERMITTED.
4. ALL EXCESS TOPSOIL AND CUT MATERIAL IS TO BE HAULED OFF AND DISPOSED OF OFF-SITE.
5. CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC OR PRIVATE RIGHT OF WAYS AND IS RESPONSIBLE FOR CLEANUP IF SUCH OCCURS. CONTRACTOR IS TO ENSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ON TO ANY PUBLIC OR PRIVATE STREETS OR LAND AND IS RESPONSIBLE FOR SITE CLEANUP AFTER EACH DAYS WORK. CONTRACTOR IS TO MAINTAIN USE OF BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING EXISTING STORM SEWER OR DOWNSTREAM CHANNEL AREAS. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION PERIOD AND UNTIL GRASS IS ESTABLISHED
6. CONTRACTOR TO PROTECT INDICATED EXISTING TREES TO REMAIN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
7. CONTRACTOR IS TO PROTECT ALL EXISTING TREES INDICATED TO REMAIN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNLESS OTHERWISE NOTED IN THE PLANS.

DIMENSION CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF PROJECT PLANS FOR CONSTRUCTION PURPOSES, WITH THE PERMISSION OF THE OWNER. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY GESSNER ENGINEERING, FOR THIS PROJECT IS CONSIDERED BY GESSNER ENGINEERING TO BE INSTRUMENTS OF SERVICE. ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THE MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THIS DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT GESSNER ENGINEERING, UPON RELEASE OF SUCH DATA, IS NOT LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
2. ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF THE IMPROVEMENTS.
3. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.

GRADING NOTES:

1. ALL UNPAVED AREAS SHALL BE ADEQUATELY GRADED TO DRAIN AT A MINIMUM OF 2.0% SLOPE, UNLESS OTHERWISE NOTED, SO THAT NO PONDING OCCURS.
2. WHEN TOP OF CURB ELEVATIONS ARE SHOWN, THE CURB IS A STANDARD 6" CURB, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE GRADING PLAN MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS AND STRUCTURES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY MODIFICATIONS.
4. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
5. THE APPROVAL OF THE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM AFFECTED PROPERTY OWNER(S). ANY ADJACENT PROPERTY OR RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO EXISTING CONDITIONS OR BETTER.
6. FILL MATERIAL FOR NON-STRUCTURAL AREAS (5 FOOT OUTSIDE OF EDGE OF PAVEMENT, BACK OF CURB, OR IMPROVED AREAS) SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND COMPACTED TO A UNIFORM DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) WITH A MOISTURE CONTENT OF +/-2% OF OPTIMUM.
7. COMPACTION AND MOISTURE CONTROL SHALL BE VERIFIED BY IN-PLACE DENSITY TEST FOR EACH LIFT, 1 TEST PER 4,000 SF OF FILL PLACED, WITH A MINIMUM OF 3 TEST PER LIFT.
8. PRIOR TO REVEGETATION OPERATIONS, CONTRACTOR TO SPREAD/REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" MINIMUM.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING (INCLUDING TEMPORARY IRRIGATION IN AREAS NOT RECEIVING PERMANENT IRRIGATION), MAINTENANCE, AND ESTABLISHMENT OF VEGETATION FOR A PERIOD OF 90 DAYS. CONTRACTOR TO GUARANTEE ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET. SECOND APPLICATION OF SEED OR HYDROMULCH IS REQUIRED FOR BARE SPOTS NOT MEETING COVERAGE REQUIREMENT WITHIN 30 DAYS OF INITIAL APPLICATION.
10. ALL DISTURBED AREAS NOT TO BE PAVED OR NOT INCLUDED IN THE LANDSCAPE SCOPE ARE TO BE PREPARED AND HYDROMULCH OR SEEDED FOR PERMANENT ESTABLISHMENT OF VEGETATION. PRIOR TO HYDROMULCHING, CONTRACTOR IS TO REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" MINIMUM. TOPSOIL TO BE HARLEVELED/TILLED TO A DEPTH OF 4" PRIOR TO SEEDING OR INSTALLATION OF SOD. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL PROVIDE POSITIVE DRAINAGE.
11. CONTRACTOR SHALL MAINTAIN EROSION CONTROL LINTS. ALL LANDSCAPE AREAS ARE ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR CLEANUP FROM LANDSCAPING MATERIALS. MULCH OR LANDSCAPE SEDIMENT TRANSPORT THAT MAY OCCUR AFTER LANDSCAPE INSTALLATION INCLUDING MAINTENANCE OF GRATES AND TRENCH DRAINS
12. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FOUNDATION (IF NECESSARY) TO T.C.E.Q & PROVIDING DOCUMENTATION OF SUBMISSION TO THE AUTHORITY HAVING JURISDICTION.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. WITHIN THE AREAS OF CONSTRUCTION. THEY MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PAVEMENT AND GRADING.
14. SIDEWALKS SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS SLOPE NOT GREATER THAN 2%, UNLESS OTHERWISE NOTED.
15. HANDICAP ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS PER TAS REQUIREMENTS.
16. CONTRACTOR SHALL CONTACT GESSNER ENGINEERING IF DISCREPANCIES EXIST AT EXISTING GRADE TIE-INS.
17. CONTRACTOR TO VERIFY WITH ADJACENT PROPERTY OWNER WHEN GRADING ON ADJACENT PROPERTY.

PAVEMENT NOTES:

1 SUBGRADE:
- 1.A. EXISTING VEGETATION, TREES, STUMPS, AND ROOTS SHALL BE GRUBBED AND REMOVED. THE TOP 8" OF TOPSOIL AND SUBGRADE STRIPPED FROM THE AREAS TO BE COVERED BY PAVEMENT.
- 1.B. PAVING AREAS SHALL BE PROOF-ROLLED WITH A 20 TON COMPACTOR AND, IF REQUIRED AT THE TIME OF CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE WEAK AREAS BY OVER EXCAVATING AND BACKFILLING WITH SPECIFIED MATERIALS.
- 1.C. FILL MATERIAL FOR AREAS UNDER PAVEMENT AND EXTENDING 5 FOOT BEYOND EDGE OF PAVEMENT OR BACK OF CURB, SHALL MEET THE SPECIFIED MATERIALS, BE PLACED IN 8" MAXIMUM LOOSE LIFTS, AND COMPACTED TO A UNIFORM DENSITY OF AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) WITH A MOISTURE CONTENT OF +/-2% OF OPTIMUM.
- 1.D. COMPACTION AND MOISTURE CONTROL SHALL BE VERIFIED BY IN-PLACE DENSITY TEST FOR EACH LIFT FOR EVERY 200 LINEAR FEET OF PAVEMENT OR EVERY 4,000 SF OF FILL PLACED, WHICH EVER WOULD PRODUCE THE GREATER TESTING FREQUENCY, WITH A MINIMUM OF ONE TEST PER LIFT.
- 1.E. SOILS SHALL BE STABILIZED WITH LIME TREATMENT IF PAVEMENT SUBGRADE SOILS CONSIST OF CLAYS OR CLAYEY SANDS OF HIGH PLASTICITY (PI>20).
- 1.F. SOILS SHALL BE STABILIZED WITH CEMENT TREATMENT IF PAVEMENT SUBGRADE SOILS CONSIST OF SANDS OR SILTS WITH LOW PLASTICITY (PI <= 15).
- 1.G. STABILIZATION SHALL BE ACCOMPLISHED SUCH THAT A UNIFORM SUBGRADE MIX IS OBTAINED AND SHALL EXTEND TO 2 FOOT BEYOND THE BACK OF CURB OR EDGE OF PAVEMENT. PRIOR TO THE APPLICATION OF LIME OR CEMENT TO THE SUBGRADE, THE OPTIMUM PERCENTAGE TO BE ADDED SHALL BE DETERMINED BASED ON TEX-121-E LABORATORY TESTS (LIME) AND TEX-120-E LABORATORY TESTS (CEMENT) CONDUCTED ON MIXTURES OF THE SUBGRADE SOILS WITH VARYING PERCENTAGES. SUBGRADE SOIL SAMPLES SHOULD BE OBTAINED FROM THE PAVEMENT AREA AT THE PROPOSED FINAL SUBGRADE ELEVATION. THE LIME OR CEMENT SHOULD INITIALLY BE BLENDED WITH A MIXING DEVICE SUCH AS PULVERIZER OR MIXER AND SUFFICIENT WATER ADDED.
- 1.H. THE AMOUNT OF LIME REQUIRED FOR STABILIZATION SHOULD BE THE PERCENT REQUIRED BY WEIGHT TO PRODUCE A PH NOT LESS THAN 12.4 AND TO PROVIDE A PI VALUE OF LESS THAN OR EQUAL TO 18.
- 1.I. THE AMOUNT OF CEMENT REQUIRED FOR STABILIZATION SHOULD BE THE PERCENT REQUIRED BY WEIGHT TO PRODUCE A MINIMUM COMPRESSION STRENGTH OF 50 PSI PRIOR TO BEING OPEN TO LOCAL OR CONSTRUCTION TRAFFIC.
- 1.J. A STABILIZATION DEPTH CHECK SHALL BE PERFORMED WITH EACH DENSITY TEST FOR THE STABILIZED LIFT.

2. CONCRETE PAVEMENT:
- 2.A. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- 2.B. ALL CONCRETE SHALL BE VIBRATED WHEN PLACED.
- 2.C. PAVEMENT CONTRACTION JOINTS SHALL BE INSTALLED PER PLAN AND DETAIL SHEET, WITH A MAXIMUM SPACING OF 24 TIMES THE THICKNESS OF THE PAVEMENT (12' FOR 6" PAVEMENT). CONTRACTION JOINTS SHALL BE INSTALLED AS SOON AS CONCRETE CURING ALLOWS AND SHALL BE CUT 1/4 OF THE THICKNESS OF THE PAVEMENT. AN EARLY ENTRY SAW IS PREFERRED. TOOLED OR FORMED JOINTS ARE NOT ALLOWED.
- 2.D. PAVEMENT EXPANSION JOINTS SHALL BE SPACED AS SHOWN ON THE PLANS AND INSTALLED PER DETAIL SHEET. CONSTRUCTION SHALL BE STOPPED AT EXPANSION JOINTS. IF CONDITIONS REQUIRE, CONSTRUCTION TO BE STOPPED AT OTHER LOCATIONS, A COLD JOINT SHALL BE CONSTRUCTED.
- 2.E. ISOLATION JOINTS SHALL BE PLACED AT ALL IN-PAVEMENT OBJECTS INCLUDING INLETS, LIGHT POLE FOOTINGS, CLEANOUTS, ETC.
- 2.F ALL JOINTS SHALL BE SEALED. PROVIDE EXPANSION JOINT WATER STOP CAPS AT NEW CONCRETE. PROVIDE EXPANSION JOINT SEALANT AT NEW TO EXISTING PAVEMENT.
- 2.G. REFERENCE DETAIL SHEET FOR PAVEMENT AND SIDEWALK CONSTRUCTION DETAILS.
- 2.H. TRANSPORTATION AND PLACEMENT OF THE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301. A TEST SET CONSISTING OF 4 CYLINDERS SHALL BE TAKEN FOR EVERY 75 CUBIC YARDS OF CONCRETE.

3. CURB AND GUTTER SECTION:
- 3.A. EXPANSION JOINTS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' AND AT ALL RADIUS POINTS, PTS AND PCS AND SHALL BE SEALED.
- 3.B. CONTRACTION JOINTS SHALL BE SPACED AT A MAXIMUM OF 10' AND SHALL BE SEALED. TOOLED OR FORMED JOINTS ARE NOT ALLOWED.

4. PAINTING AND STRIPING:
- 4.A. CONTRACTOR SHALL PAINT STRIPING FOR THE PARKING AREA AS INDICATED ON THE PLAN. THE SOLID LINE REPRESENTS A 4" WIDE SOLID WHITE LINE TO BE PAINTED. CONTRACTOR IS RESPONSIBLE TO PAINT HANDICAP MARKINGS AND LOADING ZONES IN CONFORMANCE WITH CURRENT ADA/TAS STANDARDS AND ALL FIRE LANE MARKINGS IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- 4.B. MATERIAL AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 AND DMS-8200 OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL NOTIFY TEXAS 811 AND THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER
6. ALL PIPES AND APPURTENANCES SHALL BE CLEAN, FREE OF DIRT AND OTHER DEBRIS. STORE ALL MATERIALS PER MANUFACTURERS RECOMMENDATIONS. ANY DAMAGED MATERIALS SHALL BE REMOVED FROM THE SITE AND REPLACED.
7. TRENCH BACKFILL FOR ALL UTILITIES SHALL MEET THE DETAILS, SPECIFIED MATERIALS, AND BE FREE OF DEBRIS, TRASH, VEGETATION, AND ROCKS LARGER THAN 2" IN DIAMETER OR MATERIAL AS OUTLINED IN THE GEOTECHNICAL REPORT. UNDER AREAS TO BE PAVED & WITHIN 5' OF EDGE OF PAVING, THE BACKFILL SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND COMPACTED TO A UNIFORM DENSITY OF AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (D698) OR BE CEMENT STABILIZED SAND COMPACTED TO A UNIFORM DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D558 WITH A MOISTURE CONTENT OF +/- 2% OF OPTIMUM. ALL OTHER AREAS SHALL BE COMPACTED TO A UNIFORM DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (D698).
8. COMPACTION AND MOISTURE CONTROL SHALL BE VERIFIED BY IN-PLACE DENSITY TEST FOR EACH LIFT FOR EVERY 100 LINEAR FEET OF TRENCH PLACED, WITH A MINIMUM OF ONE TEST PER LIFT.

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TBPE F-7851, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:

WILLIAMSON COUNTY
1848

PROJECT NAME:

Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.

1479

PROJECT ADDRESS:

1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JUL 25, 2024

MARK	DATE	DESCRIPTION

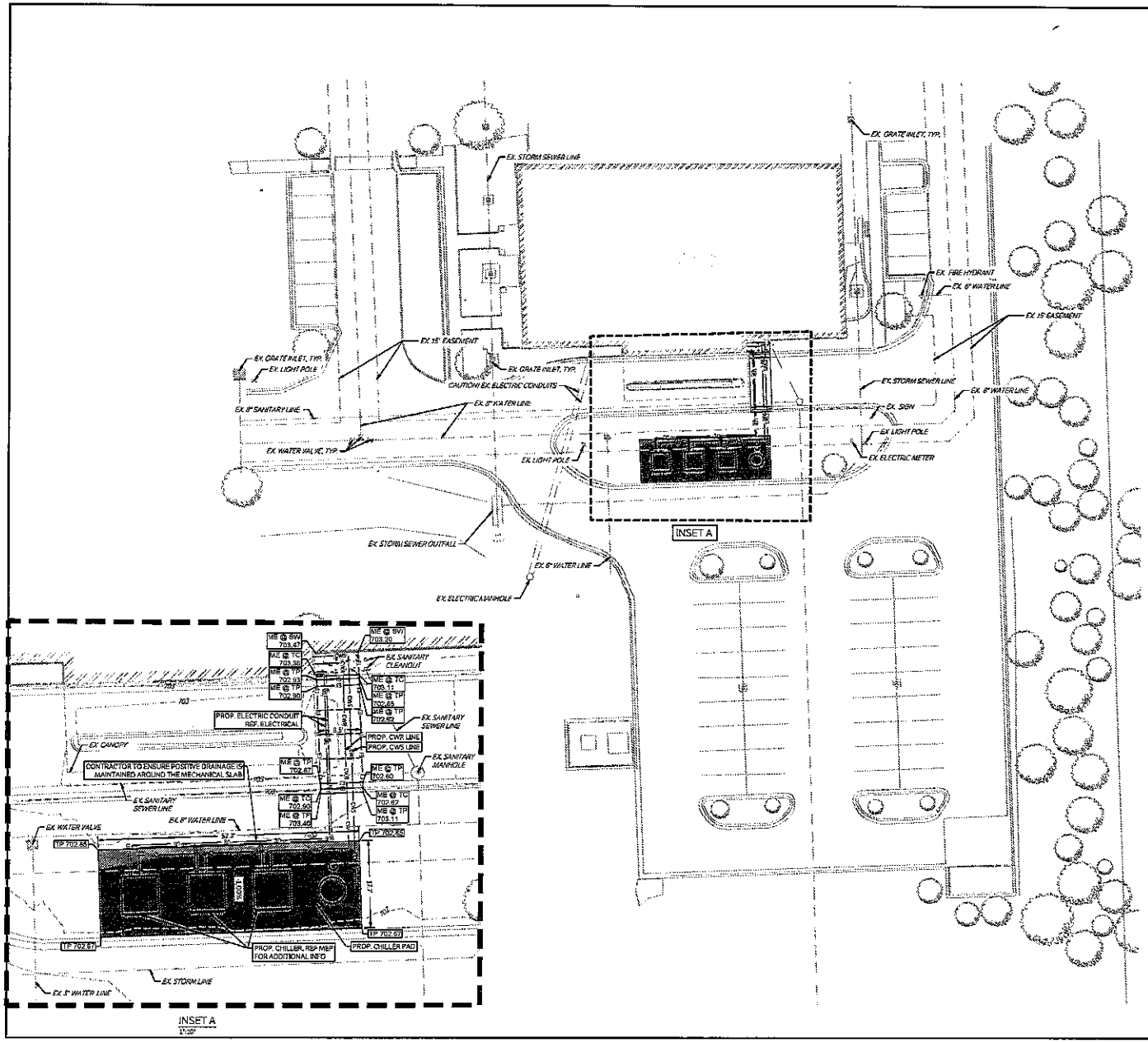
RSE PROJECT NO: 1479

SHEET TITLE

NOTES

SHEET NUMBER

C-000



INSET A
1"=10'

CAUTION, CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR

N

0 20 40 60
SCALE: 1"= 20'

PROJECT BENCHMARK

- BM1 BENCHMARK 1 DESCRIPTION
  NORTHING: 10169886.5869
  EASTING: 3137952.1967
  ELEVATION: 699.5610
- BM2 BENCHMARK 2 DESCRIPTION
  NORTHING: 10169610.7495
  EASTING: 3137732.7220
  ELEVATION: 695.7814
- BM3 BENCHMARK 3 DESCRIPTION
  NORTHING: 10169791.8864
  EASTING: 3138160.4409
  ELEVATION: 697.4031

926 SQFT OF ADDITIONAL IMPERVIOUS COVER WILL NOT NEGATIVELY IMPACT DRAINAGE

LEGEND

	EXISTING BUILDING
	PROPOSED 7" CONCRETE PAVEMENT
	PROPOSED 4" CONCRETE SIDEWALK
	REF. STRUCTURAL PLANS & DETAILS
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
340	EXISTING CONTOURS
340	PROPOSED CONTOURS
ST	EX. | PROP. STORM LINE
W	EX. | PROP. WATER LINE
SA	EX. | PROP. SANITARY SEWER LINE
	EXISTING THERMALS
	PROPOSED THERMALS
G	EX. | PROP. GAS LINE
T	EX. | PROP. DATA/TELECOM
UE	EX. | PROP. UNDERGROUND ELECTRIC
FO	EX. | PROP. FIBER OPTIC
OE	EX. | PROP. OVERHEAD ELECTRIC
	EX. | PROP. FIRE HYDRANT
	EX. | PROP. WATER METER
	EX. | PROP. GATE VALVE
	EX. IRRIGATION CONTROL VALVE
	PROP. FIRE DEPARTMENT CONNECTION
	PROP. POST INDICATOR VALVE
HOSE LAY	PROP. HOSE LAY
	EX. | PROP. SANITARY SEWER MANHOLE
	EX. | PROP. SANITARY SEWER CLEANOUT
	EX. STORM SEWER MANHOLE
	PROP. STORM SEWER CURB INLET
	EX. | PROP. LIGHT POLE
PAE	PROPOSED PUBLIC ACCESS EASEMENT
PUE	PROPOSED UTILITY EASEMENT

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STATE OF TEXAS
SAMANTHA BEEVERS
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LICENSED PROFESSIONAL ENGINEER
07/25/24

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FIRM REGISTRATION NUMBERS:
TBPE F-7455, TBPLS F-10155500

PROJECT INFORMATION

CLIENT NAME
WILLIAMSON COUNTY 1848

PROJECT NAME
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
1801 E Old Settlers Blvd
Round Rock, TX 78664

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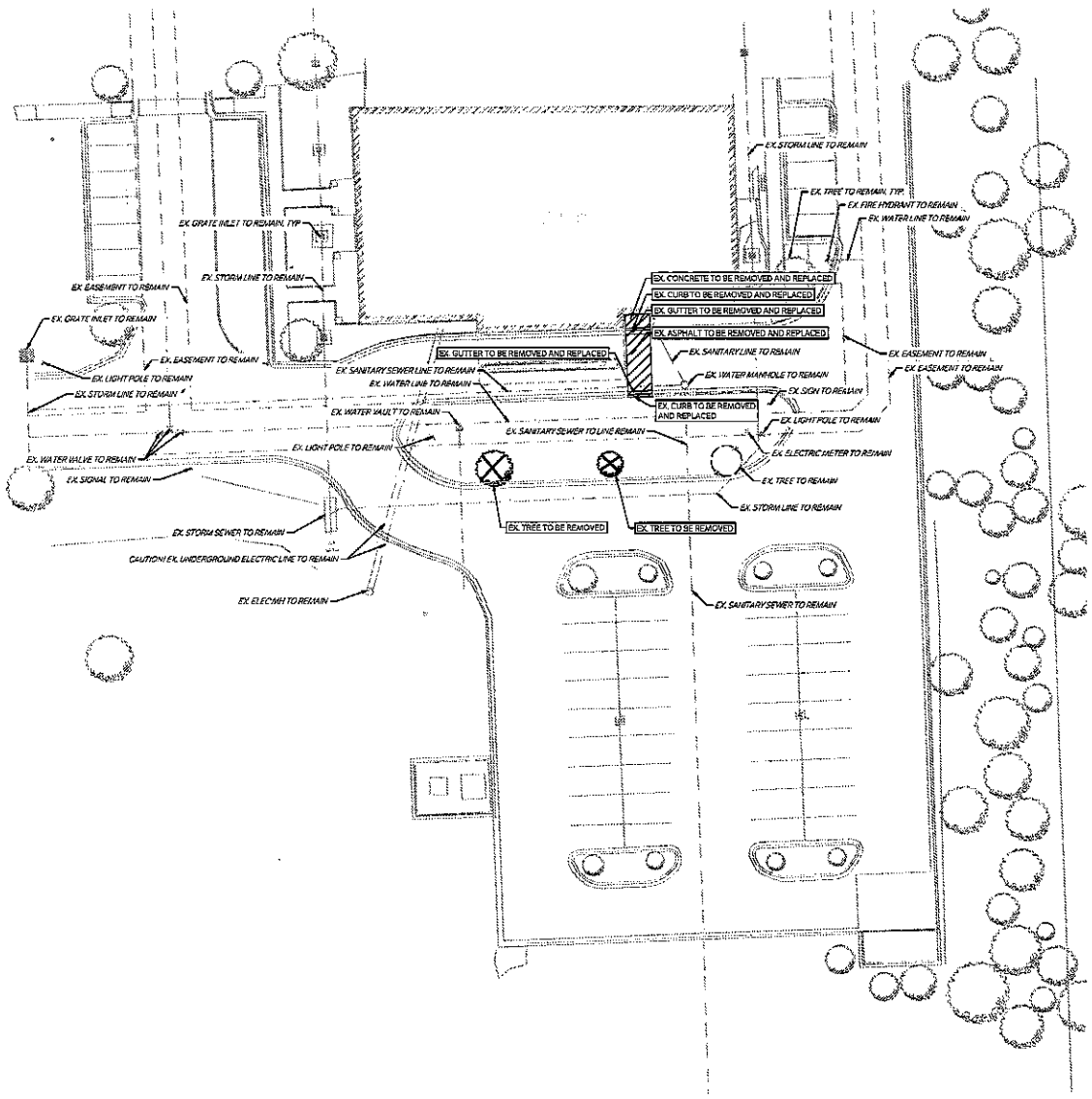
RSE PROJECT NO: 1479

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-100



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR

N

0 20 40 60

SCALE: 1"= 20'

LEGEND

- PROP. TREE PROTECTION FENCE (REMOVE IF LANDSCAPE ARCHITECT IS HANDLING THIS)
- EX. TREE TO BE REMOVED
- EX. TREE TO REMAIN
- DEMOLITION AREA

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TBPE F-7450, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:

WILLIAMSON COUNTY
1848

PROJECT NAME:

Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.

1479

PROJECT ADDRESS:

1801 E Old Settlers Blvd
Round Rock, TX 78664

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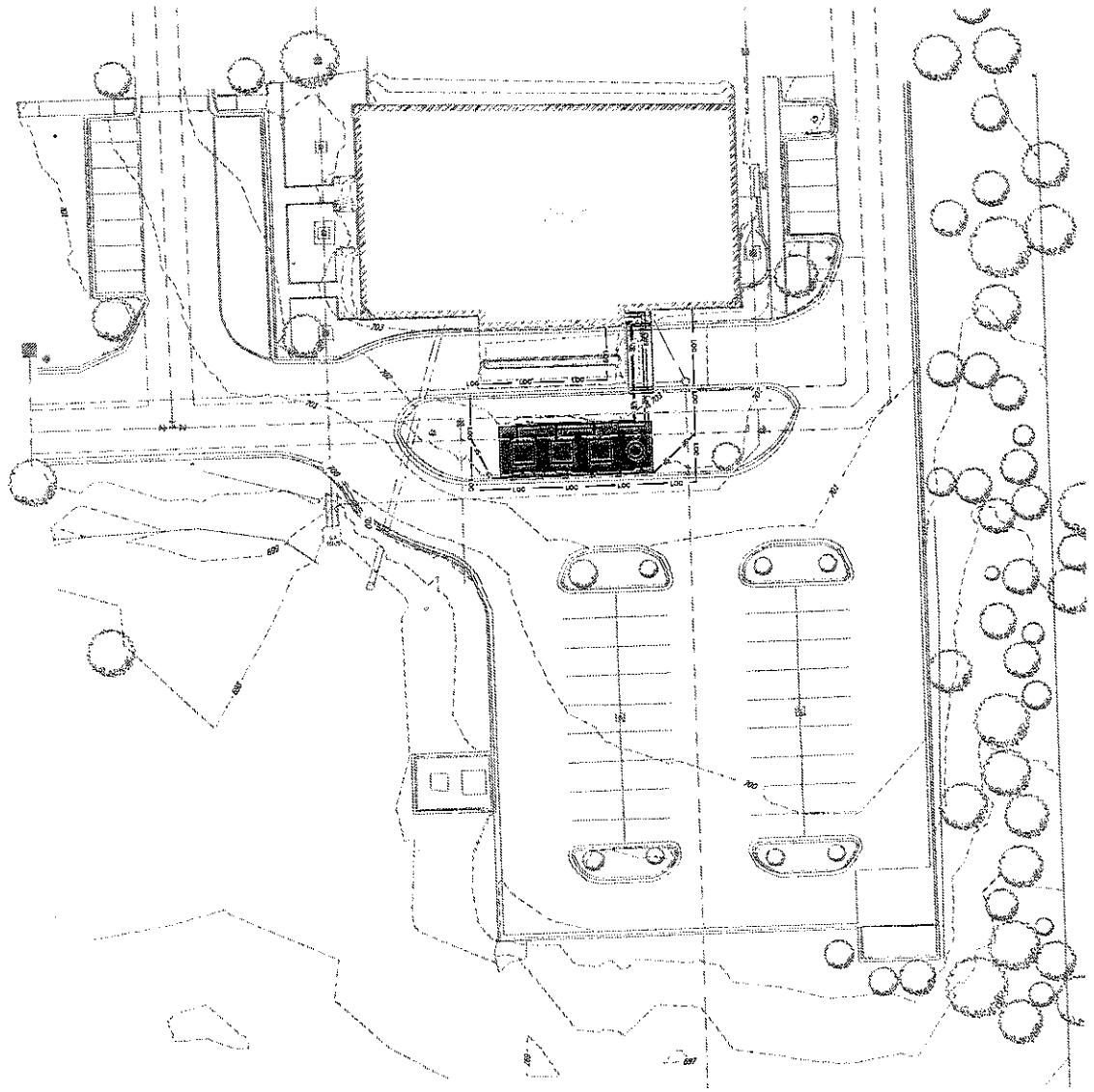
RSE PROJECT NO. 1479

SHEET TITLE

DEMO PLAN

SHEET NUMBER

C-200



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR

N

0 20 40 60

SCALE: 1"= 20'

LEGEND

- CONSTRUCTION ENTRANCE, INSTALLED PER DETAIL
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING FLOW PATH
- PROPOSED FLOW PATH
- SILT FENCE, INSTALLED PER DETAIL
- PROPOSED DAM EROSION CONTROL, LOG- 18"
- PROPOSED ROCK FILTER DAM TYPE 3

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TBPE F-7452, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:

WILLIAMSON COUNTY
1848

PROJECT NAME:

Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.

1479

PROJECT ADDRESS:

1801 E Old Settlers Blvd
Round Rock, TX 78664

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RSE PROJECT NO: 1479

SHEET TITLE

EROSION CONTROL

SHEET NUMBER

C-300

EROSION CONTROL NOTES:
OWNER INFORMATION: WILLIAMSON COUNTY
1801 E OLD SETTLERS BLVD
ROUND ROCK, TEXAS 78664

PROJECT NAME: WICO JESTER ANNEX HVAC REPLACEMENT

PROJECT LOCATION: 1801 E OLD SETTLERS BLVD
ROUND ROCK, TEXAS

LATITUDE: 30° 32' 31.35" N
LONGITUDE: 97° 39' 37.04" W
TOTAL SITE AREA IS: 0.069 ACRES
TOTAL AREA OF SITE EXPECTED TO BE DISTURBED: APPROXIMATELY 0.024 ACRES

EXISTING SITE CONDITIONS
LAND USE: OFFICE
LAND COVER: PARKING LOT PAVEMENT, SHORT GRASS
RECEIVING WATERS: TURKEY CREEK-BRUSHY CREEK
BASIN NAME: BRAZOS RIVER BASIN

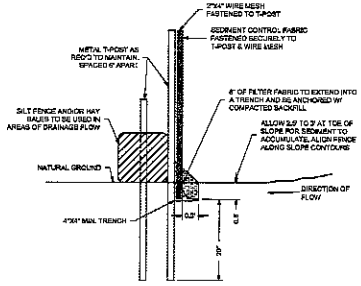
SOIL INFORMATION
3-5 PERCENT SLOPES
HYDROLOGIC SOIL GROUP: D

POST DEVELOPED SITE CONDITIONS
LAND USE: CHILLER PAD

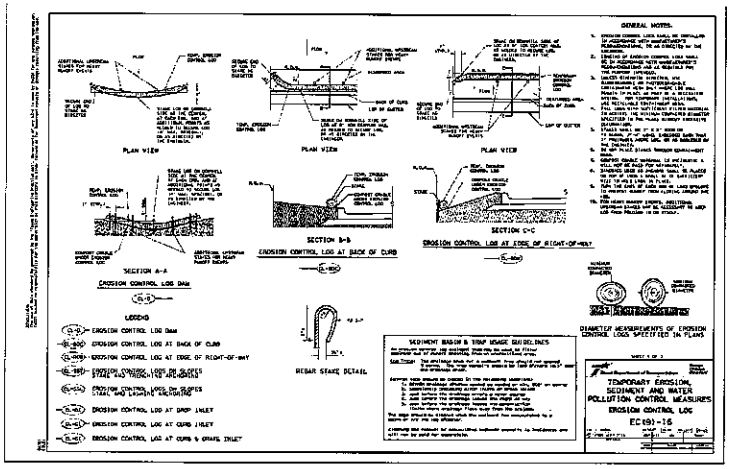
NATURE OF ACTIVITIES
CLEAR OF INDICATED TREES; STRIPPING OF TOPSOIL; SITE CUT/FILL OPERATIONS; 925 SQFT OF STRUCTURAL PAVEMENT, 112 SQFT OF CONCRETE PAVEMENT

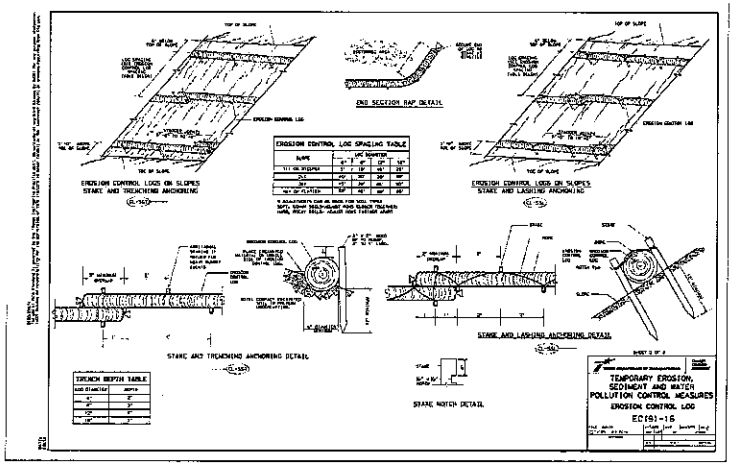
SEQUENCE OF MAJOR ACTIVITIES
1. INSTALL SILT FENCE AT LIMITS OF CONSTRUCTION & STOCK PILE AREAS
2. INSTALL GRAVEL FILTER BAGS AROUND EXISTING INLETS
3. CLEAR SITE
4. AFTER ESTABLISHMENT OF GRASS, REMOVE ALL TEMPORARY EROSION CONTROL (SILT-FENCE);
5. SEED ALL AREAS NOT HAVING PERMANENT GRASS COVERAGE AS DEFINED.

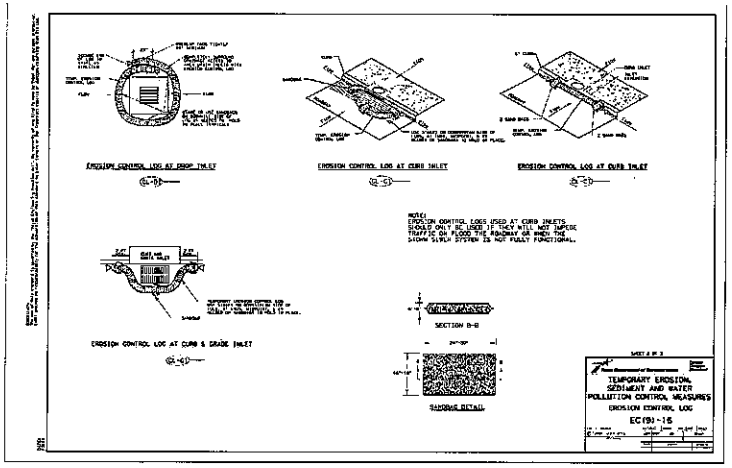
GENERAL EROSION CONTROL NOTES
1. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES.
2. CONTRACTOR IS TO CONTACT TEXAS 811 AND OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CLEARING/DIRTWORK ACTIVITIES.
4. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.
5. ALL DISTURBED AREAS NOT TO BE PAVED ARE TO HAVE ESTABLISHMENT OF GRASS AS OUTLINED IN THE DESCRIPTION OF CONTROLS, STABILIZATION PRACTICES NOTES.
6. ALL SWALE AREAS (BOTTOM WIDTHS & SIDE SLOPES) ARE TO BE PREPARED AND HYDROMULCHED FOR PERMANENT ESTABLISHMENT OF VEGETATION. PRIOR TO HYDROMULCHING OPERATIONS, CONTRACTOR TO REPLACE TOPSOIL TO A DEPTH OF 6". TOPSOIL IS TO BE DISKED TO A DEPTH OF AT LEAST 4" AND LIGHTLY COMPACTED. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL BE AS CALLED OUT ON THE GRADING PLAN.
7. CONTRACTOR IS TO MAINTAIN EROSION CONTROL AT ALL LOCATIONS OF CONSTRUCTION, THROUGHOUT DURATION OF THE PROJECT AND UNTIL VEGETATION IS ESTABLISHED. INSURE SEDIMENT IS NOT TRANSPORTED DOWNSTREAM FROM PROJECT VIA GRAVEL FILTER BAGS AND SILT FENCE INSTALLATIONS. IF EXCESSIVE EROSION IS OBSERVED IN THE FIELD, ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED.
8. CONTRACTOR SHALL NOT ALLOW SEDIMENT TO ENTER THE DOWNSTREAM CHANNEL. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF THE DOWNSTREAM CHANNEL AREAS AND RESTORING TO ORIGINAL CONDITION, INCLUDING ESTABLISHMENT OF REVEGETATION SHOULD CONSTRUCTION SEDIMENT BE FOUND OUTSIDE THE LIMITS OF CONSTRUCTION.
9. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING SEDIMENTS AND EROSION CONTROL.
12. A COPY OF THIS PLAN MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. ALL FINISHED GRADES ARE TO BE HYDRO-MULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED.



SILT CONTROL FENCE
NTS







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SEAL

STATE OF TEXAS
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FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
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JUL 25, 2024

MARK	DATE	DESCRIPTION

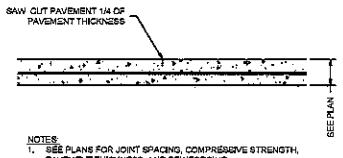
RSE PROJECT NO: 1479

SHEET TITLE

EROSION CONTROL NOTES

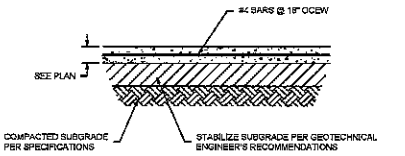
SHEET NUMBER

C-301



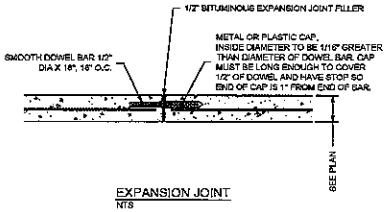
NOTES:
1. SEE PLANS FOR JOINT SPACING, COMPRESSIVE STRENGTH, PAVEMENT THICKNESS, AND REINFORCING.
2. SAW CUT OPERATIONS SHALL BEGIN AS SOON AS POSSIBLE AFTER CONCRETE PLACEMENT.
3. SEAL ALL JOINTS WITH SELF LEVELING JOINT SEALANT MATERIAL PER SPECIFICATIONS.

CONTROL JOINT
NTS

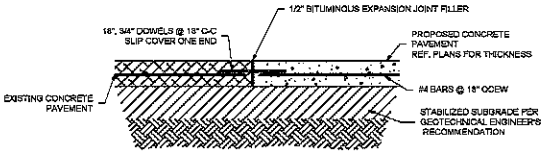


NOTES:
1. SEE PLAN FOR JOINT SPACING, COMPRESSIVE STRENGTH, PAVEMENT THICKNESS, AND REINFORCING.
2. DEPTH OF STABILIZATION SHALL BE A MINIMUM OF 6 INCHES OR BASED ON GEOTECHNICAL RECOMMENDATIONS SUBGRADE CONDITIONS.
3. SUBGRADE STABILIZATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS AND LIME/CEMENT SERIES BASED ON ACTUAL SUBGRADE CONDITIONS.

CONCRETE PAVEMENT
NTS

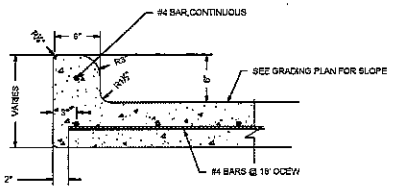


EXPANSION JOINT
NTS

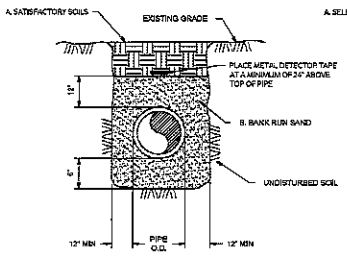


NOTE:
1. SEE PLANS FOR THICKNESS OF EXISTING AND PROPOSED CONCRETE PAVEMENT
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI

EXISTING CONCRETE TIE-IN
NTS



INTEGRAL CURB & GUTTER
NTS



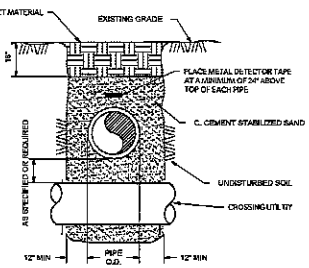
NON-STRUCTURAL AREAS

A. SATISFACTORY SOILS
MATERIAL EXCAVATED FROM THE DITCH, WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAT TWO (2) INCHES IN THE LARGEST DIMENSION, COMPACTED TO A MINIMUM OF 85% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT MOISTURE CONTENT WITHIN OPTIMUM TO 2% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (IE., YEARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO 2% OF OPTIMUM UNDER NEW STREET AND PAVEMENT AREAS.

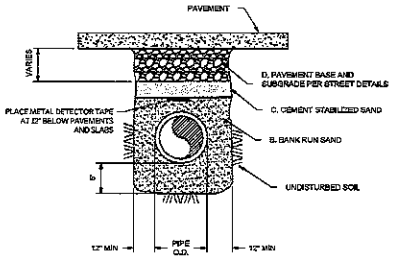
B. BANK RUN SAND
GRANULAR MATERIAL FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL. REFERENCE SPECIFICATION FOR REQUIREMENTS.

C. CEMENT STABILIZED SAND
MATERIALS SHALL BE TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150 AND CLEAN DURABLE SAND MEETING GRADING REQUIREMENTS FOR FINE AGGREGATES OF ASTM C33. THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 15% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 SACKS OF CEMENT PER CUBIC YARD OF MIXTURE). COMPACT MIX TO 95% OF ASTM D698 WITH A MOISTURE CONTENT BETWEEN -2% TO 2% ABOVE OPTIMUM.

REFERENCE PAVEMENT SECTION DETAIL AND SPECIFICATION



UTILITY CROSSING AREAS



AREAS TO BE PAVED

GENERAL NOTES:
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY SLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM

NOTES:
1. FOR BEDDING AND TRENCHING WITHIN ALL PAVED AREAS SEE DETAILS FOR OPEN CUT STREETS.
2. ALL BEDDING & INSTALLATION OF HDPE PIPE SHALL BE IN ACCORDANCE WITH ANSI/AWWA STANDARDS FOR HDPE PIPE
3. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING
4. RELATIVE COMPACTION SHALL BE TESTING IN THE PRESENCE OF THE ENGINEER
5. DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, EITHER INSIDE OR OUTSIDE THE RIGHT-OF-WAY, SHALL BE CONTROLLED BY THE CONTRACTOR
6. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLATING PLACED AT THE END OF EACH WORKING DAY
7. HDPE LINES WITH WELDED JOINTS MAY BE BACKFILLED PRIOR TO TESTING AT CONTRACTOR'S RISK.

BEDDING AND TRENCH FOR HDPE PIPE WITH NON-STRUCTURAL OR NEW PAVED AREAS

Ramirez - Simon Engineering, LLC
Mechanical • Electrical • Plumbing
Texas Registered Engineering Firm F-14781
9805 Whithorn Dr. | Houston, TX 77095
Office: 832.261.1420

SEAL

SAMANTHA PREVERS
152222
LICENSED PROFESSIONAL ENGINEER
07/25/24

CONSULTANTS

GESSNER
CORPORATE OFFICE
401 W 26TH STREET
BRYAN, TEXAS 77803
1.877.GESSNER (437.7637)
www.gessnerengineering.com
FIRM REGISTRATION NUMBERS:
TBPE F-745, TBPLS F-10153910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1601 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JUL 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

DETAILS

SHEET NUMBER

C-400

ABBREVIATION LIST

ACP	ALIGER CAST PILE	MIN.	MINIMUM
ADD.	ADDITIONAL	MISC.	MISCELLANEOUS
ALT.	ALTERNATIVE	M/H	MILES/HOUR
ARCH	ARCHITECT, ARCHITECTURAL	N/A	NOT APPLICABLE
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	NS	NON-SHRINK
BOS	BOTTOM OF STEEL	NTE	NOT TO EXCEED
BP	BASE PLATE	NTS	NOT TO SCALE
CJ	CONTROL JOINT	NWC	NORMAL WEIGHT CONCRETE
CJP	COMPLETE JOINT PENETRATION	OC	ON CENTER
CL ℄	CENTER LINE	OCBW	ON CENTER EACH WAY
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
COL	COLUMN	PAR.	PARALLEL
COMP.	COMPOSITE	PEMB	PRE-ENGINEERED METAL BUILDING
CONT.	CONTINUOUS	PERP.	PERPENDICULAR
CU	CUBIC	P/P	PARTIAL JOINT PENETRATION
℄	BAR DIAMETER	PI	PLASTICITY INDEX
DF	DOUGLAS FIR	PLF	LBS/ LINEAR FOOT
DIA. ℄	DIAMETER	PSF	LBS/ SQUARE FOOT
EA	EACH	PSI	LBS/ SQUARE INCH
EJ	EXPANSION JOINT	PSL	PARALLEL STRAND LUMBER
EMBED.	EMBEDMENT	PW	PUDDLE WELD
EN	EDGE NAILING	QA	QUALITY ASSURANCE
EOR	ENGINEER OF RECORD	QC	QUALITY CONTROL
EP	EMBED PLATE	QTY	QUANTITY
EQ.	EQUAL	REC.	RECOMMENDED
EQUIP.	EQUIPMENT	REF.	REFERENCE
EXT.	EXTERIOR	REINF.	REINFORCEMENT
FFE	FINISH FLOOR ELEVATION	REQ	REQUIRED
GA.	GAUGE	RFI	REQUEST FOR INFORMATION
GALV	GALVANIZED	SEC.	SECOND
GC	GENERAL CONTRACTOR	SF	SQUARE FEET
GFCMU	GROUT FILLED CONCRETE MASONRY UNIT	SIM.	SIMILAR
GR	GRADE	SPEC.	SPECIFICATION
HCA	HEADED CONCRETE ANCHOR	SPF	SPRUCE PINE FIR
IN²	SQUARE INCHES	STD.	STANDARD
INFO.	INFORMATION	SYP	SOUTHERN YELLOW PINE
INT	INTERMEDIATE	T&B	TOP AND BOTTOM
K	KIP (1,000 LBS)	TBS	TO BE SIZED
KD	KILN DRIED	THK.	THICKNESS
LBS	POUNDS	TJI	TRUSS JOIST I-JOIST
LG	LIGHT GAUGE	TOC	TOP OF CONCRETE
LW	LIGHT WEIGHT	TOS	TOP OF STEEL
LSL	LAMINATED STRAND LUMBER	TSW	TOP BEAM WELD
LVL	LAMINATED VENEER LUMBER	TYP.	TYPICAL
LW	LIGHT WEIGHT	UNO	UNLESS NOTED OTHERWISE
MAX.	MAXIMUM	US	UNDERSIDE
MECH.	MECHANICAL	W/	WITH
MEP	MECHANICAL ELECTRICAL PLUMBING	W/C	WATER-CEMENT RATIO
MFR	MANUFACTURER	W/O	WITHOUT
MIL	0.001"	WWF	WELDED WIRE FABRIC

GENERAL

1. STRUCTURAL DESIGN BASED ON MECHANICAL PLANS PROVIDED BY RAMIREZ-SIMON RECEIVED JULY 23, 2024.
2. FOR REFERENCED STANDARDS OF DESIGN AND CONSTRUCTION REFER TO CHAPTER 35 OF THE INTERNATIONAL BUILDING CODE (IBC). WHERE OTHER STANDARDS ARE NOTED IN THE DRAWINGS, USE THE LATEST EDITION OF THE STANDARD UNLESS A SPECIFIC DATE IS INDICATED. REFERENCE TO A SPECIFIC SECTION IN A CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE STANDARD. ALL SPECIFICATIONS AND CODES NOTED SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.
3. WHERE CONFLICTS EXISTS AMONG THE VARIOUS PARTS OF THE STRUCTURAL CONTRACT DOCUMENTS, STRUCTURAL DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, THE STRICTEST REQUIREMENTS SHALL GOVERN, UNLESS APPROVED OTHERWISE.
4. STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND ARCHITECTURAL DRAWINGS. WHERE DISCREPANCIES OCCUR BETWEEN STRUCTURAL DOCUMENTS AND OTHER DISCIPLINES, THE STRUCTURAL ENGINEER SHALL BE CONTACTED.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ALL CONTRACT DOCUMENTS AND LATEST RFI, ASI, AND/OR ADDENDA AND TO SUBMIT SUCH DOCUMENTS TO ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS, FABRICATION OF ANY STRUCTURAL MEMBERS, OR CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY STRUCTURES NOTED IN THE DRAWINGS AS EXISTING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER.
7. DO NOT SCALE DRAWINGS FOR QUANTITY, LENGTH, OR FIT OF MATERIALS.
8. THE STRUCTURAL DRAWINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO SHOW ALL DETAILS OF THE WORK. DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. IF LOCATIONS ARE FOUND WHERE NO TYPICAL OR SPECIFIC DETAIL OR TYPICAL SCHEDULE APPLIES, NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, BUT NOT LIMITED TO: ADEQUATE EXCAVATION PROCEDURES, SHORING, BRACING, AND ERECTION PROCEDURES COMPLYING WITH NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
10. THE STRUCTURE HAS BEEN DESIGNED FOR THE LOADS IDENTIFIED WITHIN THESE STRUCTURAL DRAWINGS THAT ARE ANTICIPATED TO BE APPLIED TO THE FINAL STRUCTURE ONCE COMPLETED AND OCCUPIED.
   A. THESE DRAWINGS DO NOT DEPICT ANY SECONDARY STRUCTURAL ELEMENTS WHICH MAY BE REQUIRED UNLESS SPECIFICALLY NOTED OTHERWISE. SECONDARY STRUCTURAL ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO: SUPPORT BEAMS ABOVE THE PRIMARY ROOF STRUCTURE TO SUPPORT MECHANICAL EQUIPMENT, ROOFTOP MECHANICAL CURBS, ELEVATOR SUPPORT RAILS AND BEAMS, RETAINING WALLS INDEPENDENT OF THE PRIMARY BUILDING, LIGHT POLE OR FLAG POLE FOUNDATIONS, MISCELLANEOUS AND SUPPORT OF MECHANICAL AND ELECTRICAL EQUIPMENT/PIPING/DUCTWORK, NON-BEARING PARTITIONS, GUARD RAILS AND POSTS, STAIR FRAMING, STAIR RAILINGS, AND EXTERIOR CURTAIN WALLS AND CLADDING.
   B. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE ADEQUACY OF THE STRUCTURE TO SUPPORT ANY APPLIED CONSTRUCTION LOADS, INCLUDING, BUT NOT LIMITED TO: THOSE DUE TO CONSTRUCTION VEHICLES OR EQUIPMENT, MATERIAL HANDLING OR STORAGE, SHORING OR RESHORING, AND ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL CONTACT BESSNER ENGINEERING FOR ANY CONSTRUCTION LOADS THAT ARE IN EXCESS OF THE STATED DESIGN LOADS.
   C. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS AND SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. DO NOT IMPACT POURED OR ERECTED FLOORS OR ROOFS WHEN PLACING MATERIALS.
11. THE BUILDING OWNER SHALL ESTABLISH A PLANNED PROGRAM OF MAINTENANCE TO ENSURE STRUCTURAL INTEGRITY FROM EXPOSURE TO THE ENVIRONMENT. THIS PROGRAM SHALL INCLUDE, BUT IS NOT LIMITED TO: PAINTING OF STRUCTURAL STEEL, PROTECTIVE COATING FOR CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS EXPOSED TO A CORROSIVE ENVIRONMENT.

DESIGN CRITERIA

1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION.
2. DEAD LOADS
   A. DESIGN DEAD LOADS INCLUDE THE WEIGHT OF THE STRUCTURE, MATERIALS, COMPONENTS, PERMANENT FIXTURES, 4 PSF MECHANICAL DUCT ALLOWANCE, AND 15 PSF PARTITION LOAD.
   B. LOADING FOR MECHANICAL AND ELECTRICAL EQUIPMENT IS BASED ON THE WEIGHTS OF ASSUMED EQUIPMENT AS INDICATED ON THE STRUCTURAL DRAWINGS (INCLUDING THE WEIGHT OF CONCRETE PADS WHERE INDICATED ON MEP DRAWINGS). ANY DISCREPANCIES OR CHANGES IN THE TYPE, SIZE, LOCATION, OR NUMBER OF PIECES OF EQUIPMENT SHOULD BE REPORTED TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO PLACEMENT OF EQUIPMENT.
   C. MAXIMUM FACADE DEAD LOADS:

• STONE/ BRICK VENEER =	40 PSF
• CURTAIN WALLS =	15 PSF
• METAL PANEL =	3 PSF
• ROOF ASSEMBLIES =	8 PSF

3. LIVE LOADS:
   A. FOOTNOTES ACCORDING TO THE IBC AND ASCE 7 SHALL PERTAIN AS APPLICABLE.
   B. IN AREAS WHERE PARTITIONS ARE ERECTED OR WILL BE REARRANGED, AN ALLOWANCE OF 15 PSF HAS BEEN MADE FOR PARTITIONS AS A UNIFORMLY DISTRIBUTED LIVE LOAD WHERE THE LIVE LOAD AS STATED BELOW IS 80 PSF OR LESS.
   C. DESIGN LIVE LOADS ARE BASED ON THE MORE RESTRICTIVE OF THE UNIFORM LOAD LISTED BELOW OR THE CONCENTRATED LOAD LISTED ACTING OVER AN AREA 2' • 6" SQUARE OR, IN THE CASE OF PARKING GARAGES 30 IN², OR STAIR TREADS, 4 IN².
   D. LIVE LOADS HAVE BEEN REDUCED USING THE STANDARD PROCEDURE FROM THE ABOVE REFERENCE CODES.
   E. FOR LIVE LOADS EXCEEDING 100 PSF, NO REDUCTION HAS BEEN MADE, EXCEPT THAT THE DESIGN LIVE LOAD ON MEMBERS SUPPORTING 20 OR MORE FLOORS HAS BEEN REDUCED A MAXIMUM OF 20% BUT THE LIVE LOAD IS NOT TO BE LESS THAN APPLICABLE REDUCTION LIMITS.

CATEGORY	LINEOPAY	CONCENTRATED
• ASSEMBLY AREAS, LOBBIES, SUITES, PLAZAS, & TERRACES	100 PSF	2,000 LBS
• UNINHABITABLE ATTIC (NOTE 3)		
WITH STORAGE	20 PSF	-
WITHOUT STORAGE	10 PSF	-
• BALCONIES & DECKS	NOTE 1	-
• CLASSROOMS	40 PSF	1,000 LBS
• DINING ROOMS	100 PSF	-
• CORRIDORS & EXITS		
FIRST FLOOR	100 PSF	2,000 LBS
OTHER FLOORS	80 PSF	2,000 LBS
• KITCHENS	150 PSF	NOTE 2
• MECHANICAL ROOMS	40 PSF	NOTE 2
• OFFICE FLOORS	80 PSF	2000 LBS
• RESTROOMS	60 PSF	-
• RETAIL		
FIRST FLOOR	100 PSF	1,000 LBS
OTHER FLOORS	75 PSF	1,000 LBS
• ROOF	20 PSF	300 LBS
• STAIRS	100 PSF	300 LBS
• STORAGE ABOVE CEILING (NON-ATTIC)	20 PSF	-
• WAREHOUSE STORAGE/ MANUFACTURING		
LIGHT	125 PSF	2,000 LBS
HEAVY	250 PSF	3,000 LBS

FOOTNOTES:
1. 1.5 TIMES THE UNIFORM LOAD OF THE OCCUPANCY SERVED, NOT REQUIRED TO EXCEED LIVE LOAD PSF.
2. DESIGN CONCENTRATED LOAD IS THAT REQUIRED BY ASSUMED EQUIPMENT WEIGHT
3. REFERENCE CODE FOR APPLICABILITY CRITERIA.

4 GEOTECHNICAL DESIGN CRITERIA

   A. SOIL DESIGN PARAMETERS BELOW ARE BASED ON PRESUMPTIVE SOIL BEARING VALUES AS PROVIDED BY THE IBC TABLE 1806.2, FOR CLAY SOILS
   B. THE FOLLOWING DESIGN INFORMATION IS PROVIDED SOLELY FOR REFERENCE AND IS NOT INTENDED TO SUPERCEDE ANY INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT. SHOULD DISCREPANCIES EXIST THROUGHOUT THE DRAWINGS RELATIVE TO THE GEOTECHNICAL REPORT, THE CONTRACTOR SHALL CONTACT GESSNER ENGINEERING FOR ADDITIONAL INFORMATION.
   C. ALLOWABLE BEARING CAPACITIES

		CAPACITY (PSF)
SHALLOW BEARING	STRIP FOOTING (FS = 3)	1,500
	ISOLATED FOOTING (FS = 3)	1,500

NOTES:
1. FACTOR OF SAFETY (FS) (TOTAL LOAD)
2. CAPACITIES LISTED REFLECT THOSE SHOWN IN THE GEOTECHNICAL REPORT.
3. REF. DETAILS FOR MINIMUM BEARING DEPTHS

SPECIAL INSPECTIONS AND REPORTS

1. SPECIAL INSPECTIONS AND TESTING SHALL BE DONE IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS PER IBC CHAPTER 17, AS APPLICABLE PER THE FOLLOWING CRITERIA.
2. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (RDPRC) FOR THIS PROJECT SHALL BE DESIGNATED BY THE OWNER. SUBMIT ALL SPECIAL INSPECTION REPORTS DIRECTLY TO THE RDPRC AND BUILDING OFFICIAL FOR REVIEW. THE RDPRC SHALL FORWARD ALL THE STRUCTURALLY RELATED SPECIAL INSPECTION REPORTS TO THE STRUCTURAL ENGINEER FOR REVIEW.
3. SPECIAL INSPECTORS SHALL BE CONTRACTED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT. SPECIAL INSPECTORS SHALL BE QUALIFIED PER THE REQUIREMENTS LISTED IN SECTION 1704.2.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING, INSPECTIONS, AND NOTIFYING THE ARCHITECT/ENGINEER, SPECIAL INSPECTORS, AND BUILDING OFFICIAL PER SECTION 110.3, OF WORK READY FOR INSPECTION. THE GENERAL CONTRACTOR MUST PROVIDE ACCESS TO AND MEANS FOR PROPER INSPECTION OF SUCH WORK.
5. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED WORKING CURRENT DESIGN DOCUMENTS AND SPECIFICATIONS, AND SHALL PROVIDE REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT/ENGINEER, AND OTHER DESIGNATED PERSONS.
6. THE SPECIAL INSPECTOR SHALL REPORT ALL DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
7. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND APPLICABLE STANDARDS OF QUALITY AND WORKMANSHIP OF THE IBC.
8. ADDITIONAL INSPECTIONS MAY BE REQUIRED BY THE GOVERNING JURISDICTION. THE BELOW REQUIREMENTS ARE MINIMUM PROJECT STANDARDS.
9. STRUCTURAL OBSERVATIONS SHALL BE PERFORMED BY A LICENSED DESIGN PROFESSIONAL OR THEIR REPRESENTATIVE DURING PERIODIC SITE VISITS. THESE OBSERVATIONS DO NOT CONSTITUTE A SPECIAL INSPECTION. STRUCTURAL OBSERVATIONS SHALL BE PERFORMED FOR THE WORK LISTED BELOW:
   A. CONCRETE CONSTRUCTION
      OBSERVE PLACEMENT OF REINFORCING STEEL, ANCHOR RODS, AND OTHER EMBEDDED COMPONENTS PRIOR TO PLACEMENT OF CONCRETE.
   B. STRUCTURAL STEEL
      REVIEW INSTALLATION OF FRAMING COMPONENTS AND CONNECTORS IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
10. SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO:
   A. CONCRETE CONSTRUCTION (PER IBC SECTION 1705.3)
      1 PERIODIC INSPECTIONS:
         a. PLACEMENT OF STEEL REINFORCEMENT.
         b. WELDING OF STEEL REINFORCEMENT
         c. PLACEMENT OF HEADED BOLTS AND EMBEDDED FABRICATIONS.
         d. VERIFY USE OF REQUIRED DESIGN MIXTURE.
         e. VERIFY DURING PLACEMENT AND MAINTENANCE OF CURING TEMPERATURE.
         f. VERIFY CONCRETE STRENGTH BEFORE REMOVAL OF SHORES AND FORMS FROM BEAMS AND SLABS.
      2. CONTINUOUS INSPECTIONS:
         a. PLACEMENT OF CONCRETE.
         b. FABRICATION OF SPECIMENS FOR STRENGTH TEST, MINIMUM (1) SET FOR 100 YDS.
         c. DETERMINATION OF SLUMP, AIR CONTENT, AND TEMPERATURE
   B. STRUCTURAL MASONRY (PER IBC SECTION 1705.4 AND ACI 530)
      1. PERIODIC INSPECTIONS:
         a. VERIFY COMPLIANCE WITH APPROVED SUBMITTALS.
         b. AS MASONRY CONSTRUCTION BEGINS, VERIFY THE FOLLOWING ARE IN COMPLIANCE
            • PROPORTIONS OF SITE-PREPARED MORTAR
            • CONSTRUCTION OF MORTAR JOINTS
            • LOCATION OF REINFORCEMENT AND CONNECTORS
         c. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:
            • GROUT SPACE.
            • GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS.
            • PLACEMENT OF REINFORCEMENT AND CONNECTORS.
            • PROPORTIONS OF SITE-PREPARED GROUT.
            • CONSTRUCTION OF MORTAR JOINTS.
         d. DURING CONSTRUCTION, VERIFY THE FOLLOWING:
            • SIZE AND LOCATION OF STRUCTURAL ELEMENTS
            • TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION.
            • PROTECTION OF MASONRY DURING HOT WEATHER (ABOVE 90° F) OR COLD WEATHER (BELOW 40° F)
         e. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS.
      2. CONTINUOUS INSPECTIONS
         a. NOT REQUIRED FOR RISK CATEGORY II
   C. SOILS CONSTRUCTION (PER IBC SECTION 1705.6)
      1. PERIODIC INSPECTIONS:
         a. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.
         b. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.
         c. INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY PRIOR TO PLACEMENT OF COMPACTED FILL.
         d. PERFORM CLASSIFICATION AND TESTING OF MATERIALS TO BE USED FOR FILL.
      2. CONTINUOUS INSPECTIONS:
         a. VERIFY USE OF PROPER MATERIALS, MOISTURE CONTENT, DENSITIES, AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.
         b. REVIEW APPROVED GEOTECHNICAL REPORT FOR COMPLIANCE AND ADDITIONAL TESTING REQUIREMENTS.
   E. STRUCTURAL STEEL (PER IBC SECTION 1706.2 AND AISC 360, CHAPTERS M & N)
      1. PERIODIC INSPECTIONS:
         a. PRIOR TO THE START OF FABRICATION:
            • VERIFY SHOP COMPLIANCE WITH AISC CHAPTER N, SECTIONS N2 AND N3, AND AWS D1.1 FOR COMPLETENESS AND ADEQUACY OF FABRICATION AND QUALITY CONTROL PROCEDURES.
         b. INSPECTION PERSONNEL SHALL BE AN AWS CERTIFIED WELD INSPECTOR (CWI) UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD (EOR)
         c. INSPECTION OF WELDING SHALL BE IN ACCORDANCE WITH TABLES N5-4-1, N5-4-2, AND N5-4-3.
         d. NON-DESTRUCTIVE TESTING OF WELDED JOINTS WITH TABLE N5.5:
            • CJP GROOVE WELDS OF MATERIALS IN THICKNESS EQUAL TO OR GREATER THAN 5/16" AS REQUIRED PER SECTION N5.5b.
         e. INSPECTION OF HIGH-STRENGTH BOLTING SHALL BE IN ACCORDANCE WITH TABLES N5.6-1, N5.6-2, AND N5.6-3.
         f. INSPECTION OF GALVANIZED MATERIALS SHALL BE IN ACCORDANCE WITH SECTION N5.7
         g. INSPECT ERECTED STEEL FRAME FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS
      2. SPECIAL INSPECTION RESPONSIBILITIES BY THE OWNER ARE PERMITTED TO BE WAIVED WHEN THE REQUIREMENTS OF SECTION N6 ARE MET.
   J. POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY
      SPECIAL INSPECTIONS PER MANUFACTURER'S ICC EVALUATION REPORT OR AT A MINIMUM AS SPECIFIED BELOW:
      1. PERIODIC INSPECTIONS:
         a. INSPECT MECHANICAL ANCHORS AND ADHESIVE ANCHORS FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS.
      2. CONTINUOUS INSPECTIONS:
         a. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.
   K. FABRICATED ITEMS
      1. FABRICATORS SHALL BE APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH SECTION 1704.2.5.1 WITHOUT SPECIAL INSPECTION
      2. SHOULD A NON-APPROVED FABRICATOR BE USED, ADDITIONAL SPECIAL INSPECTION REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH SECTION 1704.2.5

GENERAL FOUNDATION

1. DIMENSIONS OF FOUNDATION ELEMENTS INDICATE MINIMUM ACCEPTABLE SIZES. LARGER SIZES FORMED BY LESS ACCURATE CONSTRUCTION MAY REQUIRE ADDITIONAL REINFORCING NOT SHOWN, WHICH SHALL BE DETERMINED BY THE STRUCTURAL ENGINEER DURING THE CONSTRUCTION OBSERVATION PROCESS. CUT HAUNCHES ON EACH SIDE OF TRENCHES OF ADEQUATE SIZE TO MAINTAIN THE VERTICAL SIDES OF THE TRENCH.
2. GRADE BEAMS AND FOOTINGS SHALL BEAR A MINIMUM OF 12" INTO COMPACTED STRUCTURAL FILL OR COMPETENT NATIVE SOILS. REDUCED PENETRATION DEPTHS INTO BEDROCK SHALL BE PER THE GEOTECHNICAL REPORT OR A MINIMUM OF 3". WHERE NOTED, FOUNDATIONS SHALL BE CONSTRUCTED ON APPROVED VOID FORMS.
3. PLACE MEP LINES BELOW SLABS AND OUTSIDE OF GRADE BEAMS AND FOOTINGS. DO NOT PLACE LINES PARALLEL WITHIN OR PARALLEL BELOW GRADE BEAMS AND FOOTINGS. REFERENCE TYPICAL DETAILS FOR ALLOWABLE PENETRATIONS PERPENDICULAR TO GRADE BEAMS, FOOTINGS AND SLABS. PROVIDE PROTECTION OF MEP LINES CROSSING GRADE BEAMS OR PROJECTING THROUGH THE SLAB TO ALLOW FOR FOUNDATION MOVEMENT.
4. A 2"-4" PERMIOUS SAND OR GRANULAR LAYER MAY BE PLACED UNDER THE SLAB AT THE CONTRACTOR'S DISCRETION.
5. EXTEND FORMWORK AT LEAST 6" BELOW THE FINISHED GRADE ELEVATION AT PERIMETER BEAMS.
6. A VAPOR RETARDER SHALL BE PLACED UNDER ALL FOUNDATION CONCRETE
   A. AT A MINIMUM THE VAPOR RETARDER SHALL CONFORM TO IBC "CLASS I" WITH A PERMEANCE OF 0.1 PERMS OR LESS, ASTM E1745 "CLASS C", AND ACI 302.2R WITH A MINIMUM THICKNESS OF 15 MIL. WHERE ARCHITECTURAL PLANS CALL FOR SENSITIVE FLOOR MATERIALS, A VAPOR RETARDER EXCEEDING THE ABOVE SPECIFICATIONS MAY BE REQUIRED.
   B. VAPOR RETARDERS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM E1643, WITH THE MATERIAL CONTINUOUS BELOW FOUNDATION CONCRETE AREAS AND WITH JOINTS LAPPED AT LEAST 6", OR AS INSTRUCTED BY THE MANUFACTURER.
   C. SEAMS, TEARS, AND PENETRATIONS IN THE VAPOR RETARDER SHALL BE SEALED WITH THE MANUFACTURERS RECOMMENDED ADHESIVE OR PRESSURE SENSITIVE TAPE.
   D. AT SLAB EDGES THE VAPOR RETARDER SHALL BE SEALED TO THE EXTERIOR FACE OF THE PERIMETER FOUNDATION ELEMENT.
7. EXPANSION JOINTS SHALL BE FORMED BY A BITUMINOUS FILLER MATERIAL COMPLYING WITH ASTM D1751, ASPHALT-SATURATED CELLULOSIC FIBURE, SET 1/2" - 1" BELOW THE SURFACE IN ORDER TO FILL THE JOINT WITH A FLEXIBLE JOINT FILLER. EXTERIOR JOINTS SHALL BE SEALED WITH A TRAFFIC GRADE SEALANT.

REINFORCEMENT

1. ALL REINFORCEMENT WORK SHALL CONFORM TO THE FOLLOWING STANDARDS AND ANY STANDARDS REFERENCED THEREIN:
   • ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   • ACI 315 - DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
2. MATERIALS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   • REINFORCEMENT - ASTM A615, GRADE 60
   • WELDED WIRE FABRIC - ASTM A185 SMOOTH, FLAT SHEET
3. LAPS AND SPLICES IN REINFORCING BARS SHALL BE A MINIMUM OF (39) BAR DIAMETERS.
4. BARS #6 AND #8 MAY BE COLD BENT IN THE FIELD. FIELD BENDING BEYOND #8 IS NOT PERMISSIBLE.
5. REINFORCEMENT SHALL BE ADEQUATELY SECURED BY WIRE TIES AND SUPPORTED BY PLASTIC, METAL, OR MASONRY SUPPORTS. SPACING OF SUPPORTS SHALL BE AS NECESSARY TO PREVENT SAGGING OF THE REINFORCEMENT UNDER THE WEIGHT OF CONSTRUCTION WORKERS AND WET CONCRETE.
6. WHERE REINFORCEMENT MUST TRANSITION BETWEEN STEPPED ELEMENTS, SLOPE SHALL NOT BE GREATER THAN 1:6 UNLESS NOTED OTHERWISE.
7. CLEAN REINFORCEMENT OF LOOSE RUST AND MILL SCALE, EARTH, ICE, OR OTHER FOREIGN MATERIALS THAT MAY REDUCE BOND TO CONCRETE.
8. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT FOR CAST-IN-PLACE CONCRETE CONSTRUCTION:

CONCRETE STRUCTURE	INTERIOR			EXTERIOR		
	TOP	SIDE	BOTTOM	TOP	SIDE	BOTTOM
BEAMS	1 1/2"	1 1/2"	1 1/2"	2"	2"	2"
COLUMNS	1 1/2"	1 1/2"	1 1/2"	2"	2"	2"
GRADE BEAMS/FOOTING W/O VAPOR RETARDER	1 1/2"	N/A	N/A	3"	3"	3"
GRADE BEAMS/FOOTING W/ VAPOR RETARDER	1 1/2"	2"	2"	2"	2"	2"
SLAB ON GRADE	3/4"	2"	2"	2"	2"	2"
WALLS	1 1/2"	1 1/2"	1 1/2"	2"	2"	2"
WIDE PAN JOIST (BEAMS)	1 1/2"	1 1/2"	1 1/2"	2"	2"	2"
DRILLED PIERS	N/A	N/A	N/A	3"	3"	3"

NOTES: "EXTERIOR" IS EXPOSURE TO EARTH OR WEATHER.

SLAB-ON-GRADE SITE PREPARATION

1. ALL FILL PLACED BELOW THE FOUNDATION SLAB SHALL BE SELECT FILL CONSISTING OF A LOW PLASTICITY CLAYEY SOIL WITH A PLASTICITY INDEX BETWEEN 8 AND 12, A MAXIMUM GRAVEL CONTENT OF 40%, AND ROCKS NO LARGER THAN 2" IN THEIR LARGEST DIMENSION. ALTERNATIVELY, A CRUSHED LIMESTONE BASE MATERIAL MEETING THE REQUIREMENTS OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 2014 STANDARD SPECIFICATIONS ITEM 247, TYPE A, GRADE 3 MAY BE USED.
2. THE BUILDING PAD SHALL EXTEND A MINIMUM OF 5'-0" FROM THE EDGE OF THE BUILDING FOOTPRINT IN ALL DIRECTIONS.
3. CONSTRUCTION AREAS SHALL BE STRIPPED OF ALL VEGETATION, LOOSE TOPSOIL, SURFICIAL CONCRETE, ETC. SUBGRADE SOILS SHALL BE REMOVED BELOW EXISTING GRADE IN ACCORDANCE WITH THE "MINIMUM EXCAVATION DEPTH" NOTED BELOW. POCKETS OF TREES WITHIN THE CONSTRUCTION AREAS SHALL BE EXCAVATED AND BACKFILLED UNLESS APPROVED OTHERWISE
4. SLOPING SITES SHALL BE BROUGHT TO A LEVEL CONDITION TO MEET THE LOWEST EXCAVATED ELEVATION TO ALLOW FOR A UNIFORM DEPTH BUILDING PAD
5. WHERE REQUIRED, SOIL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS TO THE "STABILIZATION DEPTH" NOTED BELOW
6. ONCE FINAL SUBGRADE ELEVATION HAS BEEN ACHIEVED, EXPOSED SOIL SUBGRADE AREAS SHALL BE PROOFROLLED WITH A 15 TON ROLLER (MINIMUM) OR EQUIVALENT EQUIPMENT AS APPROVED BY THE GEOTECHNICAL ENGINEER. WEAK AREAS DETECTED DURING THE PROOF ROLLING PROCESS SHALL BE REMOVED AND REPLACED WITH SOILS EXHIBITING SIMILAR CLASSIFICATION, MOISTURE CONTENT, AND DENSITY AS THE ADJACENT IN SITU SOILS.
7. SELECT FILL SHALL BE COMPACTED IN PLACE TO FORM A LEVEL BUILDING PAD IN ACCORDANCE WITH THE "MINIMUM REPLACEMENT DEPTH" NOTED BELOW.
8. ALL SELECT FILL SHALL BE PLACED ON PREPARED SURFACES IN LIFTS NOT TO EXCEED 8" IN LOOSE MEASURE, WITH COMPACTED THICKNESS NOT TO EXCEED 6"
9. SELECT FILL SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D 698) DENSITY AT A MOISTURE CONTENT RANGING WITHIN 2% OF OPTIMUM MOISTURE CONTENT FOR DEPTHS OF 3'- 0" OR LESS. IF FILL IN EXCESS OF 3'- 0" IS REQUIRED, ALL STRUCTURAL AND SELECT FILL DEEPER THAN 3'- 0" SHALL BE COMPACTED TO 95% OF STANDARD P

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING STANDARDS AND ANY STANDARDS REFERENCED THEREIN:
   - AISC 303 - CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
   - AISC 360 - SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS
   - AISC 341 - SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS
   - RCSC - SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS
   - AWS D1.1 - STRUCTURAL WELDING CODE - STEEL
   - AISC DG - STRUCTURAL STAINLESS STEEL
   - AWS D1.6 - STRUCTURAL WELDING CODE - STAINLESS STEEL
2. MATERIALS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS, UNLESS NOTED OTHERWISE.

- W & WT SHAPES	ASTM A992, GRADE 50
- C, S, & ST SHAPES	ASTM A36
- ANGLE SHAPES	ASTM A36
- STRUCTURAL PIPES	ASTM A53, GRADE B
- ROUND HSS SHAPES	ASTM A500, GRADE C
- SQUARE & RECTANGULAR HSS SHAPES	ASTM A500, GRADE C
- STRUCTURAL PLATE & BARS	ASTM A36 OR ASTM A572 GRADE 50 AS NOTED
- HIGH STRENGTH BOLTS	ASTM A325 (MECHANICALLY GALVANIZED) OR ASTM A490 (BLACK)
- NUTS	ASTM A563 (MECHANICALLY GALVANIZED)
- HARDENED STEEL WASHERS	ASTM F436
- COMPRESSIBLE STEEL WASHERS	ASTM F959
- HEADED CONCRETE ANCHORS	AWS D1.1 CLAUSE 7 TYPE B
- DEFORMED BAR ANCHORS	ASTM A1064
- ANCHOR RODS (STANDARD)	ASTM F3554, GRADE 36
- ANCHOR RODS (HIGH STRENGTH)	ASTM F3554, GRADE 55, WELDABLE
- THREADED RODS	ASTM A36
- WELDING ELECTRODES	AWS CLASS E70XX

3. STRUCTURAL STEEL FABRICATOR TO BE REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH SECTION 1704.2.5.2 OF THE IBC. ACCEPTABLE CERTIFICATIONS INCLUDE THOSE PROVIDED BY ASTM OR AWS
4. DIMENSIONAL TOLERANCE OF FABRICATED STRUCTURAL STEEL SHALL CONFORM TO SECTION 6.4 OF THE AISC CODE OF STANDARD PRACTICE UNLESS NOTED OTHERWISE.
5. FABRICATE AND ASSEMBLE STRUCTURAL MEMBERS/ASSEMBLIES IN SHOP TO GREATEST EXTENT POSSIBLE.
6. ENDS OF COLUMNS AT SPLICES AND AT OTHER BEARING CONNECTIONS SHALL BE FINISHED TO BEAR TO COMPLETE TRUE BEARING.
7. PROVIDE STIFFENERS "FINISHED TO BEAR" UNDER ALL LOAD CONCENTRATIONS ON SUPPORTING MEMBERS OVER COLUMNS, AND WHERE SHOWN ON DRAWINGS.
8. WORKING POINTS FOR VERTICAL BRACING SHALL BE AT THE INTERSECTION OF THE COLUMN CENTERLINE AND THE BEAM CENTERLINE UNLESS NOTED OTHERWISE. WORKING POINTS FOR VERTICAL BRACING AT COLUMN BASE PLATES SHALL BE AT THE INTERSECTION OF COLUMN CENTERLINE AND THE TOP OF THE BASE PLATE.
9. BEAMS SHALL BE CAMBERED UPWARD WHERE SHOWN ON THE CONTRACT DOCUMENTS WHERE NO UPWARD CAMBER IS INDICATED, ANY MILL CAMBER SHALL BE DETAILED UPWARD IN THE BEAMS.
10. ALL STRUCTURAL STEEL MEMBERS, ASSEMBLIES, AND HARDWARE EXPOSED TO WEATHER OR INDICATED ON THE DRAWINGS SHALL BE EITHER HOT-DIP GALVANIZED OR PRIMED AND PAINTED. REPAIR ANY MEMBERS WELDED OR DAMAGED AFTER SURFACE PREPARATION WITH ZINC RICH PAINT OR APPROVED ALTERNATE
11. ALL STRUCTURAL STEEL MEMBERS, ASSEMBLIES, AND HARDWARE SHALL BE SHIPPED WITH ONE COAT OF SHOP PRIMER EXCEPT THOSE MEMBERS THAT ARE GALVANIZED OR IN AREAS SCHEDULED TO RECEIVE FIRE PROOFING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AREAS TO BE FIRE PROOFED PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
12. ALL EXPOSED-TO-VIEW MEMBERS SHALL MEET THE REQUIREMENTS OF AISC FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.
13. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE, AND CONNECTION TO BE MADE.
14. DECK EDGE ANGLES SHALL BE CONTINUOUS AND SHALL BE SPLICED ONLY AT SUPPORTS. SPLICES SHALL BE BUTT WELDED TO DEVELOP FULL CAPACITY OF THE MEMBER.
15. DO NOT CUT STRUCTURAL STEEL MEMBERS UNLESS SO INDICATED IN THE DRAWINGS OR AS REVIEWED BY THE ENGINEER.
16. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE CONNECTIONS ARE FINALLY BOLTED OR WELDED.
17. COLUMN BASE PLATES, LEVELING PLATES, OR BEARING PLATES SHALL BE SET TO THE ELEVATION INDICATED ON THE STRUCTURAL DRAWINGS AND LEVELED USING SHIMS OR JAM NUTS AND WASHERS ON ANCHOR BOLTS. BASE PLATES SHALL THEN BE GROUTED. GROUT SHALL BE WITH NON-SHRINK, NON-METALLIC GROUT WITH MINIMUM 7 DAY COMPRESSIVE STRENGTH EQUAL TO TWICE THE 28 DAY STRENGTH OF THE SUPPORTING CONCRETE. COMPLETE GROUT WORK BEFORE PLACING CONCRETE ON LEVELS ABOVE (WHERE APPLICABLE). ANCHOR BOLTS SHALL BE PRESET USING TEMPLATES OR SIMILAR METHODS. TIGHTEN ANCHOR BOLTS AFTER SUPPORTED MEMBERS HAVE BEEN POSITIONED AND PLUMBED. HOLE SIZES IN BASE PLATES SHALL BE OVERSIZED PER AISC SECTION J3.2.
18. HEADED CONCRETE ANCHORS AND DEFORMED BAR ANCHORS SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE STUD WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD. WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
19. BOLT CONNECTION SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE
   A. BOLTS SHALL BE 3/4" DIAMETER AND CONFORM TO ASTM A325.
   B. BOLTS SHALL BE TIGHTENED TO "SNUG TIGHT" AS DEFINED BY AISC.
   C. BOLTS NOTED AS "SLIP CRITICAL" SHALL BE TIGHTENED TO THE MINIMUM PRE-TENSIONED AMOUNTS ACCORDING TO SECTION J.1 OF THE AISC SPECIFICATION USING ONE OF THE FOLLOWING METHODS:
      - TURN-OF-NUT
      - CALIBRATED TORQUE WRENCH
      - TWIST-OFF TYPE TENSION CONTROL
      - DIRECT TENSION INDICATOR
   D. PROVIDE WASHERS AND SLIP CRITICAL BOLTS FOR OVERSIZED AND SLOTTED CONNECTIONS.
20. FOR CONNECTIONS NOT SPECIFIED BY THESE NOTES OR STRUCTURAL DRAWINGS, PROVIDE FILLET WELDS AT ALL CONTACT SURFACES SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT.
21. FILLET WELDS WITH NO SIZE SPECIFIED SHALL BE 3/16" OR MINIMUM SIZE REQUIRED BY AISC, WHICHEVER IS LARGER

STRUCTURAL CONCRETE MASONRY

1. ALL STRUCTURAL CONCRETE MASONRY WORK SHALL CONFORM TO THE FOLLOWING STANDARDS AND ANY STANDARDS REFERENCED THEREIN:
   - TMS 402 - BUILDING CODE REQUIREMENTS FOR SPECIFICATION FOR MASONRY STRUCTURES
   - TMS 602 - SPECIFICATION FOR MASONRY STRUCTURES
2. STRUCTURAL CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH THE TABLES BELOW UNLESS NOTED OTHERWISE

CLASS	NET COMPRESSIVE STRENGTH (min)(PSI)	BLOCK COMPRESSIVE STRENGTH AT 28 DAYS (PSI)	MORTAR TYPE	GROUT COMPRESSIVE STRENGTH AT 28 DAYS (PSI)
1	1,350	2,000	N	2,000
2	2,000	2,000	M OR S	2,000
3	2,000	2,650	N	3,000

NOTES:
1. AGGREGATE SIZE SHALL NOT EXCEED 1/2" DIAMETER.
2. GROUT SLUMP SHALL RANGE FROM 8"-11".
3. DO NOT USE ADMIXTURES UNLESS APPROVED BY EOR

USE	CLASS
INTERIOR WALLS	1
EXTERIOR WALLS	3
SITE WALLS	2

3. MATERIAL SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   - CONCRETE MASONRY UNITS - ASTM C90, NORMAL WEIGHT
   - MORTAR - ASTM C270
   - GROUT - ASTM C476, PROPORTIONED PER TABLE 1
   - AGGREGATE - ASTM C404
   - BED JOINT REINFORCEMENT - ASTM A3848, GALVANIZED OR STAINLESS STEEL.
4. LAY CMU TO MAXIMUM POUR HEIGHT, NOT TO EXCEED 5'-4" IN HEIGHT OR COURSE BELOW BOND BEAM UNLESS ADDITIONAL PARAMETERS ARE MET ACCORDING TO TMS 602, SECTION 3.5
5. LAY BLOCKS IN A RUNNING BOND WITH A MINIMUM JOINT OFFSET OF 1/4 UNIT LENGTH
6. REINFORCE CONCRETE MASONRY UNIT JOINTS WITH LADDER-TYPE HOT-DIP GALVANIZED COLD-DRAWN STEEL WITH W_.7 SIDE RODS AND W1.7 CROSS RODS
   A. PROVIDE JOINT REINFORCEMENT TO MEET THE FOLLOWING PARAMETERS:
      - 16" O/C CENTER UNLESS NOTED OTHERWISE.
   B. LAP JOINT REINFORCING 14" AT SPLICES.
   C. ALSO PROVIDE AT:
      - TOP AND BOTTOM OF WALL OPENINGS, EXTENDING THE GREATER OF 24" OR 40 BAR DIAMETERS PAST THE OPENING
      - CONTINUOUSLY AT STRUCTURALLY CONNECTED ROOF AND FLOOR LEVELS.
      - WITHIN 16" OF THE TOP OF WALLS.
   D. PROVIDE PREFABRICATED JOINT REINFORCING CORNER PIECES AT ALL WALL CORNERS AND INTERSECTIONS
   E. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
7. LAP REINFORCING BARS IN GROUTED MASONRY AS NOTED BELOW; SPLICES IN REINFORCING SHALL BE STAGGERED SO THAT NOT MORE THAN 1/2 OF ALL BARS ARE SPLICED AT THE SAME LOCATION.
   - VERTICAL BARS - (40) BAR DIAMETERS FOR #5 OR LESS, (50) BAR DIAMETERS FOR #6 OR GREATER
   - BOND BEAMS - (40) BAR DIAMETERS
   - LINTELS - DO NOT SPLICE
8. PROVIDE MINIMUM 1/2" CLEARANCE FROM REINFORCEMENT TO FACE SHELL OF BLOCK AND A MINIMUM 1" CLEARANCE BETWEEN PARALLEL REINFORCEMENT.
9. REINFORCEMENT SHALL BE ADEQUATELY SECURED TO PREVENT DISPLACEMENT CAUSED BY CONSTRUCTION LOADS OR BY PLACEMENT OF GROUT OR MORTAR BEYOND THE ALLOWABLE TOLERANCES. PROVIDE BAR POSITIONERS AT MANUFACTURER'S RECOMMENDED SPACING, NOT TO EXCEED 48" ON CENTER.
10. ALLOW MASONRY UNITS TO ATTAIN SPECIFIED STRENGTH BEFORE REMOVING TEMPORARY SUPPORTS
11. NON-LOAD BEARING MASONRY SHALL MAINTAIN A MINIMUM 1" SPACE BELOW ADJACENT FRAMING.
12. EMBEDDED ITEMS SHALL BE IN BUILT-IN (NOT CUT-IN) IN ACCORDANCE WITH TMS 602, SECTION 3.3D. ALUMINUM SHALL NOT BE USED IN MASONRY UNLESS EFFECTIVELY COATED OR OTHERWISE ISOLATED. CONDUITS SHALL NOT BE SPACED CLOSER THAN (3) DIAMETERS TO ONE ANOTHER.
13. COLD WEATHER AND HOT WEATHER CONSTRUCTION SHALL BE ACCORDANCE WITH TMS 602, SECTION 1.8C AND 1.8D, RESPECTIVELY.
14. INSTALL CONTROL AND EXPANSION JOINTS AT THE FOLLOWING MAXIMUM SPACING UNLESS NOTED OTHERWISE
   A. 25'-0" O/C CENTER HORIZONTALLY.
   B. TO MAINTAIN A MAXIMUM HEIGHT TO WIDTH RATIO OF 1.1/2:1 BETWEEN JOINTS.
   C. WITHIN 1/2 TYPICAL JOINT SPACING FROM CMU WALL CORNER OR INTERSECTIONS ALONG INTERSECTING WALL

STRUCTURAL SUBMITTALS

1. SUBMIT TO THE ENGINEER FOR REVIEW APPROPRIATE SCHEDULES, SHOP DRAWINGS, SAMPLES, TEST REPORTS, AND PRODUCT DATA THAT IS RELATED TO THE STRUCTURAL PORTION OF THE WORK ACCORDING TO AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. WORK SHALL BE FABRICATED UNTIL THE ENGINEER'S REVIEW HAS BEEN OBTAINED. PROVIDED IS A LIST OF STRUCTURAL SUBMITTALS REQUIRED FOR THIS PROJECT, AND REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS:
   A. FABRICATION / ERECTION DRAWINGS:
      - FOUNDATION REINFORCING STEEL
      - MASONRY WALL REINFORCING
      - STRUCTURAL STEEL
      - STRUCTURAL CAST-IN-PLACE COMPONENTS
   B. DEFERRED SUBMITTALS (TO BE SEALED BY THE RESPONSIBLE PARTY)
      - MECHANICAL UNITS BASES AND CONNECTION TO STRUCTURE
   C. PRODUCT DATA SUBMITTALS
      - VAPOR RETARDER
      - CONCRETE MIX DESIGN
      - GROUT MIX DESIGN
      - CONCRETE/MASONRY/STEEL ACCESSORIES
      - MASONRY PRODUCT SUBMITTALS
      - FACADE ATTACHMENTS
      - FASTENERS
      - STEEL MILL REPORTS AND WELDING CERTIFICATES
   D. REPORTS:
      - EARTHWORK BELOW BUILDING TESTING REPORTS
      - CONCRETE TEST RESULTS
      - CONCRETE MONITORING DURING PLACEMENT
      - MASONRY
      - STEEL
2. THE CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL SUBMIT EQUIPMENT PRODUCT DATA WHERE LOADING IS TO BE IMPARTED ON THE STRUCTURE DURING CONSTRUCTION FOR REVIEW, PRIOR TO USE.
4. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER AS INDICATED OR SPECIFIED FOR REVIEW PRIOR TO FABRICATION. REVIEW WILL BE FOR GENERAL CONFORMANCE WITH DESIGN INTENT CONVEYED IN THE CONTRACT DOCUMENTS.
5. WHEN AN ENGINEER IS REQUIRED TO SIGN AND STAMP SHOP DRAWINGS AND CALCULATIONS, ENSURE SEAL INDICATES ENGINEER AS BEING REGISTERED IN THE STATE OF THE PROJECT.
6. SHOP DRAWINGS ARE NOT A PART OF CONTRACT DOCUMENTS. THEREFORE, ARCHITECT'S/ENGINEER'S REVIEW DOES NOT CONSTITUTE AN AUTHORIZATION TO DEVIATE FROM TERMS AND CONDITIONS OF THE CONTRACT.
7. THE ENGINEER REQUIRES (10) WORKING DAYS AFTER RECEIPT OF SHOP DRAWINGS AND CALCULATIONS FOR PROCESSING.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING STANDARDS AND ANY STANDARDS REFERENCED THEREIN.
   - ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE
   - ACI 117 - SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS
   - ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
2. CONCRETE SHALL BE IN ACCORDANCE WITH THE TABLES BELOW UNLESS NOTED OTHERWISE

CONCRETE MIX SCHEDULE

CLASS	28 DAY STRENGTH (f'_c) (PSI)	MAX W/C	SLUMP	MAX AGGREGATE SIZE	AIR CONTENT
A	3,000	0.55	5"-7"	1 1/2"	3%-6%
B	3,000	0.55	4"-6"	1 1/2"	3%-6%
C	4,000	0.55	4"-6"	1 1/2"	3%-6%
D	4,000	0.45	4"-6"	1 1/2"	≤1.5%
E	5,000	0.40	3"-5"	1"	6%-10%
F	4,000	0.50	4"-6"	3/4"	-
G	3,000	0.50	4"-6"	3/4"	-
H	2,000	0.55	5"-7"	3/4"	-

NOTES:
1. CONCRETE SHALL BE NORMAL WEIGHT UNLESS NOTED OTHERWISE.
2. FLY ASH MAY BE USED UP TO 20% REPLACEMENT OF PORTLAND CEMENT, EXCEPT AT POLISHED SLABS (LIMITED TO 15%) OR ARCHITECTURALLY EXPOSED CONCRETE (VERIFY WITH ARCHITECT)
3. ALL MIXES SHALL UTILIZE A WATER REDUCING ADMIXTURE.
4. AT POLISHED CONCRETE FINISHES, USE OF CURING COMPOUNDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT AND POLISHING SYSTEM MANUFACTURER.
5. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.
6. FOR TOPPING SLAB LESS THAN 2" THICK, CONTRACTOR SHALL SUBMIT PROPRIETARY MIX DESIGN AND PREPARATION PROCEDURE FOR APPROVAL.

USE	CLASS
DRILLED PIERS	A
PIER CAPS	B
GRADE BEAMS	B
SLABS-ON-GRADE	B
SLABS-ON-CARTON FORMS	C
POLISHED SLABS	D
FOOTINGS	B
RETAINING WALLS	D
POOLS SHOTCRETE	E
COLUMNS	F
WALLS	F
ELEVATED BEAMS	F
ELEVATED SLABS	F
CONCRETE ON METAL DECK	F
HOUSEKEEPING PADS	G
MUD SLABS	H
TOPPING SLABS (> 2")	G
TOPPING SLABS (≤ 2")	(NOTE 6)

3. MATERIALS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS

- READY-MIXED CONCRETE	ASTM C94
- PORTLAND CEMENT -	ASTM C150, TYPE I/II
- FLY ASH -	ASTM C618, CLASS F OR C
- NORMAL WEIGHT AGGREGATES -	ASTM C33
- LIGHT WEIGHT AGGREGATES -	ASTM C330
- WATER -	ASTM C1602
- WATER-REDUCING, PLASTICIZING, AND RETARDING ADMIXTURE -	ASTM C494
- AIR-ENTRAINING ADMIXTURE -	ASTM C260
- CURING COMPOUNDS -	ASTM C309, TYPE 1, CLASS B
- FLOOR SEALERS, HARDENERS, FINISHES, AND COVERINGS SHALL BE COMPATIBLE WITH CONCRETE PROPERTIES	

4. READY-MIXED CONCRETE SHALL BE FURNISHED WITH BATCH TICKET INFORMATION. PROJECT-SITE MIXING IS NOT ACCEPTABLE.
5. PLACEMENT OF CONCRETE SHALL BE COMPLETED WITHIN 90 MINUTES AFTER THE INTRODUCTION OF THE MIXING WATER, PER ASTM C94.
6. COLD WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 306.1 AND AS FOLLOWS:
   A. WHEN AVERAGE HIGH AND LOW TEMPERATURE IS EXPECTED TO FALL BELOW 40° F FOR (3) CONSECUTIVE DAYS, MAINTAIN DELIVERED CONCRETE MIX TEMPERATURE WITHIN THE TEMPERATURE RANGE REQUIRED BY ACI 301.
   B. DO NOT USE OR PLACE CONCRETE ON FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW.
   C. DO NOT USE CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS UNLESS APPROVED IN MIX DESIGNS.
   D. PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES.
7. HOT WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 306.1 AND AS FOLLOWS:
   A. MAINTAIN CONCRETE TEMPERATURE BELOW 90° FAT TIME OF PLACEMENT
   B. CHILLED MIXING WATER OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE. PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER.
8. BEFORE TEST SAMPLING AND PLACING OF CONCRETE, WATER MAY BE ADDED TO THE PROJECT SITE, SUBJECT TO THE LIMITATIONS OF ACI 301. DO NOT ADD WATER TO THE CONCRETE AFTER ADDING HIGH-RANGE WATER-REDUCING ADMIXTURES
9. SECURELY POSITION ALL ITEMS TO BE CAST IN PLACE SUCH AS REINFORCING DOWELS, ANCHORS, SLEEVES, ETC. PRIOR TO PLACEMENT OF CONCRETE
10. EMBEDDED CONDUITS, PIPES, AND SLEEVES SHALL MEET THE REQUIREMENTS OF ACI 318. REFERENCE TYPICAL DETAILS FOR ALLOWABLE PENETRATIONS AND ADDITIONAL REQUIRED REINFORCEMENT.
11. PLACE ALL VERTICAL CONSTRUCTION JOINTS IN THE CENTER OF SPANS IN ACCORDANCE WITH THE TYPICAL DETAILS. CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS FOR CONSTRUCTION JOINTS NOT SHOWN ON STRUCTURAL DRAWINGS FOR REVIEW BY THE ARCHITECT AND ENGINEER
12. FOOTING GRADE BEAM, AND SLAB AREAS SHALL BE CLEANED OF DEBRIS AND STANDING WATER PRIOR TO POURING CONCRETE.
13. WHERE NOTED, SAW CUT JOINTS SHALL BE CUT AS SOON AS THE CONCRETE HAS OBTAINED ADEQUATE STRENGTH TO RESIST RAVELING OF THE JOINT EDGES, GENERALLY BETWEEN 4 TO 12 HOURS AFTER THE CONCRETE HAS BEEN FINISHED. HOWEVER, IF ENTRY IS DELAYED TOO LONG, SAWING CAN BECOME DIFFICULT AND UNCONTROLLABLE CRACKING MAY OCCUR. THE BEST TIME FOR SAWING SHALL BE DETERMINED IN THE FIELD AS TIMING MAY VARY BASED ON MIX DESIGN, PLACEMENT, AND CURING CONDITIONS. SAW CUTS SHALL BE A MINIMUM 1/4 OF THE SLAB THICKNESS, UNLESS NOTED OTHERWISE. WITH REINFORCEMENT CONTINUOUS THROUGH SAW CUTS IN ACCORDANCE WITH THE CONTROL JOINT DETAIL. DO NOT SAW CUT ELEVATED SLABS OR SLABS OVER VOID FORMS.
14. CONCRETE SHALL REACH 75% OF THE SPECIFIED 28 DAY COMPRESSIVE STRENGTH AND BE IN PLACE FOR 7 DAYS PRIOR TO REMOVAL OF FORMS OR CONSTRUCTION ON TOP OF THE SLAB.

N

FULL SIZE SHEET 22X34

Ramirez - Simon Engineering, LLC
Mechanical - Electrical - Plumbing
Texas Registered Engineering Firm F-14781
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SEAL

STATE OF TEXAS
VICTORIA L. WITTMANN
135355
LICENSED
PROFESSIONAL ENGINEER

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FIRM REGISTRATION NUMBERS:
TBPE F-2461, TBPLS F-10018810

PROJECT INFORMATION

CLIENT NAME

WILLIAMSON COUNTY
1848

PROJECT NAME

Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.

1479

PROJECT ADDRESS:

1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

STRUCTURAL NOTES

SHEET NUMBER

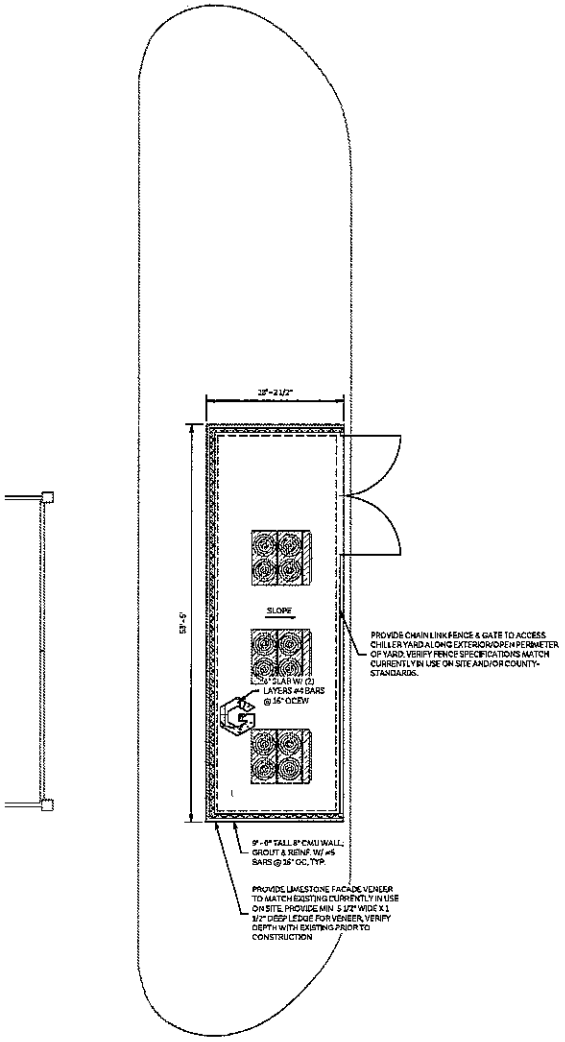
S002

NOTES:
1. REFERENCE GENERAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND TYPES OF PLUMBING FIXTURES WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION
3. VERIFY ALL DIMENSIONS & DROPS WITH ARCHITECT AND OWNER PRIOR TO COMMENCING CONSTRUCTION.

LEGEND:

DROP

SLOPE — SLOPE, REF. CIVIL



1 FOUNDATION PLAN
1/8" = 1'-0"

N

FULL SIZE SHEET: 22X34

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STATE OF TEXAS — VICTORIA L. WITTMAN — 133855 — LICENSED PROFESSIONAL ENGINEER

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TBPE F-7451, TBPLS F-10193910

PROJECT INFORMATION

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WILLIAMSON COUNTY

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Round Rock, TX 78664

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SHEET TITLE

FOUNDATION PLAN

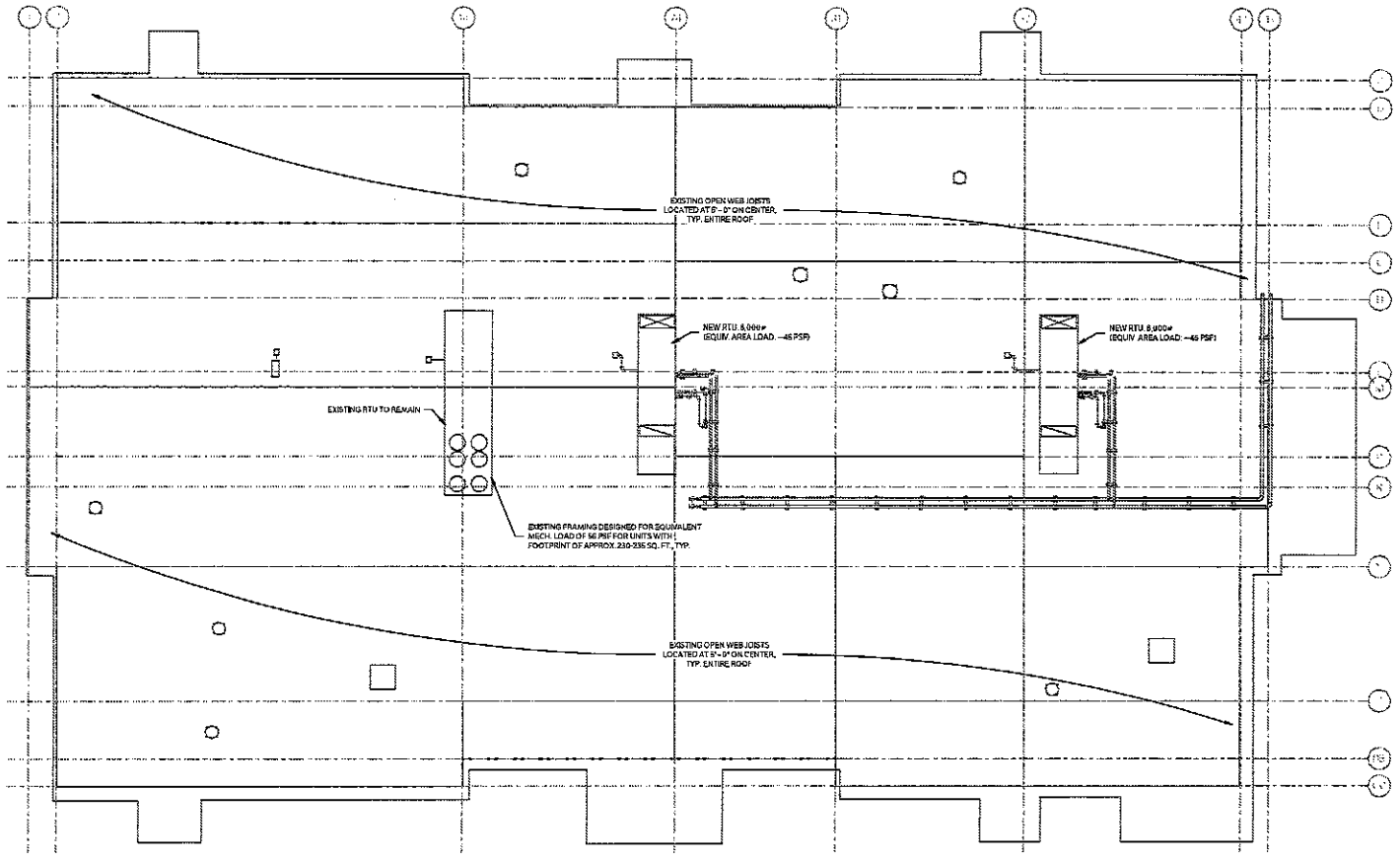
SHEET NUMBER

S101

NOTES:
1. STEEL BEAMS AND JOISTS ARE TYPICALLY CENTERED ON AND EQUALLY SPACED BETWEEN COLUMN CENTERLINES
2. REFERENCE MEP DRAWINGS FOR LOCATION AND DIMENSIONS OF ROOF PENETRATIONS.
3. COORDINATE AND VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS.
4. REFERENCE GENERAL NOTES, TYPICAL DETAILS, AND PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. GESSNER ENGINEERING SHALL BE CONTACTED FOR REVIEW AND/OR REDESIGN WHEN CHANGES IN UNIT SIZES AND/OR LOCATIONS ARE DESIRED.

LEGEND:

MECHANICAL OPENING



1 ROOF FRAMING PLAN
3/32" = 1'-0"

FULL SIZE SHEET: 22X34

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TBPE F-7483, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

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JULY 26, 2024

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RSE PROJECT NO: 1479

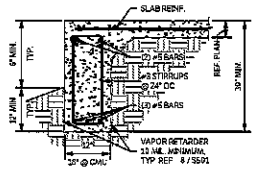
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ROOF PLAN

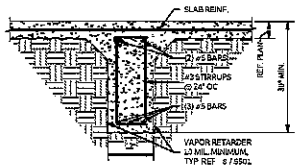
SHEET NUMBER

S112

SHEET NOTES:
1. REFERENCE PLANS FOR SLOPING SLAB CONDITIONS.
2. WHERE SLAB DROP IS LESS THAN OR EQUAL TO 11/2", SLAB REINFORCEMENT MAY BE CONTINUOUS AND BENT BELOW DROP IN LIEU OF PROVIDING BENT BARS AS SHOWN.
3. VAPOR RETARDER AS DETAILED TO BE INSTALLED BELOW ALL FOUNDATION CONCRETE.
4. ALL SPLICES SHALL BE AS SPECIFIED IN THE GENERAL NOTES.
5. BEAM AND SLAB REINFORCEMENT TYPICAL UNLESS NOTED OTHERWISE
6. BEAM AND SLAB DIMENSIONS TYPICAL UNLESS NOTED OTHERWISE.

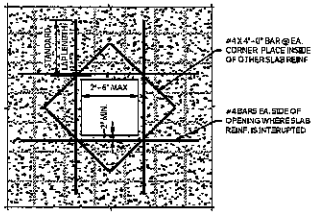


1 EXTERIOR BEAM
N.T.S.



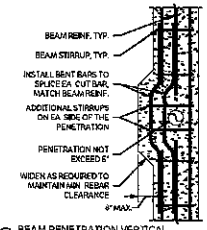
2 INTERIOR BEAM
N.T.S.

NOTE: NO ADDITIONAL REINFORCEMENT IS REQUIRED FOR SINGLE OPENINGS LESS THAN 6" WIDE



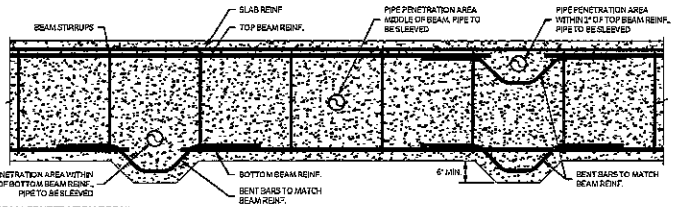
3 SLAB OPENING REINF.
N.T.S.

NOTE: IF PIPE PENETRATION OCCURS CENTER OF THE BEAM & THE PIPE W/ SLEEVE DIMENSION IS LESS THAN 6", THE CONTRACTOR MAY:
1. NOT WIDEN THE BEAM.
2. REPLACE BENT BARS W/ (2) #5 DOWEL EACH SIDE OF PIPE.



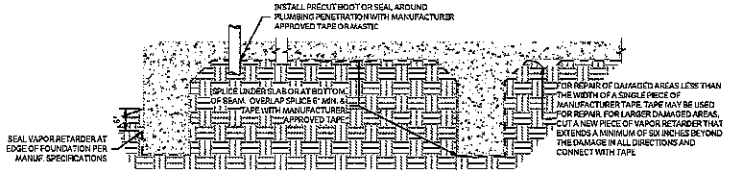
5 BEAM PENETRATION VERTICAL
N.T.S.

NOTE: WHEN PIPE SLEEVE IS WITHIN 3" OF BEAM REINF, BEAM REINF. SHALL BE STOPPED AND BENT BARS ADDED AS SHOWN BELOW.



4 BEAM PENETRATION DETAIL
N.T.S.

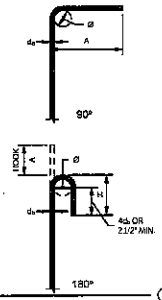
NOTE: VAPOR RETARDER AS DETAILED TO BE INSTALLED BELOW ALL FOUNDATION CONCRETE



6 VAPOR RETARDER DETAIL
N.T.S.

STANDARD DOWEL HOOK DIMENSIONS ALL GRADES OF STEEL					
BAR SIZE	Ø	90°		180°	
		A	A	H	
#3	2 1/4"	6"	6"	4"	
#4	3"	8"	6"	4 1/2"	
#5	3 3/4"	10"	7"	5"	
#6	4 1/2"	12"	8"	6"	
#7	5 1/4"	14"	10"	7"	
#8	6"	16"	11"	8"	

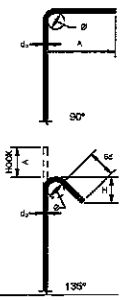
NOTE Ø = FINISHED INSIDE BEND



8 STANDARD DOWEL HOOKS
N.T.S.

STIRRUP/TIE HOOK DIMENSIONS ALL GRADES OF STEEL				
BAR SIZE	Ø	90°	135°	
		A	A	H
#3	1 1/2"	4"	4 1/4"	3"
#4	2"	4 1/2"	4 1/2"	3"
#5	2 1/2"	6"	5 1/2"	3 3/4"
#6	4 1/2"	12"	8"	4 1/2"
#7	5 1/4"	14"	9"	5 1/4"
#8	6"	16"	10 1/2"	6"

NOTE Ø = FINISHED INSIDE BEND



7 STIRRUP/TIE HOOKS
N.T.S.

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TBPE F-7461, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

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1801 E Old Settlers Blvd
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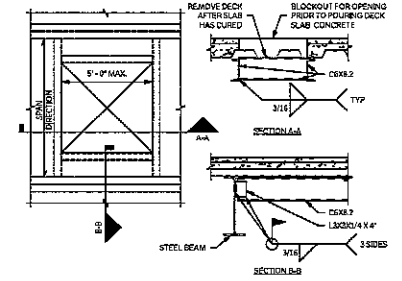
SHEET TITLE

FOUNDATION DETAILS

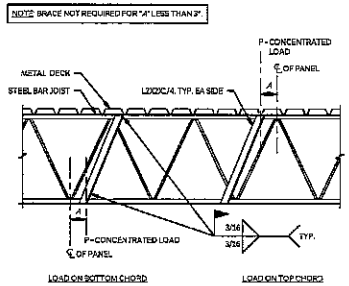
SHEET NUMBER

S501

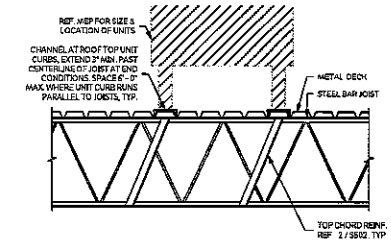
FULL SIZE SHEET: 22X34



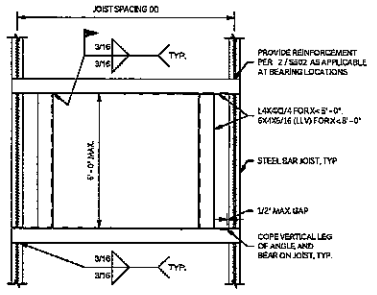
① LARGE MECHANICAL OPENING IN COMPOSTIE SLAB
N.T.S.



② BAR JOIST CHORD REINFORCEMENT
N.T.S.



③ MECHANICAL UNIT SUPPORT AT JOIST
N.T.S.



④ STANDARD ROOF OPENING
N.T.S.

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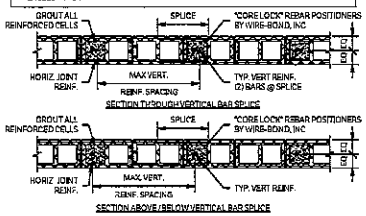
ROOF FRAMING DETAILS

SHEET NUMBER

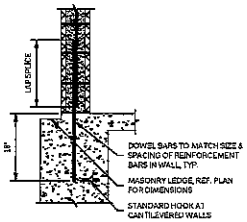
S502

FULL SIZE SHEET: 22X34

NOTES:
1. MAINTAIN MINIMUM 3"X3" CLEAR UNOBSTRUCTED CONTINUOUS VERTICAL CELL AT EACH REBAR. PLACE WALLS TO MAX. 5'-0" HEIGHT BEFORE GROUTING.
2. PLACE REBAR IN WALL WITH LAP SPLICE LENGTH PER SCHEDULE.
3. STOP GROUT POUR 1 1/2" BELOW TOP OF COURSE, AT EACH GROUT LIFT, EXCEPT AT LINTELS & BOND BEAMS EXTEND GROUT TO TOP OF GROUTED COURSE.
4. PROVIDE REBAR POSITIONS AT MANUFACTURER RECOMMENDED SPACING, BUT NOT TO EXCEED 48" OC.

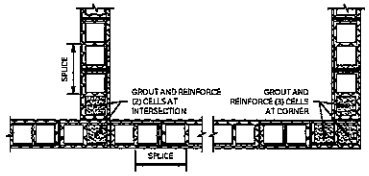


1 CMU WALL REINFORCING DETAIL
N.T.S.



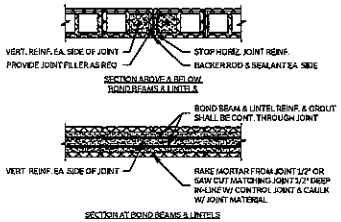
2 CMU WALL TO FOUNDATION
N.T.S.

NOTE: AT CONTRACTORS OPTION, IN LIEU OF INTERLOCKING CMU COURSING AT CORNER, REMOVE WEB AND FACE SHELL AT INTERFACE AND GROUT MONOLITHICALLY.



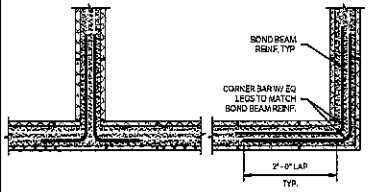
3 CMU WALL CORNER REINFORCING DETAIL
N.T.S.

NOTE: INSTALL CONTROL AND EXPANSION JOINTS AT THE FOLLOWING MAX SPACING UNO:
A. 30'-0" ON CENTER HORIZONTALLY.
B. TO MAINTAIN A MAXIMUM LENGTH TO HEIGHT RATIO OF 1.5:1 BETWEEN JOINTS.
C. WITHIN 1/2 TYPICAL JOINT SPACING FROM CMU WALL CORNERS OR INTERSECTIONS ALONG INTERSECTING WALL.



4 CMU CONTROL JOINT DETAIL
N.T.S.

NOTE: CORNER BAR AND DOWELS SHALL MATCH SIZE OF TYPICAL BOND BEAM REINFORCING

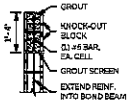


5 CMU BOND BEAM CORNER REINFORCMENT
N.T.S.

NOTES:
1. WHERE CONTROL JOINTS ARE TO BE PLACED ADJACENT TO OPENINGS, MASONRY OVER NON-LOAD BEARING HEADER SPECIFIED ABOVE SHALL NOT EXCEED 4'-0" IN HEIGHT. WHERE THIS REQUIREMENT IS NOT MET, GESSNER ENGINEERING SHALL BE CONTACTED FOR ADDITIONAL INFORMATION.
2. BARS SHALL NOT BE SPLICED OVER OPENINGS
3. SPLICE BARS WITHIN WALL AS REQUIRED. STAGGER LAP SPLICING WITHIN COURSE.

DOUBLE

PROVIDE WITHIN WALL:
- TOP OF WALL
- AT ENDS OF ASSOCIATED BOND BEAM OVER OPENING EXTENDED OVER JAMB CELLS



6 BOND BEAM SCHEDULE
N.T.S.

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FIRM REGISTRATION NUMBERS:
TBPE F-7461, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

CMU FRAMING DETAILS

SHEET NUMBER

S503

FULL SIZE SHEET: 22X34

PIPING SYMBOLS

	PIPE UP
	PIPE DOWN
	PIPE CAP
	90° ELBOW
	RISE OR DROP IN ELEVATION
	TEE OR BRANCH CONNECTION
	TEE DOWN
	TEE DOWN
CHS	CHILLED WATER SUPPLY
CHR	CHILLED WATER RETURN
CWS	CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
FOS	FUEL OIL SUPPLY
FOR	FUEL OIL RETURN
CD	CONDENSATE DRAIN LINE
RL	REFRIGERANT LINE
15#S	15 PSIG STEAM
50#S	50 PSIG STEAM
80#S	80 PSIG STEAM
LPC	LOW PRESSURE CONDENSATE
PCR	PUMPED CONDENSATE RETURN
	BALL VALVE
	BUTTERFLY VALVE
	GATE VALVE
	GLOBE VALVE
	2 WAY CONTROL VALVE
	3 WAY CONTROL VALVE
	2 WAY SOLENOID VALVE
	3 WAY SOLENOID VALVE
	BALANCING VALVE
	PRESSURE REDUCING VALVE
	CHECK VALVE
	SAFETY VALVE
	SUCTION DIFFUSER
	STRAINER
	STRAINER W/ BLOWDOWN
	PIPE REDUCER
	PETE'S PLUG
	FLEXIBLE CONNECTION
	UNION
	COMPANION FLANGE
	AIR VENT - AUTOMATIC
	AIR VENT - MANUAL
	THERMOMETER
	PRESSURE GAUGE W/ GAUGE COCK
	FLOWMETER
	PIPE ANCHOR
	PIPE EXPANSION JOINT
	PIPE GUIDE
	TRIPLE DUTY VALVE

NOTE: NOT ALL SYMBOLS MAY BE USED IN THIS PROJECT.

ABBREVIATIONS

AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AMP	AMPERE
BAS	BUILDING AUTOMATION SYSTEM
BHP	BRAKE HORSEPOWER
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CV	CONSTANT VOLUME
EAT	ENTERING AIR TEMPERATURE
(ETR)	EXISTING TO REMAIN
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST AIR
°F	DEGREES FAHRENHEIT
FD	FIRE DAMPER
FSD	COMBINATION FIRE SMOKE DAMPER
FPM	FEET PER MINUTE
FT	FEET
GPM	GALLONS PER MINUTE
HEPA	HIGH EFFICIENCY PARTICULATE AIR FILTER
HP	HORSE POWER
IN	INCHES
KW	KILOWATT
KWH	KILOWATT HOUR
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MA	MIXED AIR
MVD	MANUAL VOLUME DAMPER
NIC	NOT IN CONTRACT
NO.	NUMBER (QUANTITY OR MODEL)
OA	OUTSIDE AIR
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PH	PHASE
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH GAGE
QTY	QUANTITY
RLF	RELIEF
RA	RETURN AIR
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
SD	SMOKE DAMPER
SP	STATIC PRESSURE (INCHES OF WATER)
TP	TOTAL PRESSURE (INCHES OF WATER)
TYP	TYPICAL
V	VOLTS
VAC	VOLTS, ALTERNATING CURRENT
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE

NOTE:
NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

MECHANICAL SYMBOLS

	CEILING DIFFUSERS WITH ROUND RIGID DUCT CONNECTION
	CEILING DIFFUSERS WITH ROUND FLEX DUCT CONNECTION
	CEILING SUPPLY AIR DEVICE (24x24 AND 12x12)
	CEILING RETURN AIR DEVICE (24x24 AND 12x12)
	CEILING EXHAUST AIR DEVICE (24x24 AND 12x12)
	1-WAY THROW CEILING AIR DEVICE
	2-WAY THROW CEILING AIR DEVICE
	3-WAY THROW CEILING AIR DEVICE
	SIDEWALL EXHAUST OR RETURN AIR GRILLE OR REGISTER
	SIDEWALL SUPPLY REGISTER
MVD	MANUAL VOLUME DAMPER
M	MOTORIZED DAMPER
FD	FIRE DAMPER
FSD	COMBINATION FIRE/SMOKE DAMPER
SD	SMOKE DAMPER
	DUCT MOUNTED SMOKE DETECTOR
	FLEXIBLE DUCT CONNECTION
12x12 8x8	DUCT TRANSITION
12x12 Ø12	DUCT TRANSITION FROM RECTANGULAR TO ROUND
R	DUCT RISE IN DIRECTION OF AIRFLOW
D	DUCT DROP IN DIRECTION OF AIRFLOW
	VANED ELBOW (PROVIDE ALL SQUARE OR RECTANGULAR ELBOWS WITH VANES EXCEPT TRANSFER AIR SOUND ELBOW)
	LONG RADIUS DUCT ELBOW
	AIR DUCT SPLITTER
	ACOUSTICAL FIBER FREE LINED DUCT
	BRANCH CONNECTION TO MAIN WITH VOLUME DAMPER (ALL BRANCH DUCTWORK TO AIR DEVICE SHALL HAVE VOLUME DAMPERS UNLESS OTHERWISE NOTED)

	SUPPLY DUCT UP / DOWN
	RETURN DUCT UP / DOWN
	EXHAUST DUCT UP / DOWN
24x24 12Ø 24x14Ø	INDICATES 24"x24" RECTANGULAR DUCT INDICATES 12" ROUND DUCT INDICATES 24"x14" FLAT OVAL
	ACCESS DOOR
T	THERMOSTAT OR TEMPERATURE SENSOR (RE: CONTROLS)
H	HUMIDISTAT OR HUMIDITY SENSOR (RE: CONTROLS)
M	MAGNAHELIC GAUGE
SP	STATIC PRESSURE SENSOR
CO	CARBON DIOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
DP	DIFFERENTIAL PRESSURE SENSOR
OS	OCCUPANCY SENSOR (REFER TO ELECT. FOR MORE INFO)
	THERMOSTAT CONTROL WIRE
	EXISTING TO BE DEMOLISHED
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	CONNECT AT THIS POINT
	REMOVE TO THIS POINT
A1200 S 1200 R 1000	AIR DEVICE TAG DENOTING CFM QUANTITY AND SCHEDULES TYPE: S = SUPPLY R = RETURN E - EXHAUST
ACH-1-M — EQUIPMENT TAG	EQUIPMENT UNIT TAG LEGEND ACH = AIR COOLED CHILLER CHP = CHILLED WATER PUMP M = MIDDLE SCHOOL E = ELEMENTARY SCHOOL
EQUIPMENT — EQUIPMENT CLEARANCE	
SECTION CALLOUT SYMBOL SECTION NUMBER — 1 SHEET NUMBER — M201	
GENERAL CALLOUT SYMBOL ENLARGED PLAN DETAIL NUMBER — 1 ENLARGED PLAN SHEET NUMBER — M201	

NOTE: NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT.

GENERAL NOTES

1. THESE NOTES APPLY TO ALL MECHANICAL SHEETS.
2. PROVIDE ACCESS DOORS ON WALLS, CEILINGS OR CHASES TO ACCESS CONCEALED VALVES, ADJUSTABLE EQUIPMENT AND CONTROL DEVICES. REFER TO SPECIFICATIONS AND COORDINATE WITH ARCHITECT. ACCESS DOOR RATING SHALL MATCH CLASSIFICATION OF WALL AND CEILING FIRE RATING.
3. FURNISH ALL NECESSARY STRUCTURES, INSERTS, SLEEVES, AND HANGING DEVICES FOR INSTALLATION OF MECHANICAL EQUIPMENT, DUCTWORK, PIPING, ETC. COORDINATE WITH ALL BUILDING TRADES TO AVOID CONFLICTS AND TO MAINTAIN EQUIPMENT ACCESS AND SERVICEABILITY.
4. PROVIDE ALL NECESSARY MISCELLANEOUS ANGLES, CHANNELS, UNISTRUT, ETC., AS REQUIRED TO ADEQUATELY SUPPORT THE MECHANICAL PIPING, DUCTWORK, AND EQUIPMENT. COORDINATE WITH STRUCTURAL.
5. DETAILS ILLUSTRATED ON THE DRAWINGS SHALL BE APPLIED IN ALL CASES WHERE THE FEATURE OCCURS IN THE SYSTEM DESIGN.
6. DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL NOT BE SCALED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PIPING WITH OTHER TRADES AND PROVIDING OFFSETS IN PIPING AS REQUIRED. ALL PIPE SHALL BE ROUTED AS CLOSE TO STRUCTURE AS POSSIBLE.
7. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY CONTRACTOR. CONDITIONS SHOWN IN DRAWINGS MAY DEVIATE FROM EXACT CONFIGURATION.
8. ALL PIPING SIZES SHOWN ARE NOMINAL DIMENSION IN INCHES. PIPING ARE EXTERNALLY INSULATED. CONTRACTOR IS REQUIRED TO COORDINATE ACTUAL PIPE ROUTING AND SIZING AS NECESSARY FOR MAINTAINING REQUIRED CLEARANCES IN COORDINATION WITH OTHER TRADES.
9. MAJOR EQUIPMENT SHOWN ON THE PLANS AND ELEVATIONS ILLUSTRATE THE GENERAL ARRANGEMENT AND SPACE ALLOCATIONS. THE CONTRACTOR SHALL VERIFY THE SPACE REQUIREMENTS FOR EACH SYSTEM COMPONENT USING MANUFACTURER'S CERTIFIED SHOP DRAWINGS AND MAKE THE NECESSARY ADJUSTMENTS IN EQUIPMENT PLACEMENT AND CONNECTION IN ORDER TO ACCOMMODATE THE EXACT EQUIPMENT INSTALLED.
10. COORDINATE ALL PIPING WITH STRUCTURAL AND ELECTRICAL SYSTEMS AND PROVIDE NECESSARY OFFSETS TO AVOID CONFLICTS AND TO MAINTAIN EQUIPMENT ACCESS AND SERVICEABILITY.
11. CONTRACTOR/ INSTALLER SHALL NOTIFY COUNTY OF ANY EXISTING NON-CONFORMING/ NON-CODE COMPLIANT INSTALLATIONS OR LIFE-SAFETY CONDITIONS UNCOVERED OR OBSERVED IN THE PROCESS OF THE WORK. CONDITIONS SHALL BE REPORTED WHETHER OR NOT THEY ARE WITHIN OR OUTSIDE THE CONTRACTUAL SCOPE OF WORK.
12. CONTRACTOR SHALL MAINTAIN THE FIRE PROTECTION SYSTEM OF THE ENTIRE BUILDING IN WORKING ORDER FOR THE DURATION OF THE PROJECT. NOTIFY COUNTY OF ANY CONDITIONS RELATED TO THE FIRE PROTECTION SYSTEM UNCOVERED OR OBSERVED OUTSIDE THE CONTRACTUAL SCOPE OF WORK.

FULL SIZE SHEET: 22X34

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147201
LICENSED
PROFESSIONAL ENGINEER
7/25/2024

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TBPE-F-7451, TBPLS-F-10253910

PROJECT INFORMATION

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1848

PROJECT NAME:
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Rooftop HVAC Unit Replacement

RSE PROJECT No.
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ISSUE

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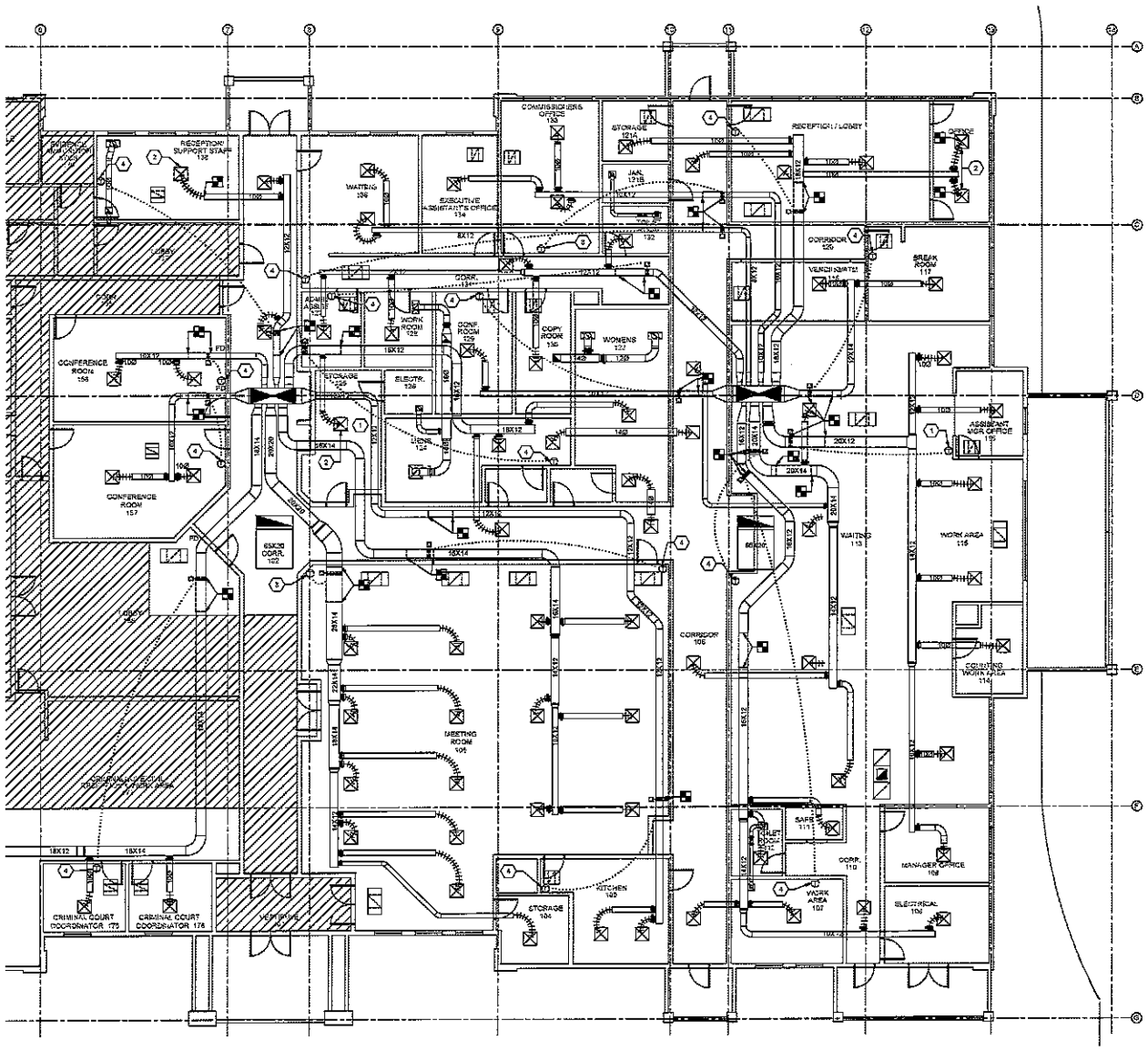
RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL LEGEND AND GENERAL INFORMATION

SHEET NUMBER

M001



1 MECHANICAL DEMOLITION FLOOR PLAN – AREA B
SCALE: 1/8" = 1'-0"

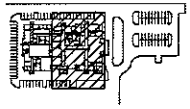
GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

SHEET KEYED NOTES

1. DEMOLISH EXISTING CEILING GRID AND TILES ALONG WITH AIR DEVICES. STORAGE ROOM WILL BE CHANGED TO A MECHANICAL ROOM WITHOUT A CEILING.
2. EXISTING AIR DEVICES TO BE REMOVED AND RELOCATED. DEMOLISH ASSOCIATED DUCTWORK.
3. DEMOLISH EXISTING T-STAT AND ASSOCIATED CONTROL WIRING. PROVIDE BLANK OFF PLATE OVER WALL OPENING.
4. DEMOLISH EXISTING T-STAT AND ASSOCIATED CONTROL WIRING.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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TBPE: F-7452, TBPLS: F-10023920

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

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Round Rock, TX 78664

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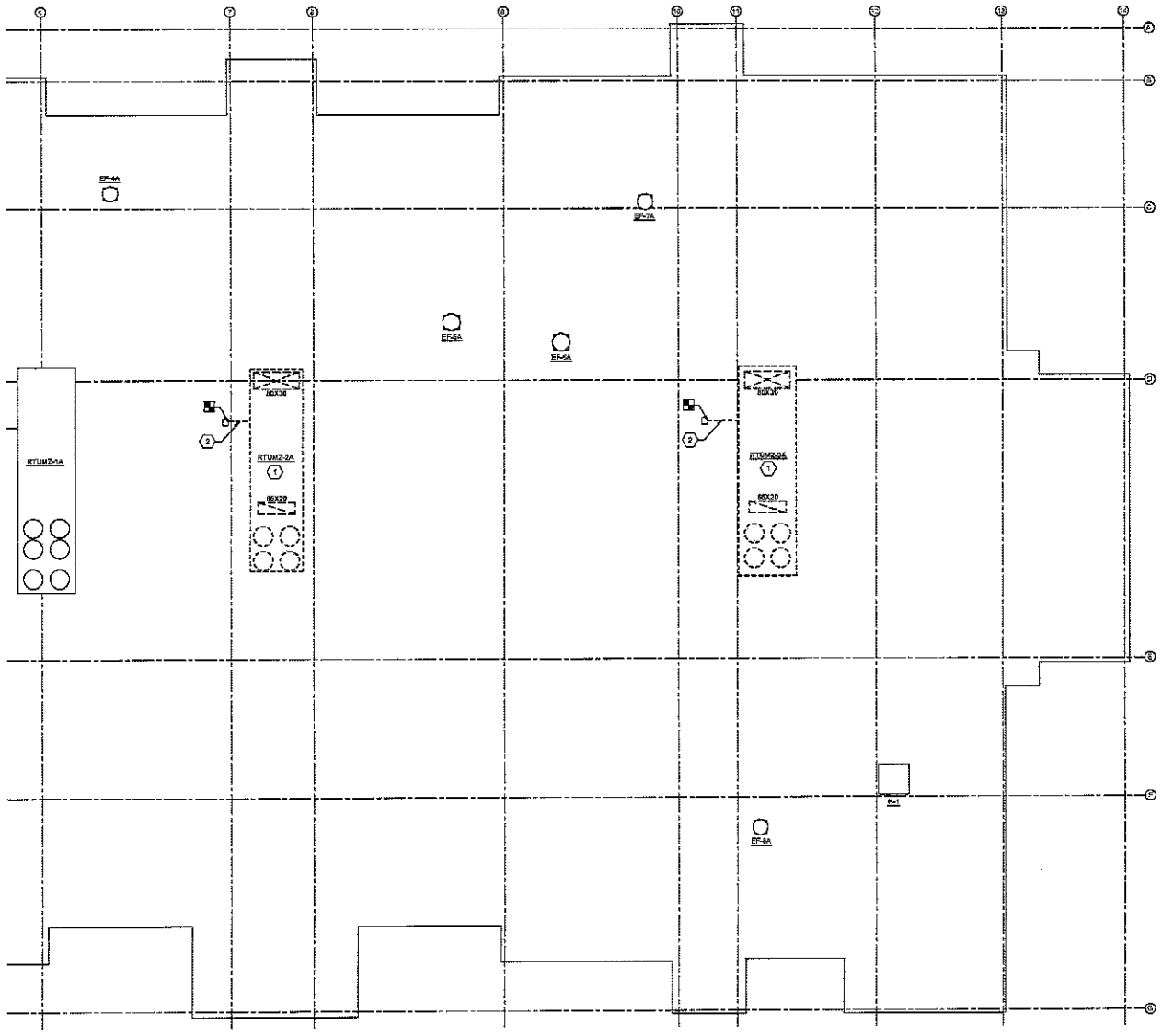
RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL DEMOLITION FLOOR PLAN - AREA B

SHEET NUMBER

MD201



1 MECHANICAL DEMOLITION ROOF PLAN - AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

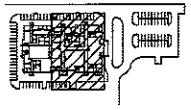
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B. REPAIR ANY ROOF DAMAGE OCCURRING DURING CONSTRUCTION IN ACCORDANCE WITH ROOF MANUFACTURER'S (FIRESTONE) SPECIFICATIONS.

SHEET KEYED NOTES

1. DEMOLISH EXISTING RTU AND APPURTENANCES. EXISTING CURB SHALL REMAIN.
2. DEMOLISH EXISTING CONDENSATE PIPING.

KEYPLAN



0 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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SEAL

STATE OF TEXAS
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TBPE:F-7451, TBPLS:F-10193910

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WILLIAMSON COUNTY

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SHEET TITLE

MECHANICAL DEMOLITION ROOF PLAN - AREA B

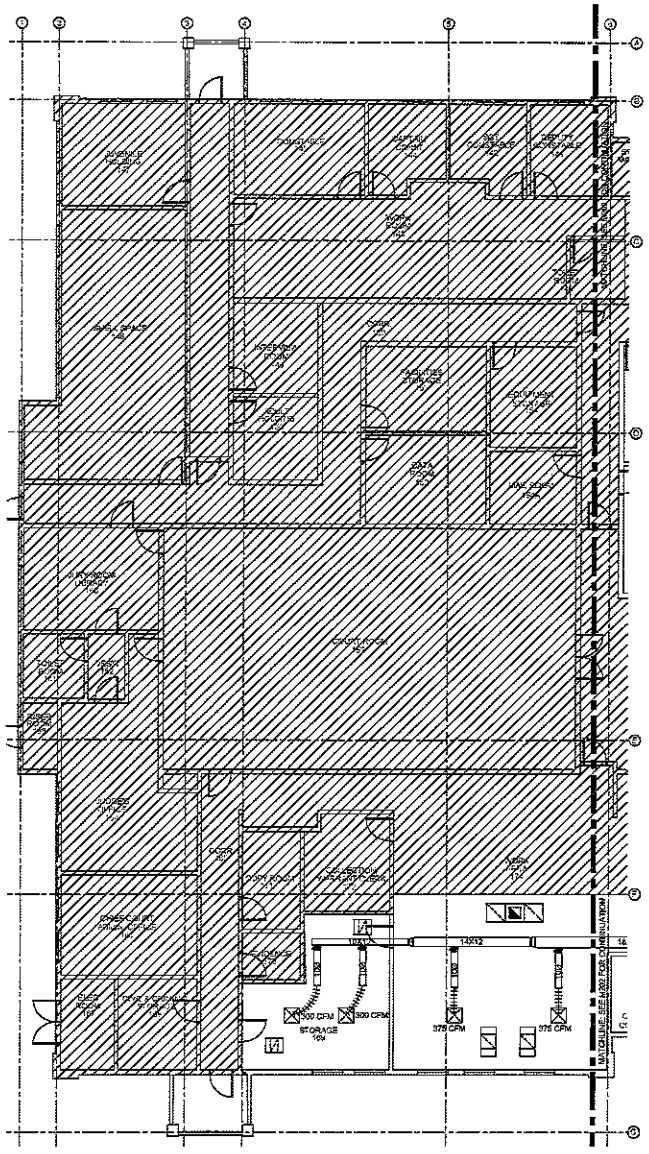
SHEET NUMBER

MD202

GENERAL NOTES

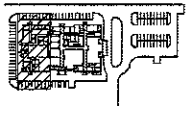
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B. REBALANCE EXISTING DIFFUSERS TO CFM SHOWN ON PLAN.



1 MECHANICAL RENOVATION FLOOR PLAN - AREA A
SCALE: 1/8" = 1'-0"

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"

N

FULL SIZE SHEET: 22X34

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PROJECT INFORMATION

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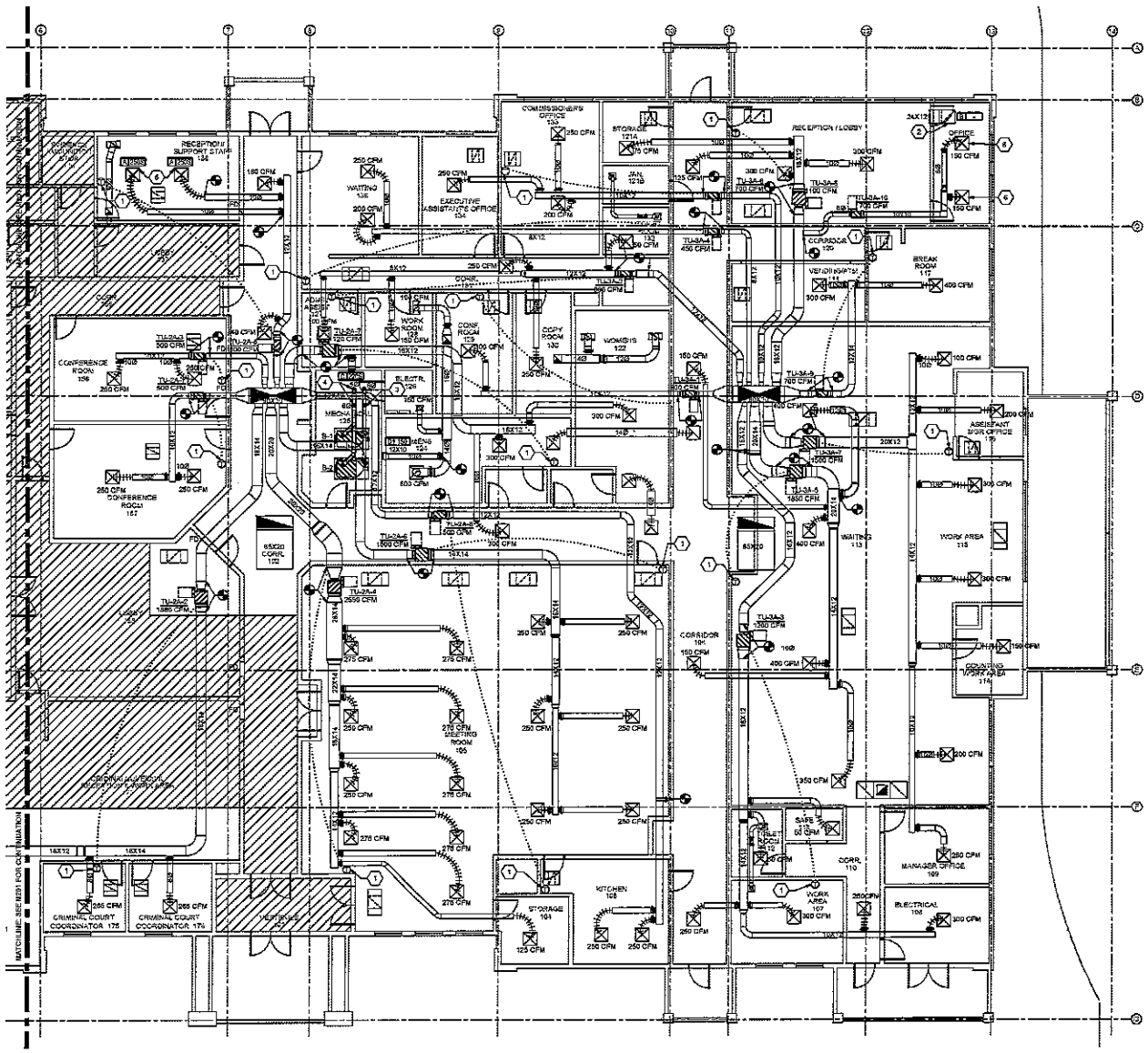
RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL RENOVATION FLOOR PLAN - AREA A

SHEET NUMBER

M201



1 MECHANICAL RENOVATION FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

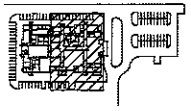
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B. REBALANCE EXISTING DIFFUSERS TO CFM SHOWN ON PLAN.

SHEET KEYED NOTES

1. PROVIDE NEW T-STAT AND ASSOCIATED CONTROL WIRING.
2. PROVIDE NEW RETURN AIR GRILLE AND ASSOCIATED SOUND ATTENUATING DUCT.
3. PROVIDE NEW 6" STAINLESS STEEL FLUE AND ROUTE TO ROOF. REFER TO MANUFACTURER'S INSTALLATION REQUIREMENTS.
4. PROVIDE NEW 6" STAINLESS STEEL AIR INTAKE VENT AND ROUTE TO ROOF. REFER TO MANUFACTURER'S INSTALLATION REQUIREMENTS.
5. PROVIDE NEW SUPPLY DIFFUSER AND MATCH EXISTING DIFFUSER TYPE.
6. RELOCATE EXISTING SUPPLY DIFFUSER.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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TBPE: F-7451, TBPLS F-10153010

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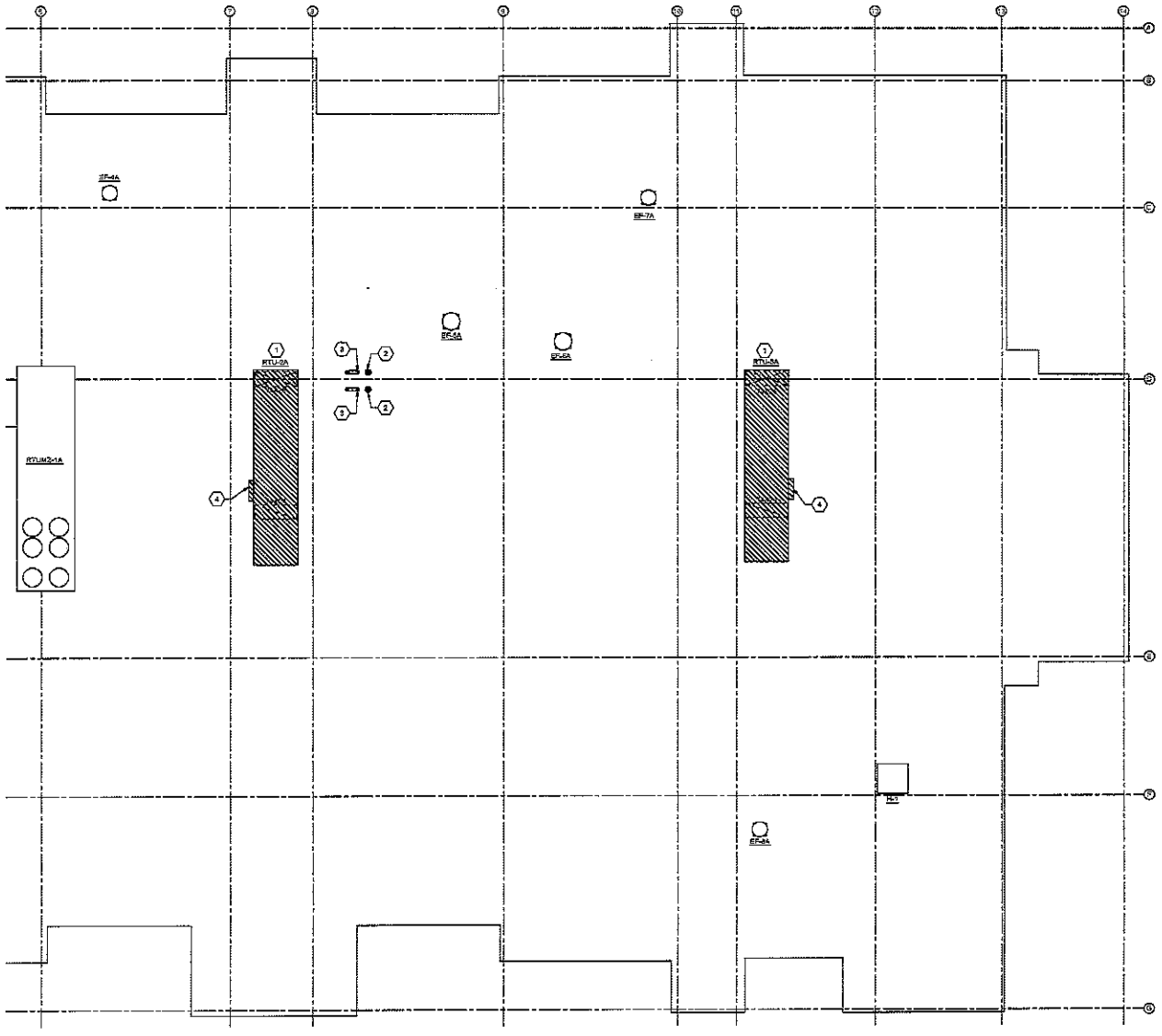
RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL RENOVATION FLOOR PLAN - AREA B

SHEET NUMBER

M202



1 MECHANICAL RENOVATION ROOF PLAN - AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

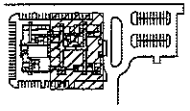
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B. REPAIR ANY ROOF DAMAGE OCCURRING DURING CONSTRUCTION IN ACCORDANCE WITH ROOF MANUFACTURER'S (FIRESTONE) SPECIFICATIONS.

SHEET KEYED NOTES

1. PROVIDE NEW RTU AND ASSOCIATED ROOF CURB ADAPTER. PROVIDE NECESSARY DUCTWORK TRANSITIONS TO RECONNECT TO EXISTING DUCTWORK PENETRATIONS THROUGH ROOF.
2. PROVIDE FLUE OUTLET WITH CAP, AND LOCATE A MINIMUM OF 36" ABOVE AIR INLET.
3. PROVIDE VENT AIR INTAKE WITH BIRD SCREEN, AND TERMINATE AIR INLET A MINIMUM OF 12" ABOVE ROOF.
4. OUTSIDE AIR DAMPER SHALL BE LOCATED AS SHOWN ON PLAN.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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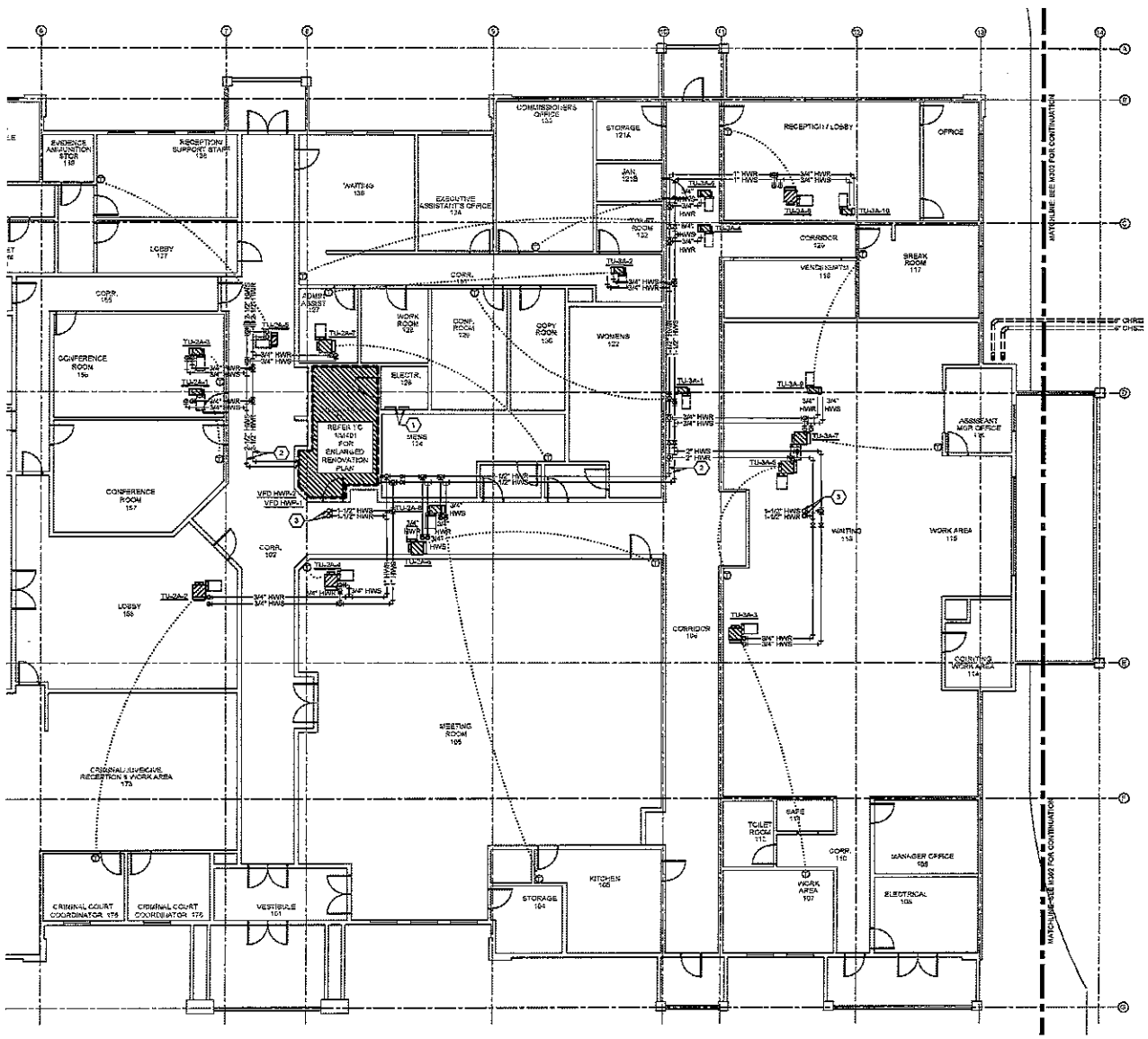
RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL RENOVATION ROOF PLAN - AREA B

SHEET NUMBER

M203



1 MECHANICAL RENOVATION PIPING FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

B. PROVIDE LAMINATED TERMINAL UNIT AND HEATING WATER VALVE IDENTIFICATION TAGS ON CEILING GRID. TAGS SHALL BE LOCATED ON GRID FOR BUILDING MAINTENANCE PERSONNEL TO QUICKLY IDENTIFY LOCATION OF TERMINAL UNITS AND VALVES.

SHEET KEYED NOTES

1. PROVIDE NEW DDC CONTROL PANEL.
2. ROUTE NEW HEATING WATER PIPING IN CORRIDOR ABOVE CEILING AND AVOID GYP BOARD CEILING AREA.
3. ROUTE HW/SR PIPING UP THROUGH ROOF.

KEYPLAN

0' 4' 8' 16'
1/8" = 1'-0"

N

FULL SIZE SHEET: 22X34

Ramirez - Simon Engineering, LLC
Mechanical - Electrical - Plumbing
Texas Registered Engineering Firm F-14731
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Office: 832.261.1420

SEAL

STATE OF TEXAS
MARK C. CLAYPOOL
147201
LICENSED
PROFESSIONAL ENGINEER
7/25/2024

CONSULTANTS

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FIRM REGISTRATION NUMBERS
TBPE F-2451, TBPLS F-10193810

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

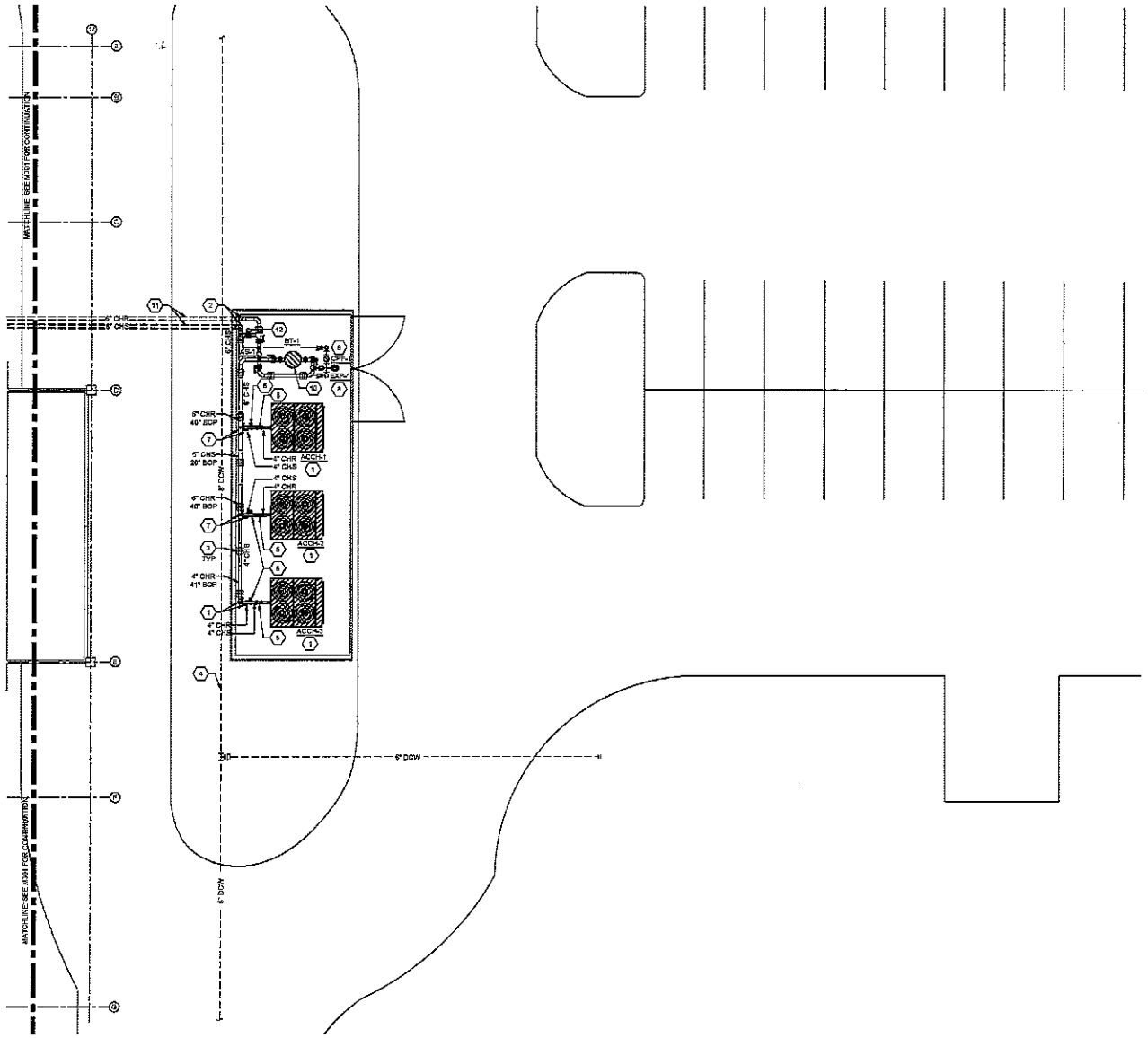
RSE PROJECT NO. 1479

SHEET TITLE

MECHANICAL RENOVATION PIPING FLOOR PLAN - AREA B

SHEET NUMBER

M301



1 MECHANICAL RENOVATION PIPING FLOOR PLAN – AREA C
SCALE: 1/8" = 1'-0"

GENERAL NOTES

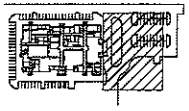
A. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

B. CHAIN LINK FENCE TO BE PROVIDED BY OWNER

SHEET KEYED NOTES

1. PROVIDE NEW CHILLER WITH INTEGRATED PUMP.
2. PROVIDE NEW CHILLED WATER PIPING ABOVE GRADE.
3. PROVIDE PIPE SUPPORT.
4. (E)EXISTING UNDERGROUND DCW MAIN PIPING IS SHOWN FOR COORDINATION PURPOSES.
5. PROVIDE NEW FLOW METER IN 4" CHR PIPING.
6. PROVIDE NEW MOTORIZED CONTROL VALVE IN 4" CHS PIPING.
7. PROVIDE NEW ISOLATION VALVES IN CHILLED WATER PIPING.
8. PROVIDE NEW EXPANSION TANK AND MOUNT ON GRADE. ROUTE 1" PIPING TO 6" CHR PIPING AND PROVIDE ISOLATION VALVE.
9. PROVIDE NEW CHEMICAL POT FEEDER AND MOUNT ON GRADE. ROUTE 1" PIPING TO 6" CHR PIPING AND 6" CHS PIPING. PROVIDE ASSOCIATED ISOLATION VALVES.
10. PROVIDE NEW BUFFER TANK AND MOUNT ON GRADE.
11. PROVIDE NEW CHILLED WATER PIPING BELOW GRADE. REFER TO DETAIL 4/M501.
12. PROVIDE NEW MOTORIZED CONTROL VALVE IN CHILLED WATER BYPASS PIPING.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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SEAL

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TBPE F-7455, TBPLS F-10053900

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

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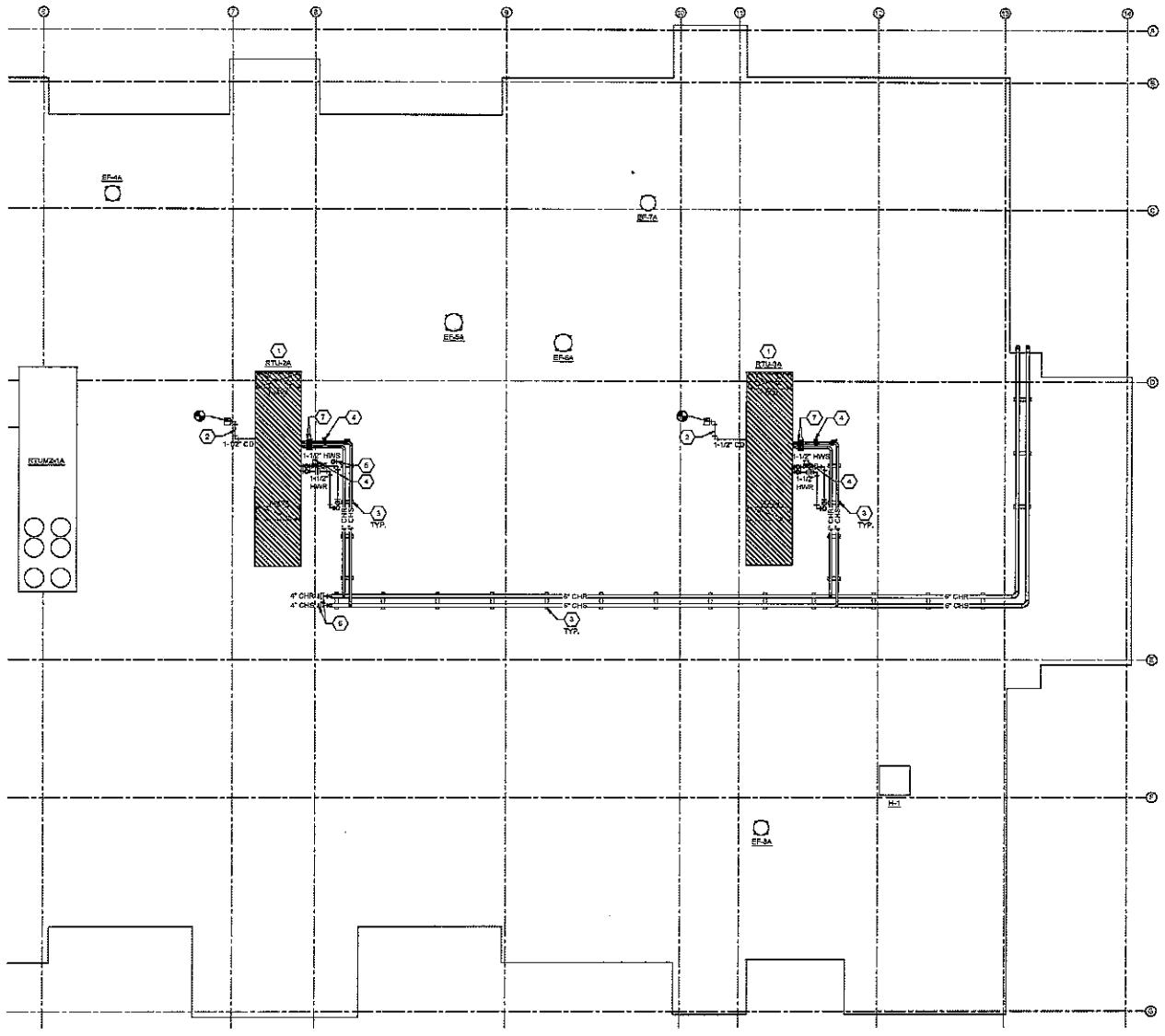
RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL RENOVATION PIPING FLOOR PLAN - AREA C

SHEET NUMBER

M302



1 MECHANICAL RENOVATION PIPING ROOF PLAN - AREA B
SCALE: 1/8" = 1'-0"

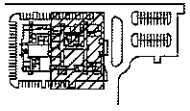
GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

SHEET KEYED NOTES

1. PROVIDE NEW RTU AND ASSOCIATED DUCTWORK TRANSITION.
2. PROVIDE NEW 1-1/2" CONDENSATE DRAIN PIPING.
3. PROVIDE NEW CHILLED WATER PIPING SUPPORTS ON ROOF.
4. PROVIDE NEW MOTORIZED CONTROL VALVE IN 4" CHR PIPING.
5. ROUTE NEW 1" CHILLED WATER MAKEUP PIPING TO 4" CHR, HEAT TRACE PIPING.
6. PROVIDE BLIND FLANGE AND ISOLATION VALVE IN CHILLED WATER PIPING.
7. PROVIDE ISOLATION VALVE IN CHILLED WATER PIPING.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"

N

FULL SIZE SHEET: 22X34

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FIRM REGISTRATION NUMBERS:
TBPE F-1451, TBPLS F-10193900

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

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JULY 25, 2024

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RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL RENOVATION PIPING ROOF PLAN - AREA B

SHEET NUMBER

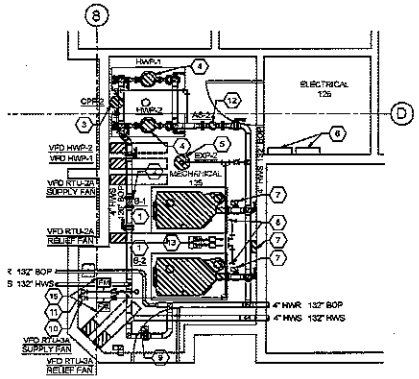
M303

GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE; VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

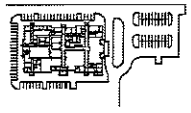
SHEET KEYED NOTES

1. PROVIDE NEW BOILER AND ASSOCIATED 4" CONCRETE HOUSEKEEPING PAD.
2. PROVIDE NEW FLOW METER IN 4" HWS PIPING.
3. PROVIDE NEW CHEMICAL POT FEEDER AND ROUTE ASSOCIATED 1" PIPING TO THE HEATING WATER PIPING LOCATED AT THE SUCTION AND DISCHARGE OF THE PUMPS.
4. PROVIDE NEW HEATING WATER PUMP ON ASSOCIATED 4" CONCRETE HOUSEKEEPING PAD.
5. PROVIDE NEW EXPANSION TANK AND SUSPEND FROM STRUCTURE ABOVE DOOR FRAME. AVOID CONFLICT WITH EXISTING DUCTS AND BOILER VENT/FLUE.
6. PROVIDE NEW BAS CONTROL PANELS.
7. PROVIDE MOTORIZED CONTROL VALVE IN HEATING WATER PIPING.
8. PROVIDE 1-1/2 BOILER DRAIN PIPING WITH P-TRAP AND ROUTE TO DRAIN.
9. PROVIDE MOTORIZED CONTROL VALVE IN HEATING WATER PIPING BYPASS.
10. CONNECT 1" HEATING WATER MAKEUP PIPING TO DOW PIPING.
11. CONNECT 1" CHILLED WATER MAKEUP PIPING TO DOW PIPING.
12. PROVIDE NEW AIR AND DIRT SEPARATOR ABOVE DOOR SWING.
13. PROVIDE CONDENSATE NEUTRALIZATION KIT FOR DRAIN PIPING.
14. PROVIDE A CO MONITOR SIMILAR TO MODEL 9002 BY OPERA INC. OR AE. DEVICE SHALL BE INSTALLED AT 48" AFF.
15. PROVIDE FLOW METER IN MAKEUP WATER PIPING.



1 MECHANICAL RENOVATION ENLARGED PIPING PLAN
SCALE: 1/4" = 1'-0"

KEYPLAN



0 2 4 8 N
1/4" = 1'-0"

FULL SIZE SHEET: 22X34

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7/25/2024

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TBPE F-7451, TBPLS F-10309500

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

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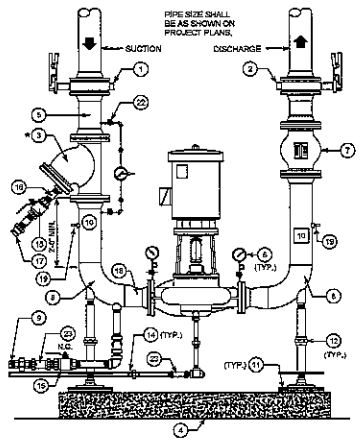
RSE PROJECT NO. 1479

SHEET TITLE

MECHANICAL RENOVATION ENLARGED PIPING PLAN

SHEET NUMBER

M401



SYMBOLS AND ABBREVIATIONS

- = COORDINATE LOCATION OF VALVES,VENTURIS AND STRAINERS WITH FIELD CONDITIONS
- N.O.= NORMALLY OPEN
- N.C. = NORMALLY CLOSED

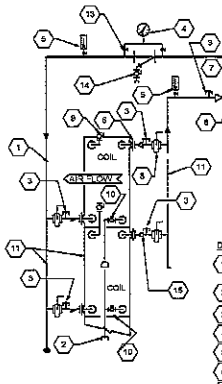
KEYED NOTES

1. ISOLATION VALVE.
2. ISOLATION VALVE.
3. STRAINER.
4. 6" CONCRETE PAD
5. SPOOL PIECE.
6. PRESSURE GAUGE WITH GAUGE COCK.
7. CHECK VALVE, (SEE SPECIFICATIONS) AXIS OF CHECK VALVE SHAFT SHALL BE PERPENDICULAR TO PUMP SHAFT.
8. LONG RADIUS ELBOW.
9. EXTEND PUMP DRAIN LINES TO OUT FROM CONCRETE SLAB.
10. WELDED CONSTRUCTION (GROOVED FITTINGS NOT PERMITTED FOR SUPPORT OF PUMP).
11. STEEL PLATE BONDED BETWEEN AN "NR" PAD AND NON-SKID OIL-RESISTANT RIBBED NEOPRENE PAD, (EQUAL TO AMBER/BOOTH STYLE "A" PAD).
12. 2" SCREW JACK.
13. TEE PIPING AND ROUTE TO BOTH SEAL HOUSINGS.
14. UNION.
15. FULL BORE BALL VALVE.
16. FULL SIZE STRAINER DRAIN CONNECTION
17. HOSE END ADAPTER WITH CAP (SEE SPECIFICATIONS)
18. ECCENTRIC REDUCER.
19. PETE TEST PLUG.
20. DIFFERENTIAL PRESSURE GAUGE.
21. CONCENTRIC REDUCER.
22. 1/4" COCK VALVE.
23. RUBBER FLEXIBLE CONNECTORS.

GENERAL NOTES:

REFER TO PLAN DRAWING FOR PIPING CONFIGURATION FOR EACH INDIVIDUAL PUMP. REFER TO PLANS AND SPECIFICATIONS FOR SPECIFIC PUMP, CONCRETE BASE, VIBRATION ISOLATION SPRINGS, HOUSEKEEPING PADS, VALVES, STRAINERS, VENTURIS, PIPE FITTINGS, GAUGES, ETC.

9 INLINE VERTICAL PUMP DETAIL
SCALE: N.T.S.



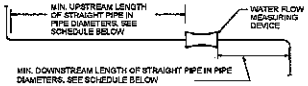
DETAIL KEYED NOTES

1. SUPPLY WATER SHALL BE CONNECTED TO AIR LEAVING SIDE OF COIL
2. COLLECT ALL DRAINS, INSTALL HOSE CONNECTION AND CAP
3. TEMP. AND PRESS. FITTING (TYPICAL)
4. PRESSURE GAUGE
5. THERMOMETER
6. UNION (TYPICAL)
7. AUTOMATIC MODULATING TWO-WAY VALVE
8. BUTTERFLY VALVE OR BALL VALVE, TO SPECIFICATIONS FOR PIPE SIZE ALLOWABLE FOR EACH TYPE OF VALVE (TYPICAL)
9. MANUAL AIR VENT (TYPICAL)
10. 3/4" BALL VALVE AND DRAIN
11. DASHED PIPING AND COILS INDICATE TYPICAL PIPING REQUIREMENTS FOR MULTIPLE COILS
12. CIRCUIT SETTER BALANCING VALVE
13. BALL VALVE (TYPICAL)
14. STRAINER W/ BLOW DOWN VALVE AND HOSE CONNECTION
15. REDUCERS AS REQUIRED (TYPICAL)

GENERAL NOTES

1. PROVIDE MANUAL AIR VENTS AT ALL HIGH POINTS IN SYSTEM.
2. SEE PLANS AND/OR PIPING SCHEMATIC FOR PIPE SIZES.
3. TEMP./PRESS. FITTINGS INSTALLED IN PIPING 2" AND SMALLER SHALL BE INSTALLED IN ELBOW OR IN THE BRANCH SIDE OF A 2" TEE.

8 CHILLED/HEATING WATER RTU COIL PIPING (2-WAY) DETAIL
SCALE: N.T.S.

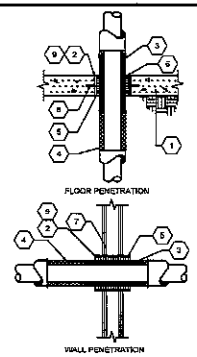


WATER FLOW MEASURING DEVICE INSTALLATION SCHEDULE		
TYPE	MIN. UPSTREAM LENGTH OF STRAIGHT PIPE IN PIPE DIAMETERS	MIN. DOWNSTREAM LENGTH OF STRAIGHT PIPE IN PIPE DIAMETERS
MAGNETIC FLOWMETER SENSORS	5	2

NOTES:

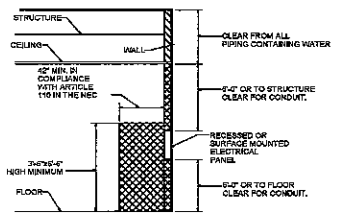
1. DIMENSION SHOWN IN SCHEDULE ARE MINIMUM REQUIRED. IF MANUFACTURER OF FURNISHED WATER FLOW MEASURING DEVICE RECOMMENDS A GREATER DIMENSION, USE THEIR RECOMMENDATION.
2. INSTALL THE WATER FLOW MEASURING DEVICE SO THE FLOW ARROW IS IN THE SAME DIRECTION AS THE FLOW.
3. THE WATER FLOW MEASURING DEVICE MAY BE INSTALLED IN EITHER HORIZONTAL PIPE.

6 WATER FLOW MEASURING DEVICE DETAIL
SCALE: N.T.S.



1. FLOOR STRUCTURE, SEE ARCH. DRAWING FOR RATING
2. PIPE SLEEVES, PROVIDE WATERSTOP FOR BELOW GRADE PENETRATIONS.
3. ROCKWOOL OR APPROVED FIRE SAVING PIPE INSULATION THRU PENETRATION, MIN. 6" BOTH SIDES OF WALL OR FLOOR (FOR INSULATED PIPING ONLY)
4. PIPE INSULATION (WHERE REQUIRED)
5. U.L. LISTED SILICONE FOAM OR OTHER FIRE SAFE MATERIAL BETWEEN PIPE AND PIPE SLEEVES OR PIPE SLEEVE AND ROCKWOOL INSULATION FOR INSULATED PIPING.
6. IF SILICONE FOAM IS NOT USED AS FIRE SAFING MATERIAL, SEAL WATERPROOF WITH SILICONE SEALANT.
7. PARTITION OR WALL, SEE ARCH. DWGS FOR RATING.
8. ANCHOR ONE PIPE DIAMETER LONG 90° APART.
9. PIPE SLEEVES NOT REQUIRED IN GYP.BOARD WALLS.

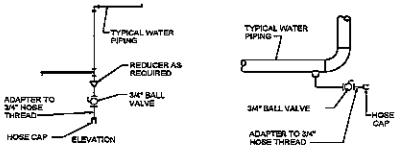
3 PIPE PENETRATION THRU FIRE RATED BARRIER DETAIL
SCALE: N.T.S.



EXCLUSIVELY DEDICATED ELECTRICAL SPACE. NO PIPING OR DUCT SHALL BE ALLOWED WITHIN THESE AREAS

ELECTRICAL SPACE. NO WATER PIPING SHALL BE ALLOWED WITHIN THESE AREAS

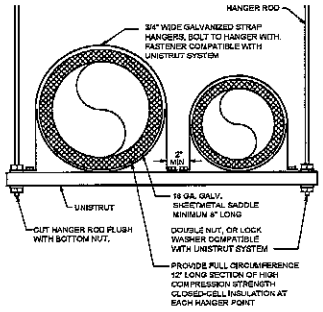
5 CLEARANCE REQUIREMENTS AT ELECTRICAL PANELS DETAIL
SCALE: N.T.S.



NOTES

1. DRAIN ALL LOW POINTS OF PIPING
2. DRAIN ALL SCALE POCKETS AS SHOWN ON PLANS AND/OR PIPING DIAGRAMS

2 DRAIN VALVE DETAIL
SCALE: N.T.S.

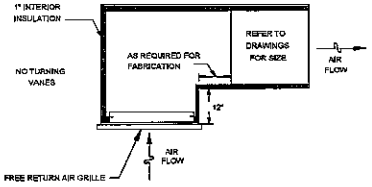


NOTE:

1) ALL UNISTRUT AND HARDWARE SHALL BE GALVANIZED.

2) SPACING OF HANGERS PER SPECIFICATIONS.

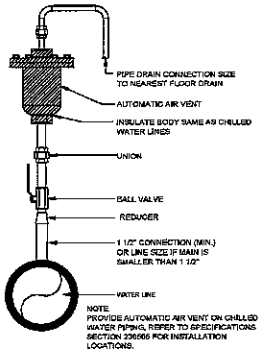
7 MULTIPLE PIPE HANGER DETAIL
SCALE: N.T.S.



NOTE

1. RETURN AIR BOOT WITH TWO ELBOWS.

4 RETURN AIR GRILLE FOR OFFICE DETAIL
SCALE: N.T.S.



NOTE
PROVIDE AUTOMATIC AIR VENT ON CHILLED WATER PIPING, REFER TO SPECIFICATIONS SECTION 230505 FOR INSTALLATION LOCATIONS.

1 AUTOMATIC AIR VENT DETAIL
SCALE: N.T.S.

FULL SIZE SHEET: 22X34

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SEAL

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7/25/2024

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FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10289500

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY 1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

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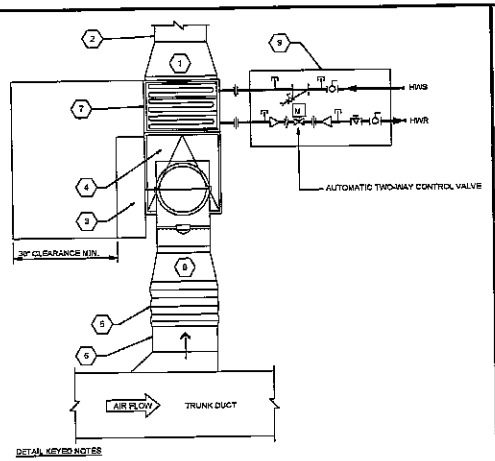
RSE PROJECT NO. 1479

SHEET TITLE

MECHANICAL DETAILS

SHEET NUMBER

M501



DETAIL KEYED NOTES

1. TRANSITION AS REQUIRED. DO NOT EXCEED 15° TRANSITION ANGLE.
2. LOW PRESSURE DUCTWORK DOWNSTREAM OF TERMINAL UNIT AS SPECIFIED.
3. FACTORY MOUNTED CONTROLS.
4. PROVIDE WITH BOTTOM ACCESS DOOR.
5. HIGH PRESSURE FLEXIBLE DUCT. MAXIMUM 11-0" MIN. AND 21-0" LENGTH.
6. MEDIUM PRESSURE DUCT BRANCH. DUCT SHALL BE A MINIMUM OF 3 DUCT DIAMETERS OF STRAIGHT INLET DUCT BETWEEN THE VAV INLET AND ANY TRANSITION, TAKE OFF OR FITTINGS. SEE SCHEDULE DUCT SIZE.
7. HOT WATER COIL
8. TRANSITION FROM SQUARE TO ROUND AS REQUIRED.
9. HOT WATER COIL PACKAGE WITH 2-WAY CONTROL VALVE. PROVIDE COIL CONNECTION VALVE PACKAGE BY NEXUS CDY OR EQUAL. COIL PACKAGE SHALL INCLUDE: MANUAL FLOW CONTROL VALVE WITH PT TEST PLUGS, UNION WITH MANUAL AIR VENT AND PT PLUGS, COMBINATION BALL VALVE/ STRAINER WITH UNION AND PT PLUGS, FLEX CONNECTIONS.

GENERAL NOTES:

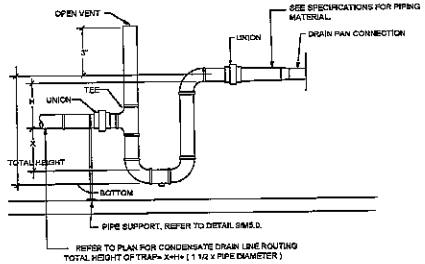
1. SUPPORT BOX WITH DUCT STRAPS AT ALL FOUR CORNERS FROM STRUCTURE.
2. CONFIGURATION SHOWN IS A SCHEMATIC AND DOES NOT REPRESENT THE SPECIFIC UNIT.
3. PROVIDE SUFFICIENT CLEARANCE TO ACCESS CONTROL BOX.
4. PROVIDE RECOMMENDED STRAIGHT DUCT WORK BEFORE TERMINAL UNIT SENSOR INLET.
5. REFER TO PLANS FOR COIL CONNECTION SIDE AND CONTROL PANEL SIDE.

8 SINGLE DUCT TERMINAL UNIT DETAIL

SCALE: N.T.S.

NOTES:

1. ELEVATE A/C UNIT SUFFICIENT DISTANCE ABOVE FLOOR OR ROOF TO ALLOW FOR INSTALLATION OF TRAP WITH ADEQUATE DIMENSIONS TO WITHSTAND SYSTEM OPERATING PRESSURE. COORDINATE WITH DETAIL FOR A UNIT MOUNTING.
2. TOTAL WIDTH OF TRAP SHALL BE LESS THAN OR EQUAL TO TOTAL HEIGHT OF TRAP.

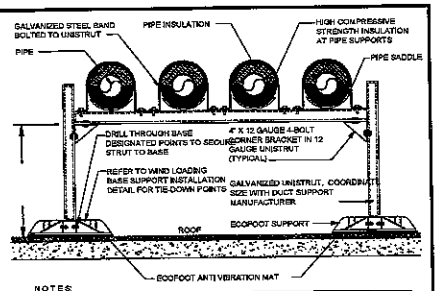


FOR DRAW THRU UNITS
X= MIN. 1/2 H (PREFERRED X=H)
H= NEGATIVE STATIC PRESSURE +1"

FOR BLOW THRU UNITS
X= FAN STATIC PRESSURE +1" H= MIN. 1"

6 CONDENSATE DRAIN PIPING ON ROOF DETAIL

SCALE: N.T.S.

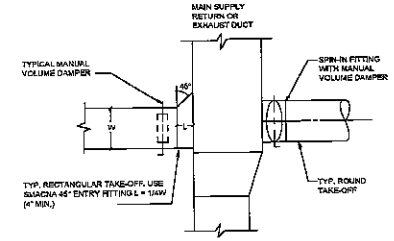


NOTES:

1. INSULATE PIPING AS REQUIRED. REFER TO SPECIFICATIONS FOR INSULATION REQUIREMENTS.
2. ALL UNISTRUT AND HARDWARE SHALL BE GALVANIZED.
3. SPACING OF SUPPORTS PER SPECIFICATIONS. SUPPORT SPACING SHALL BE BASED ON THE SMALLEST DIAMETER PIPE SUPPORTED BY THE RACK.
4. ATTACH SUPPORT BASE TO ROOF MEMBRANE WITH MASTIC APPROVED FOR USE WITH ROOFING SYSTEM.
5. REFER TO SUPPORT BASE MANUFACTURER FOR REQUIRED COMPONENTS AND INSTALLATION.

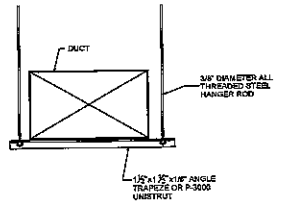
3 MULTIPLE PIPE SUPPORT ON ROOF DETAIL

SCALE: N.T.S.



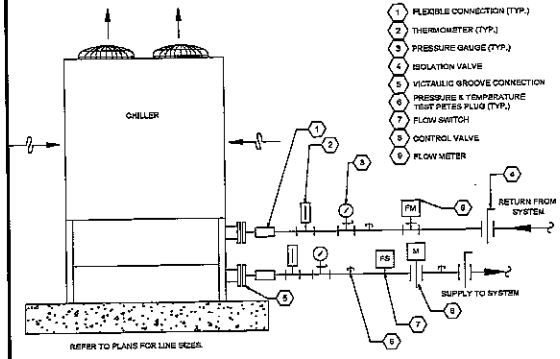
5 DUCT BRANCH TAKE OFF DETAIL

SCALE: N.T.S.



2 DUCT SUPPORT DETAIL

SCALE: N.T.S.

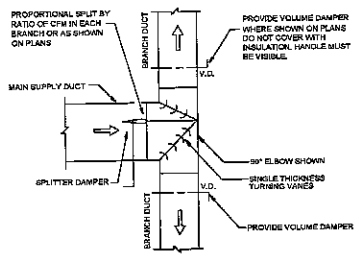


DETAIL KEYED NOTES

1. FLEXIBLE CONNECTION (TYP.)
2. THERMOMETER (TYP.)
3. PRESSURE GAUGE (TYP.)
4. ISOLATION VALVE
5. VICTAULIC GROOVE CONNECTION
6. PRESSURE & TEMPERATURE TEST PETES PLUG (TYP.)
7. FLOW SWITCH
8. CONTROL VALVE
9. FLOW METER

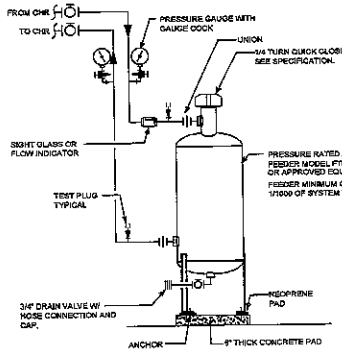
7 AIR COOLED CHILLER DETAIL

SCALE: N.T.S.



4 AIR DUCT SPLITTER DETAIL

SCALE: N.T.S.



1 CHEMICAL POT FEEDER DETAIL

SCALE: N.T.S.

FULL SIZE SHEET: 20X34

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SEAL

STATE OF TEXAS — MARK C. CLAYPOOL — 147201 — LICENSED PROFESSIONAL ENGINEER
7/25/2024

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FIRM REGISTRATION NUMBERS
TBPE F-1451, TBPLS F-10029910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

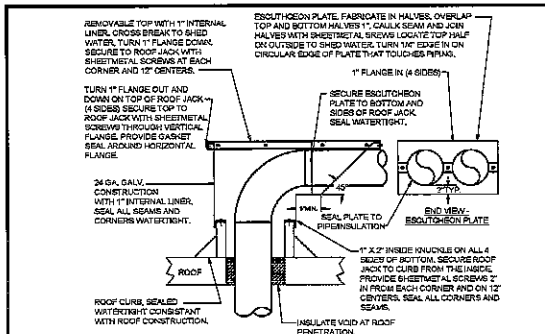
RSE PROJECT NO: 1479

SHEET TITLE

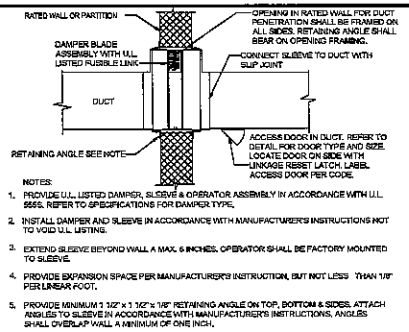
MECHANICAL DETAILS

SHEET NUMBER

M502

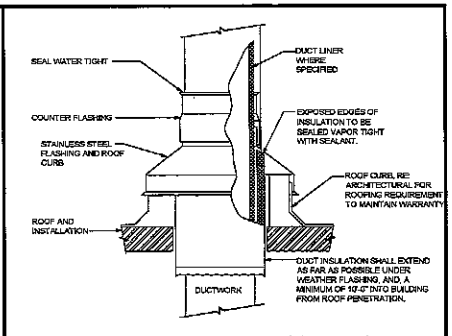


8 PIPING THRU ROOF DETAIL
SCALE: N.T.S.

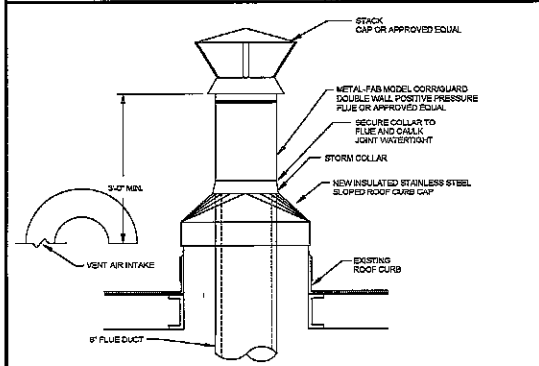


NOTES:
1. PROVIDE U.L. LISTED DAMPER, SLEEVE & OPERATOR ASSEMBLY IN ACCORDANCE WITH U.L. 555S. REFER TO SPECIFICATIONS FOR DAMPER TYPE.
2. INSTALL DAMPER AND SLEEVE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS NOT TO VOID U.L. LISTING.
3. EXTEND SLEEVE BEYOND WALL A MAX. 6 INCHES. OPERATOR SHALL BE FACTORY MOUNTED TO SLEEVE.
4. PROVIDE EXPANSION SPACE PER MANUFACTURER'S INSTRUCTION, BUT NOT LESS THAN 1/8" PER LINEAR FOOT.
5. PROVIDE MINIMUM 1 1/2" x 1 1/2" x 1/8" RETAINING ANGLE ON TOP, BOTTOM & SIDES. ATTACH ANGLES TO SLEEVE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ANGLES SHALL OVERLAP WALL A MINIMUM OF ONE INCH.

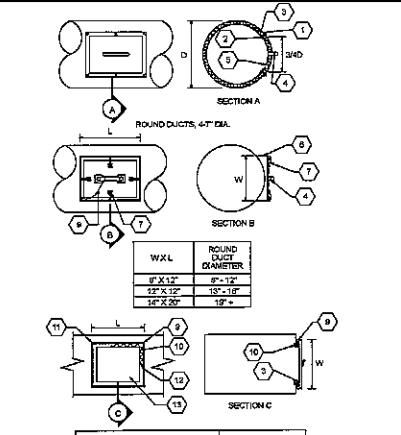
5 DUCT FIRE DAMPER INSTALLATION DETAIL
SCALE: N.T.S.



3 DUCT PENETRATION THRU ROOF DETAIL
SCALE: N.T.S.



7 BOILER FLUE THRU ROOF DETAIL
SCALE: N.T.S.



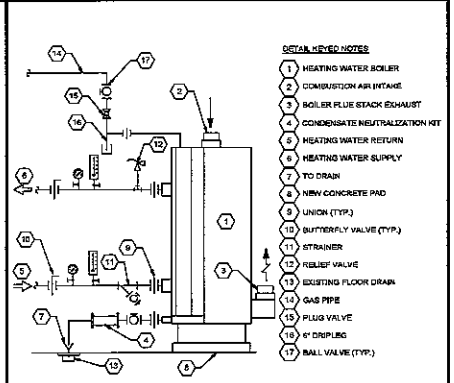
W X L	ROUND DUCT DIAMETER
8" X 12"	8" - 12"
12" X 12"	13" - 18"
14" X 20"	19" +

DUCT DIMENSION ON WHICH ACCESS DOOR IS PLACED	OUTSIDE FRAME W X L
8" - 8"	9" X 9"
9" - 12"	8" X 8"
13" - 15"	12" X 12"
16" - 33"	14" X 14"
34" - 66"	(2) 14" X 14"
67" +	(3) 14" X 14"

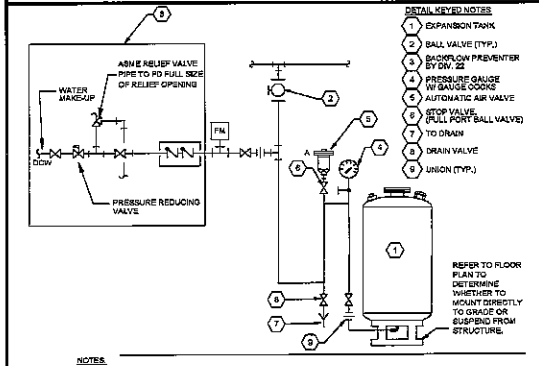
DETAIL KEYED NOTES: RECTANGULAR DUCTS
1. BOLT AND WING NUT AT MAX. 3" O.C.
2. TACK WELD BOLT TO DUCT
3. PROVIDE GASKET BETWEEN DUCT AND ACCESS
4. DOOR HANDLE
5. INSULATE COVER AS REQUIRED BY DUCT INSULATION SPEC.
6. MIN. 20 GA FRAME WELDED TO DUCT
7. PRESSURE SENSITIVE LATCH FOR VACUUM
8. RELEASE RETAINER CHAIN
9. MIN. 22 GA GALV. STEEL FRAME
10. FRAME SECURED TO DUCT WITH 5/8" NOTCHED KNOCK-OVER EDGES ON ALL SIDES
11. CONTINUOUS HINGE
12. CAM LATCH
13. MIN. 22 GA DOOR

NOTE:
DUCT ACCESS DOORS SHALL BE PROVIDED AT EACH FIRE DAMPER, SMOKE DAMPER, DUCT MOUNTED EQUIPMENT, AND AS REQUIRED FOR DUCT CLEANING AND INSPECTION

4 DUCT ACCESS DOOR DETAIL
SCALE: N.T.S.

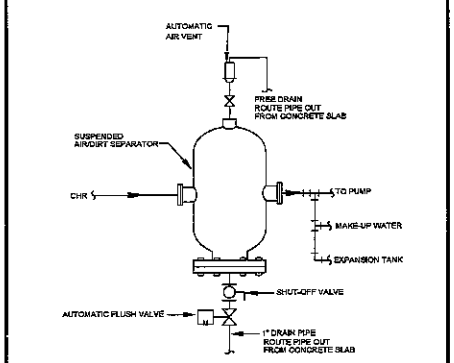


2 HEATING HOT WATER BOILER PIPING DETAIL
SCALE: N.T.S.



NOTES:
1. REFER TO TANK MANUFACTURER FOR TANK CONNECTIONS.

6 EXPANSION TANK CONNECTION DETAIL
SCALE: N.T.S.



1 AIR/DIRT SEPARATOR PIPING DETAIL
SCALE: N.T.S.

FULL SIZE SHEET: 22X34

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SEAL

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7/25/2024

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TBPE F-2432, TBPLS #10194310

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

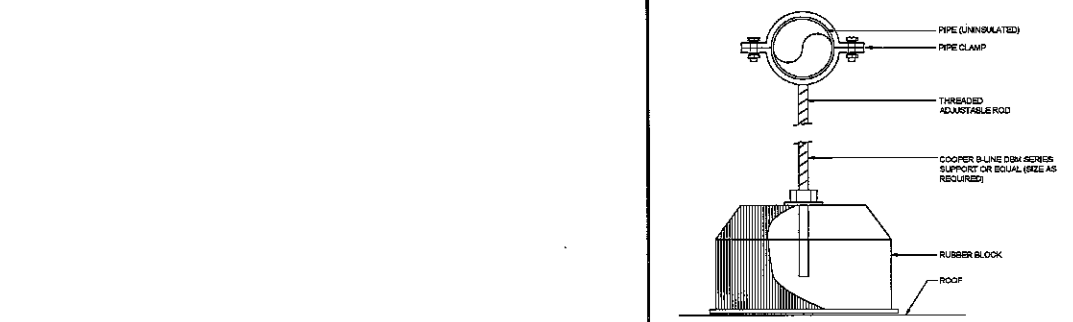
RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL DETAILS

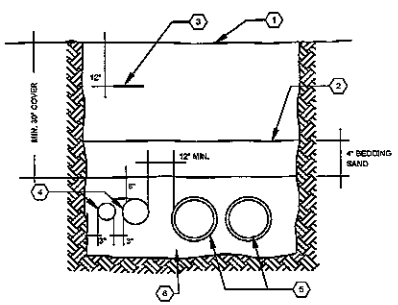
SHEET NUMBER

M503



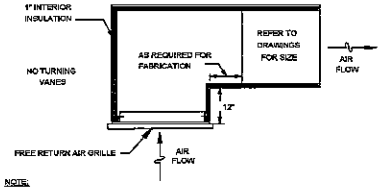
NOTES:
1. SPACING OF SUPPORTS PER SPECIFICATIONS.
2. ATTACH SUPPORT BASE TO ROOF MEMBRANE WITH MASTIC APPROVED FOR USE WITH ROOFING SYSTEM.

5 ROOF PIPE SUPPORT
SCALE: N.T.S.



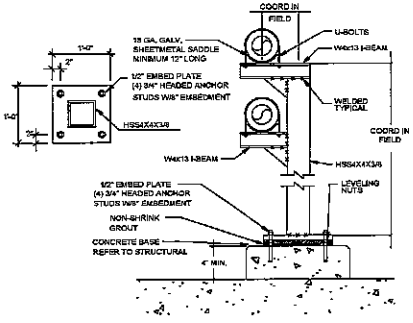
1. BACKFILL TO GRADE USING EXCAVATED MATERIAL COMPACTED TO 85% STANDARD PROCTOR, RE: SPECIFICATIONS.
2. BACKFILL WITH CLEAN EARTH, SAND OR SCREENING FREE OF DEBRIS, 12" ABOVE TOP OF BEDDING SAND. PLACE & COMPACT IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS RE: SPECIFICATIONS.
3. WARNING TAPE.
4. PVC SCHEDULE 40 CONDUIT. CONDUIT RUNS WILL TRANSITION TO GALVANIZED RIGID STEEL (GRS) FOR BENDS AND WHERE THEY STUB UP ABOVE GROUND. (1) 4" CONDUIT FOR HB FEEDER AND (1) 1.5" CONDUIT FOR CHILLER CONTROL WIRING.
5. CHILLED WATER PIPING INSTALLED BY DIVISION 23. SHOWN FOR COORDINATION.
6. WASHED BEDDING SAND AROUND CONDUITS AND PIPING.

3 TRENCHING DETAIL
SCALE: N.T.S.

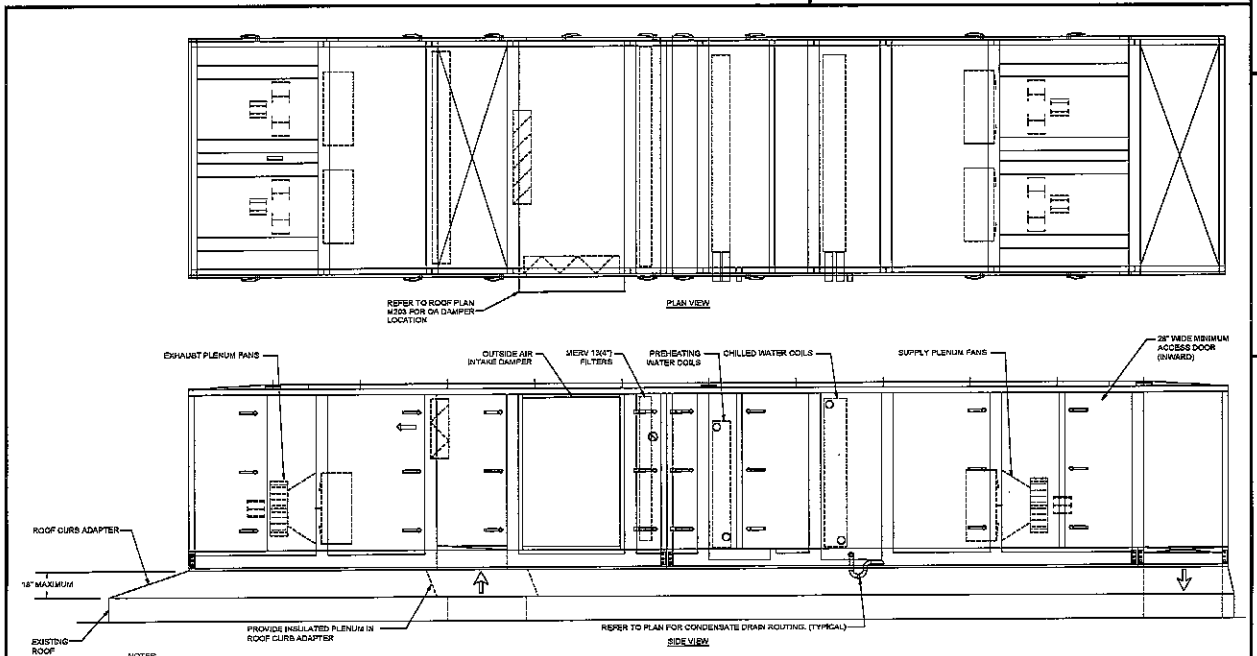


NOTE:
1. RETURN AIR SOOT WITH TWO ELBOWS.

2 RETURN AIR GRILLE FOR OFFICE DETAIL
SCALE: N.T.S.



1 PIPE SUPPORT
SCALE: N.T.S.



NOTES:
1. THIS DETAIL SHOWS GENERAL ARRANGEMENT OF A/C UNIT COMPONENTS ONLY.
2. COIL CONNECTION SIDE LOCATIONS AND ACCESS DOOR SWING LOCATIONS SHALL BE COORDINATED WITH PROJECT SPECIFIC CONDITIONS.
3. CONDENSATE DRAIN SHALL SLOPE TOWARDS DRAIN.

4 ROOFTOP UNIT DETAIL
SCALE: N.T.S.

FULL SIZE SHEET 22X34

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FIRM REGISTRATION NUMBERS:
TBPE F-7-52, TBPLS F-10150910

PROJECT INFORMATION

CLIENT NAME
WILLIAMSON COUNTY
1848

PROJECT NAME
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE
ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE
MECHANICAL DETAILS

SHEET NUMBER
M504

ROOFTOP UNIT SCHEDULE

GENERAL				SUPPLY PLENUM FAN							FILTERS DIRTY SP,WG, INCLUDED IN TOTAL S.P. (INCHES)	RELIEF PLENUM FAN						HEATING WATER PREHEAT COIL (VELOCITY = 450 FPM MAXIMUM)						CHILLED WATER COOLING COIL (VELOCITY = 450 FPM MAXIMUM)									ELECTRICAL	WEIGHT LBS.	REMARKS
UNIT TAG	MANUFACTURER	MODEL NUMBER	TYPE	SA, CFM	OA CFM	EXTERNAL SP, WG, (INCHES)	FANS QTY.	HP PER FAN	HP TOTAL	STARTER	MERV 8	RA CFM	EXTERNAL SP, WG, (INCHES)	FANS QTY.	HP PER FAN	HP TOTAL	STARTER	MIXED AIR CFM	TOTAL LOAD (BTUH)	EA DB TEMP. (°F)	LA DB TEMP. (°F)	EWT/LWT TEMP. (°F)	GPM	PIPE SIZE (IN)	TOTAL LOAD (BTUH)	SENSIBLE LOAD (BTUH)	EAT DB TEMP. (°F)	EAT WB TEMP. (°F)	LAT DB TEMP. (°F)	LAT WB TEMP. (°F)	EWT/LWT TEMP. (°F)	GPM	PIPE SIZE (IN)	V / PH / HZ		
RTU-2A	CARRIER	39MW	OUTDOOR - ROOFTOP	9,350	1,900	3	2	7.5	15	VFD	0.75"	9,350	1.5	2	5.0	10	VFD	3,740	66,510	59	55	170/140	4.4	1	341,240	266,490	78.3	65.3	54.0	53.0	56 / 42	48.9	4	460/60/3	8,000	ALL
RTU-3A	CARRIER	39MW	OUTDOOR - ROOFTOP	8,600	1,350	3	2	7.5	15	VFD	0.75"	8,600	1.5	2	3.0	6	VFD	3,440	39,430	45	55	170/140	2.4	1	282,440	224,700	78.1	65.2	54.0	53.0	56 / 42	45.2	4	460/60/3	8,000	ALL

NOTES: REFER TO SPECS FOR ADDITIONAL INFORMATION. REFER TO FLOOR PLANS FOR VFD LOCATION

1. PROVIDE UNIT WITH NON FUSED DISCONNECT SWITCH.
2. PROVIDE WITH SINGLEPOINT ELECTRICAL CONNECTION FOR SUPPLY FANS AND ONE FOR RELIEF FANS. PROVIDE TRANSFORMER AS REQUIRED TO POWER LOW VOLTAGE EQUIPMENT SUCH AS DAMPERS AND CONTROLS. COORDINATE WITH DIVISION 26.
3. PROVIDE WITH RETURN AND RELIEF AIR MODULATING DAMPER.
4. PROVIDE SEPARATE POINT OF CONNECTION FOR LIGHTS.
5. PROVIDE WITH SMOKE DETECTOR AT UNIT SUPPLY AND RETURN AIR DUCTS. SMOKE DETECTORS TO BE PROVIDED BY DIV. 28. NOTE FOR COORDINATION ONLY.
6. PROVIDE WITH FILTER PRESSURE GAUGES.
7. PROVIDE SEPARATE POINT OF CONNECTION FOR CONTROLS.
8. PROVIDE FAN MOTORS WITH SHAFT GROUNDING.
9. PROVIDE MERV 13 FILTER BEFORE HEATING WATER COIL.
10. REFER TO ROOF PLAN M203 FOR OA INTAKE LOCATION.
11. PROVIDE WITH ECONOMIZER AND POWER RELIEF EXHAUST.

AIR COOLED CHILLER SCHEDULE

GENERAL			CAPACITIES							ELECTRICAL			ENERGY					REMARKS
UNIT TAG	MANUFACTURER	MODEL	MINIMUM TOTAL CAPACITY (TONS)	CHILLED WATER FLOW (GPM)	ENTERING WATER TEMPERATURE (EWT) °F	LEAVING WATER TEMPERATURE (LWT) °F	EVAPORATOR FOULING FACTOR	EVAPORATOR PRESSURE DROP (FT)	AMBIENT AIR TEMPERATURE (MAX / MIN) ° F	INPUT DESIGN KW	V / PH / HZ	MCA / MOCP	MINIMUM EER @ NPLV CONDITIONS	MINIMUM EER @ IPLV AHRI CONDITIONS	REFRIGERANT	WEIGHT LBS.		
ACCH-1	CARRIER	30RC	50	120	52	42	0.0001	5	105 / 20	72	460/60/3	128 / 150	9	10.6	R-32	3000	ALL	
ACCH-2	CARRIER	30RC	50	120	52	42	0.0001	3	105 / 20	72	460/60/3	128 / 150	9	10.6	R-32	3000	ALL	
ACCH-3	CARRIER	30RC	50	120	52	42	0.0001	3	105 / 20	72	460/60/3	128 / 150	9	10.6	R-32	3000	ALL	

NOTES: REFER TO SPECS FOR ADDITIONAL INFORMATION.
1. PROVIDE WITH FREEZE PROTECTION
2. PROVIDE WITH LOW AMBIENT HEAD PRESSURE
3. PROVIDE WITH COIL TRIM PANELS, GRILLES, UPPER HAIL GUARDS
4. PROVIDE WITH LOW SOUND OPTION
5. PROVIDE WITH SINGLE POINT ELECTRICAL CONNECTION BY DIVISION 26.
6. WITH SUCTION LINE INSULATION
7. WITH SUCTION SERVICE LINES.
8. WITH MINIMUM LOAD CONTROL
9. PROVIDE WITH VARIABLE SPEED FANS
10. PROVIDE WITH BACNET INTERFACE
11. PROVIDE SOUND ATTENUATING BLANKETS ON ALL COMPRESSORS
12. PROVIDE VARIABLE SPEED DRIVE SCROLL COMPRESSOR
13. REFER TO SPECIFICATION FOR ADDITIONAL INFORMATION.
14. PROVIDE WITH INTEGRAL VARIABLE SPEED PUMP PACKAGE. PUMP TO HAVE MINIMUM HEAD OF 70 FT.
15. PROVIDE WITH ELECTRICAL DISCONNECT.
16. A SYSTEM EXPANSION TANK HAS BEEN PROVIDED EXTERNAL TO THE CHILLERS. A FACTORY MOUNTED EXPANSION TANK SHOULD BE REMOVED OR DISABLED BY DISCONNECTING THE HOSE FROM THE CHILLER AND SECURELY PLUGGING THE END.

HEATING WATER BOILER SCHEDULE

UNIT DESCRIPTION			BURNER							WATER				ELECTRICAL				NOTES
UNIT TAG	MANUFACTURER	MODEL	FUEL	INPUT (MBH)	OUTPUT (MBH)	GAS CONN. (IN)	VENT / AIR INTAKE	MAX GAS INLET PRESSURE (IN. W.C.)	MIN GAS INLET PRESSURE (IN. W.C.)	MINIMUM FLOW RATE (GPM)	WATER FLOW (GPM) Based on ΔT	HEAD LOSS (FT. OF H2O) Based on ΔT	RETURN W.T. (F)	SUPPLY W.T. (F)	VOLTAGE/ PHASE / Hz	MCA	MOCP	OPERATING WEIGHT (lbs.)	
B-1	LOCHINVAR	CREST FBN1001	NATURAL GAS	1,000	960	1-1/2	6" DIA.	14	4	20	65	7	150	180	120V/3PH/ 60Hz	8	20	2,000	ALL
B-2	LOCHINVAR	CREST FBN1001	NATURAL GAS	1,000	960	1-1/2	6" DIA.	14	4	20	65	7	150	180	120V/3PH/ 60Hz	8	20	2,000	ALL

NOTES:
1. CONDENSING BOILER SHALL BE ASME, UL AND CUL CERTIFIED.
2. PROVIDE WITH UNIT CONTROLLER AND INTERFACE WITH BUILDING AUTOMATION SYSTEM.
3. DISCONNECT SWITCH TO BE PROVIDED BY DIVISION 26. NOTE FOR COORDINATION ONLY.
4. REFER TO BOILER SPECIFICATION FOR ADDITIONAL INFORMATION.
5. PROVIDE WITH HIGH & LOW GAS PRESSURE SWITCHES W/MANUAL RESET.
6. PROVIDE WITH LOW WATER CUT OFF.
7. PROVIDE TOP STANDARD VENT AND FLUE CONNECTION.
8. PROVIDE WITH LOW TEMPERATURE PROTECTION VALVE.
9. PROVIDE WITH CN4-2000 CONDENSATE NEUTRALIZATION KITS.

HEATING WATER PUMP SCHEDULE

MARK	SERVES	MANUFACTURER	SERIES	MODEL	TYPE	MIN. EFF.(%)	ENCLOSURE	GPM	TOTAL HEAD (FT H_2O)	HP	MOTOR RPM	WEIGHTS LBS	VOLTS / HZ / PH	NOTES
HWP-1	HEATING WATER	BELL & GOSSET	E-90	1.25AAB	VERTICAL IN-LINE	86.0	TEFC	65	50	2	3,600	100	208/3/60	ALL
HWP-2	HEATING WATER	BELL & GOSSET	E-90	1.25AAB	VERTICAL IN-LINE	86.0	TEFC	65	50	2	3,600	100	208/3/60	ALL

NOTES:
1. CAST IRON PUMP HOUSING WITH STAINLESS STEEL IMPELLER.
2. MECHANICAL CONTRACTOR SHALL PROVIDE WALL MOUNTED VARIABLE FREQUENCY DRIVE WITH BYPASS AND INTEGRAL DISCONNECT. INSTALLATION BY DIVISION 26.
3. PROVIDE MOTOR WITH SHAFT GROUNDING.

FULL SIZE SHEET: 22X34

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SEAL

MARK C. CLAYPOOL 147201 LICENSED PROFESSIONAL ENGINEER
7/25/2024

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FIRM REGISTRATION NUMBERS
TBPE F-2451, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE
MECHANICAL SCHEDULES

SHEET NUMBER
M701

SINGLE DUCT TERMINAL UNIT SCHEDULE (HOT WATER)

UNIT TAG	RTU SYSTEM NUMBER	MANUFACTURER	MODEL	BOX TYPE	MAXIMUM COOLING CFM	MINIMUM COOLING CFM	S.P. AT INLET (IN) W.G.	MAX. P.D. THRU BOX (IN) W.G.	BOX INLET SIZE (IN)	DUCT RUNOUT TO BOX		HEATING CFM	HEATING HOT WATER COIL					REMARKS
										ROUND	ALTERNATE RECTANGLE		EAT (°F)	LAT (°F)	BTUH	GPM	V / PH / HZ	
TU-2A-1	RTU-2A	PRICE	SDV	VAV	500	200	1.0	.2	8	10	-	200	53	95	9,072	1.1	120 / 1 / 60	ALL
TU-2A-2	RTU-2A	PRICE	SDV	VAV	1,880	760	1.0	.5	14	16	22x10	760	53	95	34,474	2.3	120 / 1 / 60	ALL
TU-2A-3	RTU-2A	PRICE	SDV	VAV	500	200	1.0	.2	8	10	-	200	53	95	9,072	1.1	120 / 1 / 60	ALL
TU-2A-4	RTU-2A	PRICE	SDV	VAV	2,550	1,020	1.0	.5	16	18	24x12	1,020	53	95	46,267	3.1	120 / 1 / 60	ALL
TU-2A-5	RTU-2A	PRICE	SDV	VAV	800	320	1.0	.35	10	12	16x6	320	53	95	14,515	1.1	120 / 1 / 60	ALL
TU-2A-6	RTU-2A	PRICE	SDV	VAV	1,500	600	1.0	.5	12	14	22x8	600	53	95	27,216	1.8	120 / 1 / 60	ALL
TU-2A-7	RTU-2A	PRICE	SDV	VAV	1,120	450	1.0	.5	12	14	22x8	450	53	95	20,412	1.4	120 / 1 / 60	ALL
TU-2A-8	RTU-2A	PRICE	SDV	VAV	500	200	1.0	.2	8	10	-	200	53	95	9,072	1.1	120 / 1 / 60	ALL
TU-3A-1	RTU-3A	PRICE	SDV	VAV	300	120	1.0	.2	6	8	-	120	53	95	5,443	1.1	120 / 1 / 60	ALL
TU-3A-2	RTU-3A	PRICE	SDV	VAV	800	320	1.0	.35	10	12	16x6	320	53	95	14,515	1.1	120 / 1 / 60	ALL
TU-3A-3	RTU-3A	PRICE	SDV	VAV	1,200	480	1.0	.5	12	14	22x8	480	53	95	21,773	1.5	120 / 1 / 60	ALL
TU-3A-4	RTU-3A	PRICE	SDV	VAV	450	180	1.0	.2	8	10	-	180	53	95	8,165	1.1	120 / 1 / 60	ALL
TU-3A-5	RTU-3A	PRICE	SDV	VAV	1,850	740	1.0	.5	14	16	22x10	740	53	95	33,566	2.2	120 / 1 / 60	ALL
TU-3A-6	RTU-3A	PRICE	SDV	VAV	700	280	1.0	.2	8	10	-	280	53	95	12,701	1.1	120 / 1 / 60	ALL
TU-3A-7	RTU-3A	PRICE	SDV	VAV	1,500	600	1.0	.5	12	14	22x8	600	53	95	27,216	1.8	120 / 1 / 60	ALL
TU-3A-8	RTU-3A	PRICE	SDV	VAV	800	320	1.0	.35	10	12	16x6	320	53	95	14,515	1.1	120 / 1 / 60	ALL
TU-3A-9	RTU-3A	PRICE	SDV	VAV	700	280	1.0	.2	8	10	-	280	53	95	12,701	1.1	120 / 1 / 60	ALL
TU-3A-10	RTU-3A	PRICE	SDV	VAV	300	120	1.0	.2	6	8	-	120	53	95	5,443	1.1	120 / 1 / 60	ALL

NOTES:
1. CONTROLS SHALL BE MOUNTED BY MANUFACTURER.
2. PROVIDE CONTROL VOLTAGE TRANSFORMER.
3. PROVIDE WITH FACTORY INSTALLED ELECTRICAL DISCONNECT.
4. TERMINAL CASING - FF - FIBER FREE FOAM INSULATION SYSTEM
5. PROVIDE NEXUS COIL VALVE PACKAGE MODEL CZY.
7. PROVIDE WITH MULTI-POINT FLOW SENSOR.

AIR SEPARATOR SCHEDULE

MARK	SERVICE	MANUFACTURER	MODEL	DESIGN CAPACITY GPM	SYSTEM CONNECTION (IN)	TANK WATER TEMP (F)	REMARKS
AS-1	CHILLED WATER	SPIROTHERM	VDT400	240	4	42	ALL
AS-2	HEATING WATER	SPIROTHERM	VDT250	55	2-1/2	170	ALL

NOTES:
1. PROVIDE WITH INSULATION MATCHING PIPE INSULATION.

BUFFER TANK SCHEDULE

MARK	SERVICE	TYPE	TANK VOLUME (GALS)	TANK DIAMETER (IN)	TANK HEIGHT (IN)	TANK INSULATION	TANK WATER TEMP (F)	MANUFACTURER	MODEL	REMARKS
BT-1	CHILLED WATER	VERTICAL	200	30	74	2"	42	CEMLINE	V200CWB-6F-C-20-A	ALL

NOTES:
1. INCLUDE 6" FLANGE CONNECTION.
2. PROVIDE WITH FACTORY ALUMINUM JACKET AND 2" ELASTOMERIC INSULATION.

AIR DEVICE SCHEDULE

MARK	TYPE	MANUFACTURER / MODEL	REMARKS
A	ARCHITECTURAL SQUARE PANEL SUPPLY AIR DIFFUSER	PRICE AMD	24"x24" OR 12"x12" FACE AREA. AIR PATTERN SHALL BE 4-WAY THROW UNLESS OTHERWISE NOTED ON DRAWINGS. FLEX SUPPLYING DUCT TO BE SAME AS NECK SIZE. PROVIDE WHITE FINISH. PROVIDE DIFFUSER WITH INSULATED BACK (EXTERNAL TO AIRFLOW).
B	ARCHITECTURAL SQUARE PANEL RETURN AIR DIFFUSER	PRICE AMD	24"x24" OR 12"x12" FACE AREA. PROVIDE WHITE FINISH. PROVIDE DIFFUSER WITH INSULATED BACK (EXTERNAL TO AIRFLOW).
C	LOUVERED FACE SIDEWALL SUPPLY GRILLE	PRICE 20	EXTRUDED ALUMINUM SUPPLY AIR DOUBLE-DEFLECTION RECTANGULAR SIDEWALL DIFFUSER, 3/4" SPACE BLADES, FRONT BLADES PARALLEL TO SHORT SECTION, 22.5 DEGREE BLADE DEFLECTION. REFER TO PLANS FOR SIZE (W"xH") AND AIR QUANTITY. PROVIDE WITH WHITE FINISH.
D	LOUVERED FACE SIDEWALL EXHAUST GRILLE	PRICE 60	EXTRUDED ALUMINUM EXHAUST DOUBLE-DEFLECTION RECTANGULAR SIDEWALL DIFFUSER, 3/4" SPACE BLADES, FRONT BLADES PARALLEL TO LONG SECTION. REFER TO PLANS FOR SIZE (W"xH") AND AIR QUANTITY. PROVIDE WITH WHITE FINISH.

NOTES:
1. CEILING DIFFUSERS ARE 4-WAY UNLESS INDICATED OTHERWISE IN THE DRAWINGS.
2. PROVIDE OPTIONAL BLOW CLIPS FOR 3-WAY, 2-WAY AND 1-WAY THROWS.
3. AIR DEVICE FRAME AND STYLE SHALL MATCH CEILING TYPE. COORDINATE WITH ARCHITECTURAL REFLECTED CEILING PLAN.

EXPANSION TANK SCHEDULE

MARK	SERVICE	MANUFACTURER	MODEL	TYPE	TANK VOLUME (GALS)	TANK DIAMETER (IN)	TANK HEIGHT (IN)	TANK WATER TEMP (F)	REMARKS
EXP-1	CHILLED WATER	BELL & GOSSETT	B-60LA	VERTICAL	13	12	37	42	42
EXP-2	HEATING WATER	BELL & GOSSETT	B-60LA	VERTICAL	13	12	37	170	42

NOTES:
1. PROVIDE WITH INSULATION MATCHING PIPE INSULATION.

FULL SIZE SHEET: 22X34

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TBPE F-7451 TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

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MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL SCHEDULES

SHEET NUMBER

M702

GENERAL NOTES:

CONTROL SYSTEM

EXISTING CONTROL SYSTEM IS AUTOMATED LOGIC CONTROLS. ALL NEW CONTROLS SHALL BE COMPATIBLE WITH EXISTING SYSTEM.

CONTROL SYSTEM SCOPE OF WORK

A. IT IS THE INTENT TO PROVIDE, INSTALL, CONNECT, AND CALIBRATE THE NEW MECHANICAL EQUIPMENT AS NECESSARY TO PROVIDE FULLY AUTOMATIC CONTROL FOR ALL SYSTEMS AS SHOWN IN THE CONTROL DRAWINGS, STATED IN THE SEQUENCES OF OPERATION, INDICATED IN THE ELECTRICAL LADDER DIAGRAMS, OR AS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS. SOME EQUIPMENT CONTROLS MAY BE SPECIFIED TO BE PROVIDED IN THE CONTRACT DOCUMENTS OUTSIDE THIS SECTION. AS WORK OF THIS SECTION, THE CONTRACTOR SHALL COORDINATE WITH THESE OTHER SUPPLIERS AND TRADES TO PROVIDE A COMPLETELY INTEGRATED CONTROL SYSTEM.

B. PROVIDE START-UP DOCUMENTATION VERIFYING PROPER OPERATION OF ALL POINTS AND ALL INTEGRATED SYSTEMS.

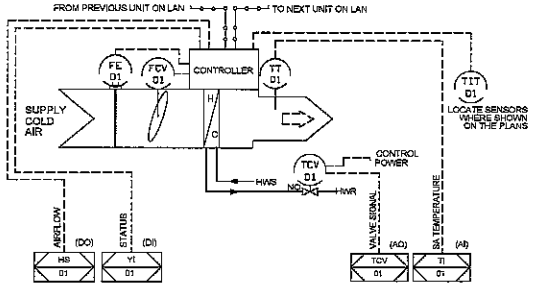
C. PROVIDE OPERATION AND PROGRAMING MANUALS OF THE INSTALLED CONTROL SYSTEM.

D. PROVIDE FULL INTEGRATION OF THE FACTORY PROVIDED CONTROLS FOR NEW EQUIPMENT INCLUDING EXHAUST FANS, RTUS, TERMINAL UNITS, CHILLERS, AND BOILERS INTO THE EXISTING FMS. ALL MONITORING POINTS AVAILABLE FROM THE FACTORY CONTROLLERS SHALL BE INTEGRATED.

E. NEW BUILDING EQUIPMENT CONTROLS MUST BE COMPATIBLE WITH EXISTING CONTROL SYSTEM PROTOCOL.

F. CONTROLS SYSTEM SHALL HAVE CAPABILITIES TO ALERT A DESIGNATED PERSONNEL FOR ANY SYSTEM ALARM.

CONTRACTOR IS REQUIRED TO UPDATE AS-BUILTS ON A MONTHLY BASIS WITH NEW CONTROL CONDUIT LOCATIONS.



1 VAV TERMINAL UNIT WITH HEATING WATER COIL CONTROL DIAGRAM
N.T.S

SEQUENCE OF OPERATIONS

VARIABLE AIR VOLUME TERMINAL UNITS W/ HOT WATER COIL

EACH TERMINAL UNIT SHALL MODULATE THE SUPPLY AIR DAMPER TO MAINTAIN THE SPACE TEMPERATURE CONDITIONS. IF THE ZONE REQUIRES COOLING, THE SUPPLY AIR DAMPER SHALL BE MODULATED BETWEEN THE MINIMUM AND MAXIMUM COOLING AIR FLOWS TO MAINTAIN THE SPACE TEMPERATURE AT THE COOLING SETPOINT OF 72°F (ADJUSTABLE). IF THE ZONE CALLS FOR HEATING, THE SUPPLY AIR DAMPER SHALL BE MODULATED TO A MINIMUM AND THE HOT WATER VALVE SHALL BE MODULATED TO MAINTAIN THE SPACE TEMPERATURE AT THE HEATING SETPOINT OF 70°F (ADJUSTABLE). IF ADDITIONAL HEATING IS REQUIRED WHEN THE VALVE IS FULLY OPEN, THE SUPPLY AIR DAMPER SHALL BE MODULATED TO MEET THE ROOM TEMPERATURE REQUIREMENTS. VAV BOX SHALL BE CONNECTED TO ROOM THERMOSTAT.

HOT WATER VALVE EXERCISE
PROVIDE AUTOMATIC HOT WATER VALVE EXERCISE (OPEN AND CLOSE) WEEKLY. SET ORIGINAL TIME FOR FRIDAYS AT 12AM (ADJUSTABLE).

INSTRUMENTATION ABBREVIATION LIST

CODE	DESCRIPTION	CODE	DESCRIPTION	CODE	DESCRIPTION
AA	ANALYTICAL ALARM	LA	LEVEL ALARM	VA	VIBRATION ALARM
AE	ANALYTICAL ELEMENT	LC	LEVEL CONTROLLER (STAND ALONE)	VS	VIBRATION SWITCH
AET	ANALYTICAL ELEMENT TRANSMITTER	LCV	LEVEL CONTROL VALVE		
AI	ANALYTICAL INDICATOR	LE	LEVEL ELEMENT	XV	SOLENOID VALVE
AC	ANALYTICAL CONTROLLER	LIC	LEVEL INDICATING CONTROLLER		
AIC	ANALYTICAL INDICATING CONTROLLER	LIT	LEVEL INDICATING TRANSMITTER	YA	EQUIPMENT ALARM
AT	ANALYTICAL TRANSMITTER	LS	LEVEL SWITCH	YI	EQUIPMENT STATUS
AIT	ANALYTICAL INDICATING CONTROLLER	LT	LEVEL TRANSMITTER	YCD	SMOKE DAMPER
ACV	ANALYTICAL CONTROL VALVE	LY	LEVEL SIGNAL CONVERTER	YS	SMOKE DETECTOR
AY	ANALYTICAL SIGNAL CONVERTER				
		MV	MANUAL HAND VALVE	ZC	POSITION CONTROL
EI	VOLTAGE INDICATOR			ZI	POSITION INDICATOR
EA	VOLTAGE ALARM	NT	HUMIDITY TRANSMITTER	ZS	POSITION SWITCH
ES	VOLTAGE SWITCH (CONTROL RELAY)				
ESL	VOLTAGE SWITCH LOW (24 VAC OR LESS)	PA	PRESSURE ALARM	NC	NORMALLY CLOSED
ET	VOLTAGE TRANSMITTER	PCV	PRESSURE CONTROL VALVE	NO	NORMALLY OPEN
EY	VOLTAGE SIGNAL CONVERTER	PDI	PRESSURE DIFFERENTIAL INDICATOR		
		PDS	PRESSURE DIFFERENTIAL SWITCH		
FA	FLOW ALARM	PDT	PRESSURE DIFFERENTIAL TRANSMITTER		
FCV	FLOW CONTROL VALVE	PI	PRESSURE INDICATOR		
FE	FLOW ELEMENT	PIS	PRESSURE INDICATING SWITCH		
FET	FLOW ELEMENT/TRANSMITTER	PIT	PRESSURE INDICATING TRANSMITTER		
FI	FLOW INDICATOR	PS	PRESSURE SWITCH		
FIT	FLOW INDICATING TRANSMITTER	PT	PRESSURE TRANSMITTER		
FS	FLOW SWITCH	PY	PRESSURE SIGNAL CONVERTER		
FT	FLOW TRANSMITTER				
FY	FLOW SIGNAL CONVERTER	RH	RELATIVE HUMIDITY INDICATOR		
FMS	FACILITY MANAGEMENT SYSTEM				
HK	MANUAL VARIABLES CONTROL	SC	SPEED CONTROL		
HS	HAND SWITCH	SCM	SPEED CONTROL MANUAL		
HSI	HAND SWITCH INDICATOR				
		TA	TEMPERATURE ALARM		
II	CURRENT INDICATOR	TC	TEMPERATURE CONTROLLER		
IA	CURRENT ALARM	TCV	TEMPERATURE CONTROL VALVE		
IS	CURRENT SWITCH	TE	TEMPERATURE ELEMENT		
IT	CURRENT TRANSMITTER	TET	TEMPERATURE ELEMENT TRANSMITTER		
IY	CURRENT SIGNAL CONVERTER	TI	TEMPERATURE INDICATOR		
		TIT	TEMPERATURE INDICATING TRANSMITTER		
JIT	POWER INDICATING TRANSMITTER	TIC	TEMPERATURE INDICATING CONTROLLER		
JY	POWER SIGNAL CONVERTER	TS	TEMPERATURE SWITCH		
		TSA	FREEZE STAT		
KC	CLOCK	TT	TEMPERATURE TRANSMITTER		

*NOTE: NOT ALL ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED IN THIS PROJECT.

GENERAL INSTRUMENT SYMBOLS

FUNCTION SYMBOLS

FIELD MOUNTED | PANEL MOUNTED | AUXILIARY LOCATION ACCESSIBLE | AUXILIARY LOCATION INACCESSIBLE — DISCRETE INSTRUMENTS

SHARED DISPLAY, SHARED CONTROL

PROGRAMMABLE LOGIC CONTROL OR DIRECT DIGITAL CONTROL

DEFINED INTERLOCK LOGIC

FLOW ARROW
XXX INDICATES AIR TYPE

XXX NNN — INSTRUMENT NAMING CONVENTION
XXX = FUNCTION ID
NNN = DEVICE NUMBER

TEMPERATURE/PRESSURE

TE — DUCT MOUNTED ELEMENT/SENSOR

TS — AVERAGING ELEMENT/SENSOR

PD — DIFFERENTIAL PRESSURE ELEMENT/SENSOR

LINE TYPE LEGEND

	ELECTRICAL SIGNAL
	INTERNAL SYSTEM LINK

FULL SIZE SHEET: 22X34

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SEAL

STATE OF TEXAS — MARK C. CLAYPOOL — 147201 — LICENSED PROFESSIONAL ENGINEER
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FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY 1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
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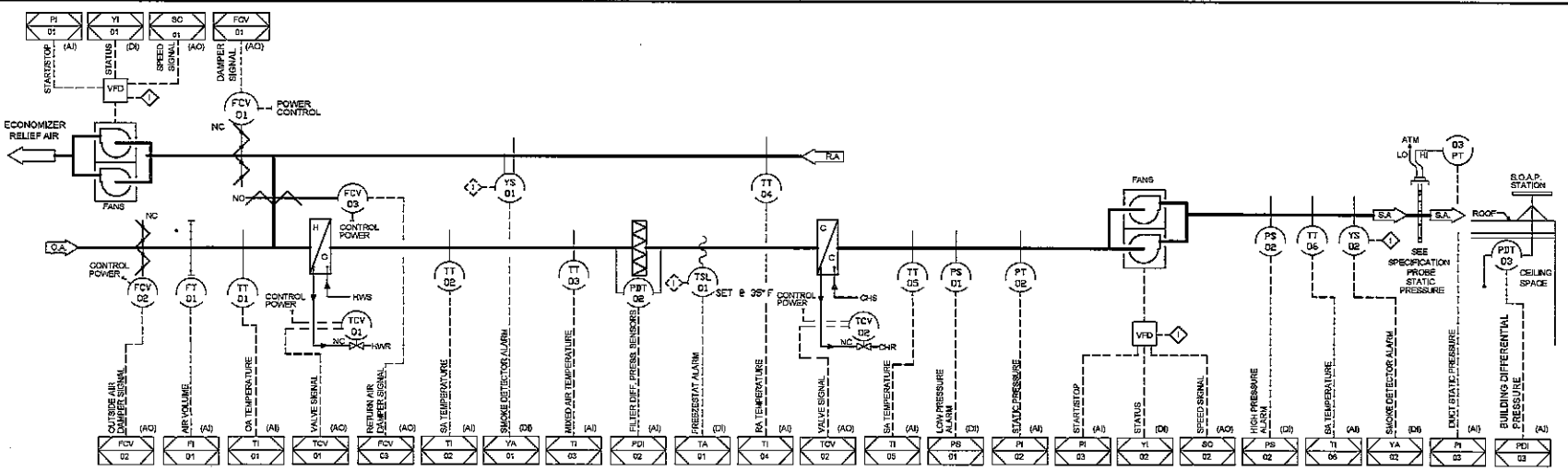
RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL CONTROLS

SHEET NUMBER

M801



1 ROOFTOP UNIT CONTROL DIAGRAM
N.T.S

SEQUENCE OF OPERATION FOR VAV ROOFTOP UNIT

SYSTEM STATUS DISPLAY

THE FMS SHALL PROVIDE OPERATING STATUS FOR THE SYSTEM. THE DISPLAY SHALL INCLUDE ALL POINTS REQUIRED TO ACHIEVE THE SEQUENCE OF OPERATIONS. THE AIR HANDLING UNIT CONTROL AND STATUS EVENTS SHALL BE RECORDED IN THE CONTROLS EVENT LOG TO FACILITATE TROUBLESHOOTING. FMS SHALL BE ABLE TO DESIGNATE INDIVIDUAL UNITS AS BEING IN MAINTENANCE MODE TO AVOID GENERATING ALARMS. ALL DETECTED ALARMS OR FAILURES SHALL INITIATE AN ALARM WITHIN THE FMS.

POWER FAILURE RECOVERY

THE FMS SHALL CONTAIN A POWER FAILURE RECOVERY MODE (ADJUSTABLE). THE POWER FAILURE RECOVERY CAPABILITY SHALL RETURN THE SYSTEM TO ITS LAST STATE (BEFORE LOST POWER).

OCCUPANCY CONTROL

THE FMS SHALL BE SETUP WITH AN OCCUPANCY SCHEDULE FOR DIFFERENT AREAS OF THE FACILITY. THE OWNER SHALL BE INTERVIEWED BY THE CONTRACTOR AT STARTUP TO ESTABLISH THESE SCHEDULES.

MINIMUM OUTSIDE AIR CONTROL

THE OUTSIDE AIR VOLUME SHALL BE CONTROLLED BY THE FLOW MONITORING STATION THAT MEASURES THE OUTSIDE AIR VOLUME. THE FMS SHALL MODULATE THE OUTSIDE RETURN AIR DAMPERS TO MAINTAIN THE OUTSIDE AIR VOLUME SETPOINT SPECIFIED ON SCHEDULES. IF THE AIR HANDLING UNIT IS STOPPED, THE FMS SHALL CLOSE THE OUTSIDE DAMPER.

SUPPLY AIR TEMPERATURE SETPOINT CONTROL

THE FMS SHALL CONTROL THE AIR HANDLING UNIT TO MAINTAIN THE SUPPLY AIR TEMPERATURE SETPOINT SPECIFIED ON SCHEDULES (ADJUSTABLE). THE TEMPERATURE SETPOINT SHALL BE RESET BASED ON THE DEMAND OF THE TERMINAL UNITS SERVED BY IT SO THAT AT LEAST ONE TERMINAL UNIT IS IN FULL COOLING AND STILL MAINTAINING THE ROOM TEMPERATURE SETPOINT. CONTROLS CONTRACTOR SHALL REFER TO TAMU UES RESET SCHEDULE.

SUPPLY AIR TEMPERATURE CONTROL

THE FMS SHALL MODULATE THE CHILLED WATER COIL COIL VALVES TO MAINTAIN THE TEMPERATURE SETPOINT SPECIFIED ON SCHEDULES.

SUPPLY FAN CONTROL

THE SUPPLY FAN VFD SHALL BE STARTED AND STOPPED BY THE FMS SYSTEM BASED ON AN OCCUPANCY SCHEDULE FOR THE SPACE PROGRAMMED INTO THE FMS. THE FAN SHALL OPERATE CONTINUOUSLY DURING OCCUPIED SCHEDULE. IF DURING UNOCCUPIED HOURS, ANY OF THE SPACE TEMPERATURES RISE ABOVE THE UNOCCUPIED COOLING SETPOINT OR FALL BELOW THE UNOCCUPIED HEATING SETPOINT, THE AIR HANDLING UNIT SHALL START AND OPERATE TO CHANGE THE SPACE TEMPERATURE 2°F (ADJUSTABLE) BEFORE STOPPING.

SUPPLY FAN VFD CONTROL

THE VFD SHALL BE MODULATED TO MAINTAIN THE SUPPLY DUCT STATIC PRESSURE AT A SET POINT OF 1.0" W.G. (ADJUSTABLE). THE RAMP OF THE VFD SHALL BE ADJUSTED TO RESTRICT THE RATE OF CHANGE OF THE VFD OUTPUT TO SIXTY SECONDS FOR A ZERO TO ONE HUNDRED PERCENT CONTROL SIGNAL CHANGE. THE VFD SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDED FREQUENCIES.

SUPPLY FAN MONITORING

THE VFD OPERATION SHALL BE INDICATED TO THE FMS THROUGH A SET OF CONTACTS IN THE VFD. IF AN ALARM CONDITION IS DETECTED, THE FMS SHALL INITIATE AN ALARM.

FILTER MONITORING

THE DIFFERENTIAL PRESSURE ACROSS THE FILTERS SHALL BE MONITORED BY THE FMS THROUGH A DIFFERENTIAL PRESSURE TRANSMITTER. IF THE DIFFERENTIAL PRESSURE EXCEEDS SET POINT, THE CONTROLS SHALL INITIATE AN ALARM.

SMOKE DETECTOR

A SMOKE DETECTOR LOCATED IN THE SUPPLY AND RETURN AIR STREAMS. SMOKE DETECTOR SHALL STOP THE FANS THROUGH THE FIRE ALARM SYSTEM. IF AN ALARM CONDITION IS DETECTED. WHEN THE FANS ARE STOPPED, THE CONTROLS SHALL POSITION THE DAMPERS TO THEIR NORMAL STATE. COORDINATE WITH FIRE ALARM PANEL.

DUCT PRESSURE SAFETY SWITCHES

SAFETY SWITCHES INSTALLED IN THE SUPPLY AND RETURN AIR DUCTS FOR EACH UNIT SHALL ALARM THE FMS IF THE DUCT PRESSURE IS ABOVE THE HIGH ALARM SETPOINT. THE HIGH ALARM SETPOINT SHALL BE 150% OF THE NORMAL OPERATING STATIC OF THE SYSTEM. IF THE FMS SENSES AN ALARM CONDITION, THE FMS SHALL STOP THE ASSOCIATED FAN.

FREEZESTAT

A FREEZESTAT SET AT 35F (ADJ) LOCATION UPSTREAM OF THE CHILLED WATER COIL SHALL INITIATE AN ALARM AT THE FMS AND STOP THE SUPPLY FAN IF AN ALARM CONDITION IS DETECTED. UPON ALARM, THE OUTSIDE AIR DAMPER SHALL CLOSE, THE CHILLED WATER PUMPS SHALL BE ENERGIZED AND THE UNITS CHILLED WATER VALVES SHALL MODULATE WIDE OPEN. PROVIDE FREEZE STAT RESET DEVICE INSIDE UNIT IN AN ACCESSIBLE AREA.

HOT WATER VALVE EXERCISE

PROVIDE AUTOMATIC HOT WATER VALVE EXERCISE (OPEN AND CLOSE) WEEKLY. SET ORIGINAL TIME FOR FRIDAYS AT 12AM (ADJUSTABLE).

ECONOMIZER CONTROL

THE FMS SHALL MONITOR OUTSIDE AIR TEMPERATURE AND RELATIVE HUMIDITY. THE AHU SHALL BE PROVIDED WITH A HIGH-LIMIT SHUTOFF CONTROL SETTING FOR A FIXED ENTHALPY OF 28 BTU/LB AND A FIXED OUTSIDE AIR TEMPERATURE OF 70°F. AHU SHALL SWITCH TO ECONOMIZER MODE WHEN THE THE OUTDOOR AIR CONDITIONS DROP BELOW THE ENTHALPY AND TEMPERATURE SETPOINTS. DURING ECONOMIZER MODE, THE RETURN AIR DAMPER SHALL CLOSE, RELIEF DAMPER SHALL OPEN, AND THE CHILLED WATER VALVE SHALL MODULATE TO MAINTAIN THE LEAVING AIR CONDITION SETPOINT IN THE SCHEDULE. IF OUTSIDE AIR TEMPERATURE DROPS BELOW 52°F, THE FMS SHALL EXIT ECONOMIZER MODE BY MODULATING OUTSIDE AIR DAMPER TO MINIMUM SETTING AND BY MODULATING RETURN AIR DAMPER.

ECONOMIZER DISABLING

THE ECONOMIZER IS DISABLED WHEN ONE OF THE FOLLOWING OCCURS: THE DISCHARGE AIR TEMPERATURE IS 52°F OR BELOW. WHEN THIS CONDITION OCCUR THE OUTSIDE AIR DAMPER SHALL CLOSE TO THE MINIMUM AIR FLOW REQUIRED AND THE RETURN AIR DAMPER SHALL OPEN TO THE NORMAL POSITION.

RELIEF AIR FANS

THE RELIEF AIR FAN SHALL BE ENABLED ONLY WHEN ECONOMIZER MODE IS ENABLED AND SPEED SHALL BE CONTROLLED IN SEQUENCE WITH THE BUILDING PRESSURE SENSOR SET TO MAINTAIN BUILDING DIFFERENTIAL PRESSURE WITH RESPECT TO AMBIENT. A PRESSURE MONITORING STATION SHALL CONTINUOUSLY MONITOR THE DIFFERENTIAL PRESSURE AND SEND OUTPUT TO THE BAS. WHEN THE DIFFERENTIAL PRESSURE IS ABOVE 0.05"WG. (ADJUSTABLE) RELATIVE TO AMBIENT THE RELIEF DAMPERS WILL OPEN. MODULATE RELIEF AIR FAN SPEED AS NEEDED TO MAINTAIN POSITIVE PRESSURE DIFFERENTIAL SETPOINT RELATIVE TO AMBIENT AS SENSED BY MONITOR.

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SEAL

STATE OF TEXAS
MARK C. CLAYPOOL
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7/25/2024

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TBPE F-425, TBPLS F-10193920

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

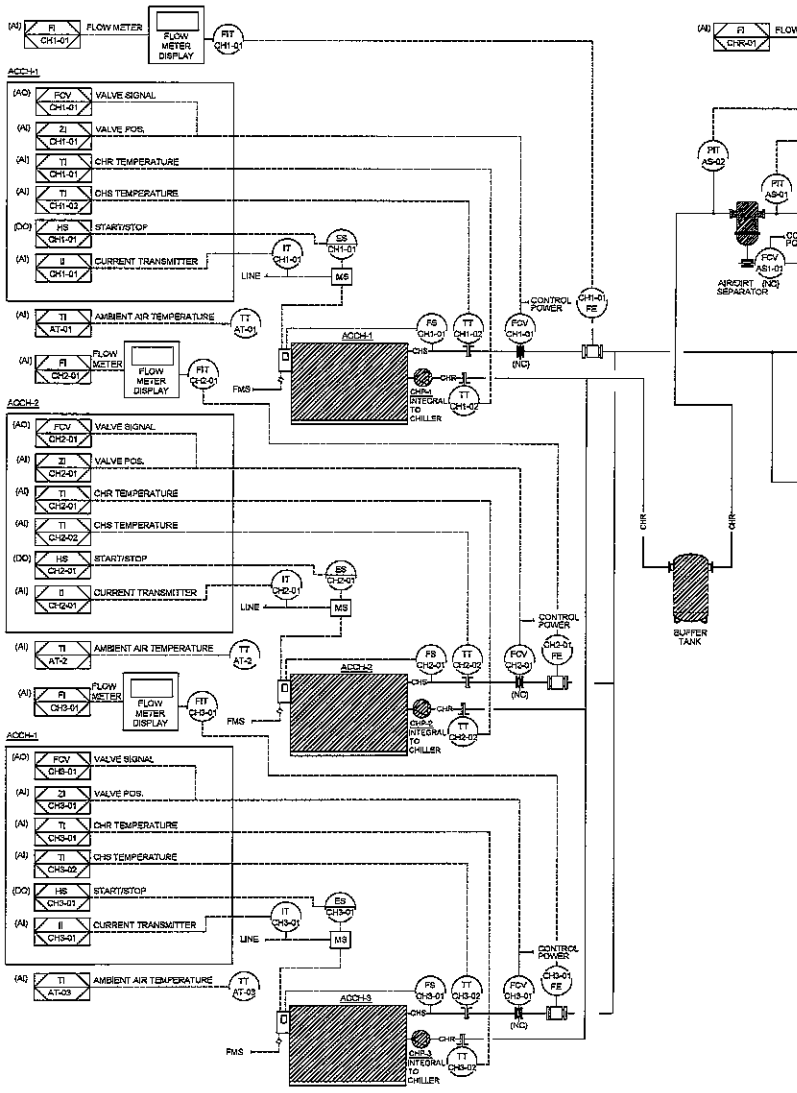
RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL CONTROLS

SHEET NUMBER

M802



1 CHILLED WATER SYSTEM CONTROL DIAGRAM

N.T.S

SHEET KEYED NOTES

1. VFD'S SHALL BE CONNECTED TO THE FMS NETWORK THROUGH A DIRECT NETWORK CONNECTION AS WELL AS THROUGH THE HARDWIRED POINTS INDICATED. IT IS THE RESPONSIBILITY OF THE FMS CONTRACTOR TO COORDINATE AND ADAPT THE FMS NETWORK TO THE COMMUNICATIONS PROTOCOLS AVAILABLE FROM THE VFD MANUFACTURER. THE FOLLOWING POINTS SHALL BE INTEGRATED INTO THE FMS:
   - A. SPEED FEEDBACK
   - B. FREQUENCY OUTPUT
   - C. CURRENT
   - D. TORQUE
   - E. POWER (KW)
   - F. DC BUS VOLTAGE
   - G. OUTPUT VOLTAGE
   - H. KWH COUNTER
   - I. DRIVE TEMPERATURE
   - J. ALARMS
   - K. STATUS
2. THE CHILLERS SHALL BE CONNECTED TO THE FMS THROUGH A BACNET NETWORK CONNECTION. THE FOLLOWING POINTS SHALL BE MONITORED OR CONTROLLED BY THE FMS:
   - A. LEAVING CHILLED WATER TEMPERATURE
   - B. ENTERING CHILLED WATER TEMPERATURE
   - C. PERCENT RLA
   - D. EVAPORATOR REFRIGERANT PRESSURE
   - E. CONDENSER REFRIGERANT PRESSURE
   - F. COMPRESSOR DISCHARGE REFRIGERANT TEMPERATURE
   - G. EVAPORATOR REFRIGERANT TEMPERATURE
   - H. CONDENSER REFRIGERANT TEMPERATURE
   - I. OIL TEMPERATURE
   - J. OIL PRESSURE DIFFERENTIAL
   - K. POWER (KW)
   - L. PERCENT LOAD
   - M. CHILLED WATER SETPOINT
   - N. DEMAND LIMIT SETPOINT
   - O. CHILLER ENABLE/DISABLE
   - P. CHILLER STATUS
   - Q. MANUAL RESET ALARMS
   - R. AUTO RESET ALARMS
   - S. COMMUNICATIONS STATE

SEQUENCE OF OPERATION

CHILLED WATER PLANT CONTROL

CHILLER PLANT ENABLE
THE FMS SHALL ENABLE A CHILLER THROUGH A USER INPUT FROM THE OPERATOR WORKSTATION OR BASED ON A DEMAND FOR COOLING BY THE BUILDING AIR HANDLING SYSTEM.

CHILLED WATER SYSTEM SUPPLY TEMPERATURE SETPOINT
THE FMS SHALL RESET THE CHILLED WATER TEMPERATURE SETPOINT BETWEEN 42°F (ADJUSTABLE).

CHILLER START-UP SEQUENCE
THE FOLLOWING STEPS SHALL OCCUR DURING THE CHILLER STARTUP SEQUENCE, AND SHALL BE OPERATOR CONFIGURABLE IN THE EVENT OF SEQUENCE MODIFICATIONS WITHOUT THE INTERVENTION OF THE ORIGINAL PROGRAMMER.

THE CHILLED WATER VALVE SHALL BE OPENED AND THE CHILLED WATER PUMP STARTED (IF NOT ALREADY OPERATING).

AFTER THE CHILLED WATER PUMP STATUS IS CONFIRMED AND THE VALVE IS OPENED, THE CHILLER SHALL BE ENABLED. IF PUMP STATUSES ARE NOT CONFIRMED WITHIN THE CONTROL FEEDBACK DELAY TIME (OPERATOR ADJUSTABLE), THE FMS SHALL MARK THE PUMP AS FAILED AND THE NEXT PUMP IN THE SEQUENCE SHALL START.

THE FMS SHALL WAIT UP TO THE CONTROL FEEDBACK DELAY TIME (OPERATOR ADJUSTABLE) FOR CHILLER STATUS TO BE CONFIRMED. IF STATUS IS NOT CONFIRMED IN THAT TIME, THE CHILLER IS MARKED AS FAILED, AND THE CHILLER IS TURNED OFF AND ITS ASSOCIATED CONTROL VALVES SHALL CLOSE.

CHILLER SHUT-DOWN SEQUENCE
THE FOLLOWING STEPS OUTLINE THE CHILLER STOP SEQUENCE, AND SHALL BE OPERATOR CONFIGURABLE IN THE EVENT OF SEQUENCE MODIFICATIONS WITHOUT THE INTERVENTION OF THE ORIGINAL PROGRAMMER.

THE FIRST STEP IN THE CHILLER SHUTDOWN SEQUENCE IS TO DISABLE THE CHILLER.

THE FMS SHALL WAIT UP TO THE DURATION OF THE CONTROL FEEDBACK DELAY TIME (OPERATOR CONFIGURABLE) FOR CHILLER STATUS OF THE INPUT TO BE CONFIRMED OFF.

ONCE THE CHILLER HAS BEEN CONFIRMED OFF, THE FMS SHALL TURN OFF THE CHILLED WATER PUMPS AND CLOSE THE CONTROL VALVES.

CHILLED WATER SYSTEM MINIMUM FLOW CONTROL VALVE
THE FMS SHALL MONITOR THE CHILLED WATER SYSTEM FLOW RATE. IF THE FLOW RATE FALLS BELOW THE MINIMUM FLOW RATE REQUIRED BY THE OPERATING CHILLER, THE FMS SHALL MODULATE OPEN THE BY-PASS FLOW CONTROL VALVE TO MAINTAIN THE MINIMUM FLOW RATE FOR THE OPERATING CHILLER. REFER TO CHILLER SUBMITTAL FOR MINIMUM FLOW.

OUTSIDE AIR AND HUMIDITY (DB, WB AND RH)
THE FMS SHALL CONTINUOUSLY MONITOR, TREND AND DISPLAY THE AMBIENT AIR DRY BULB (DB) TEMPERATURE, RELATIVE HUMIDITY (RH) AND WET BULB TEMPERATURE (WB).

CHILLED WATER TEMPERATURE RESET.

CHILLED WATER SUPPLY SHALL BE RESET BASED ON OUTSIDE AIR TEMPERATURE.

OAT LESS THAN 40 DEG F	CHW TEMP. = 46.0 DEG F
OAT FROM 41 DEG F TO 50 DEG F	CHW TEMP. = 45.5 DEG F
OAT FROM 51 DEG F TO 60 DEG F	CHW TEMP. = 45.0 DEG F
OAT FROM 61 DEG F TO 80 DEG F	CHW TEMP. = 43.5 DEG F
OAT GREATER THAN 80 DEG F	CHW TEMP. = 42.0 DEG F

TONNAGE CALCULATION

2. FMS SHALL MONITOR & TREND CHW TEMPERATURE & FLOWS IN DISTRIBUTION PIPING. TONNAGE SHALL BE CALCULATED USING DATA POINTS.

AIR/DIRT SEPARATOR VALVE
A NORMALLY CLOSED (FAIL CLOSED) FLUSH VALVE SHALL BE PROVIDED AT THE AIR/DIRT SEPARATOR. THE VALVE SHALL BE OPENED FOR 5 SECONDS(ADJ) ONCE A WEEK(ADJ) BASED ON THE OWNERS SCHEDULE.

GENERAL NOTES

1. IT IS THE INTENT TO INCORPORATE ALL FACETS OF THE CONTROL SYSTEMS SHOWN ON PLANS AND DESCRIBED IN ALL OF THE CONTROL DOCUMENTS AND PROVIDE A COMPLETE AUTOMATED SYSTEM.

FULL SIZE SHEET: 22X34

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7/25/2024

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TBPE F-7452, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY 1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 26, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL CONTROLS

SHEET NUMBER

M803

SEQUENCE OF OPERATION

HEATING WATER PLANT CONTROL

BOILER PLANT ENABLE
THE FMS SHALL ENABLE A BOILER THROUGH A USER INPUT FROM THE OPERATOR WORKSTATION OR BASED ON A DEMAND FOR HEATING BY THE BUILDING HVAC SYSTEM.

HEATING WATER SYSTEM SUPPLY TEMPERATURE SETPOINT
THE FMS SHALL SET THE HEATING WATER TEMPERATURE SETPOINT AT 170°F (ADJUSTABLE).

BOILER START-UP SEQUENCE
THE FOLLOWING STEPS SHALL OCCUR DURING THE BOILER STARTUP SEQUENCE, AND SHALL BE OPERATOR CONFIGURABLE IN THE EVENT OF SEQUENCE MODIFICATIONS WITHOUT THE INTERVENTION OF THE ORIGINAL PROGRAMMER.

THE BOILER WATER VALVES SHALL BE OPENED AND THE LEAD HEATING WATER PUMP STARTED (IF NOT ALREADY OPERATING).

AFTER THE HEATING WATER PUMP STATUS IS CONFIRMED THE BOILER SHALL BE ENABLED. IF PUMP STATUSES ARE NOT CONFIRMED WITHIN THE CONTROL FEEDBACK DELAY TIME (OPERATOR ADJUSTABLE), THE FMS SHALL MARK THE PUMP AS FAILED AND THE NEXT PUMP IN THE SEQUENCE SHALL START.

HEATING WATER PUMP CONTROL
THE HEATING WATER PUMP SHALL OPERATE ANYTIME THE HEATING WATER SYSTEM IS ENABLED. DIFFERENTIAL PRESSURE
THE PUMP SHALL MODULATE TO MAINTAIN THE SYSTEM DIFFERENTIAL PRESSURE AT SETPOINT FOR THE CONTROLLING ZONE. THE CONTROLLING ZONE SHALL BE THE DIFFERENTIAL PRESSURE SENSOR WHICH IS FURTHEST BELOW ITS SETPOINT.

HEATING WATER SYSTEM MINIMUM FLOW CONTROL VALVE
THE FMS SHALL MONITOR THE HEATING WATER SYSTEM FLOW RATE. IF THE FLOW RATE FALLS BELOW THE MINIMUM FLOW RATE REQUIRED BY THE OPERATING BOILER, THE FMS SHALL MODULATE OPEN THE BY-PASS FLOW CONTROL VALVE TO MAINTAIN THE MINIMUM FLOW RATE FOR THE OPERATING BOILER. REFER TO BOILER SCHEDULE FOR MINIMUM FLOW.

OUTSIDE AIR AND HUMIDITY (DB, WB AND RH)
THE FMS SHALL CONTINUOUSLY MONITOR, TREND AND DISPLAY THE AMBIENT AIR DRY BULB (DB) TEMPERATURE, RELATIVE HUMIDITY (RH) AND WET BULB TEMPERATURE (WB).

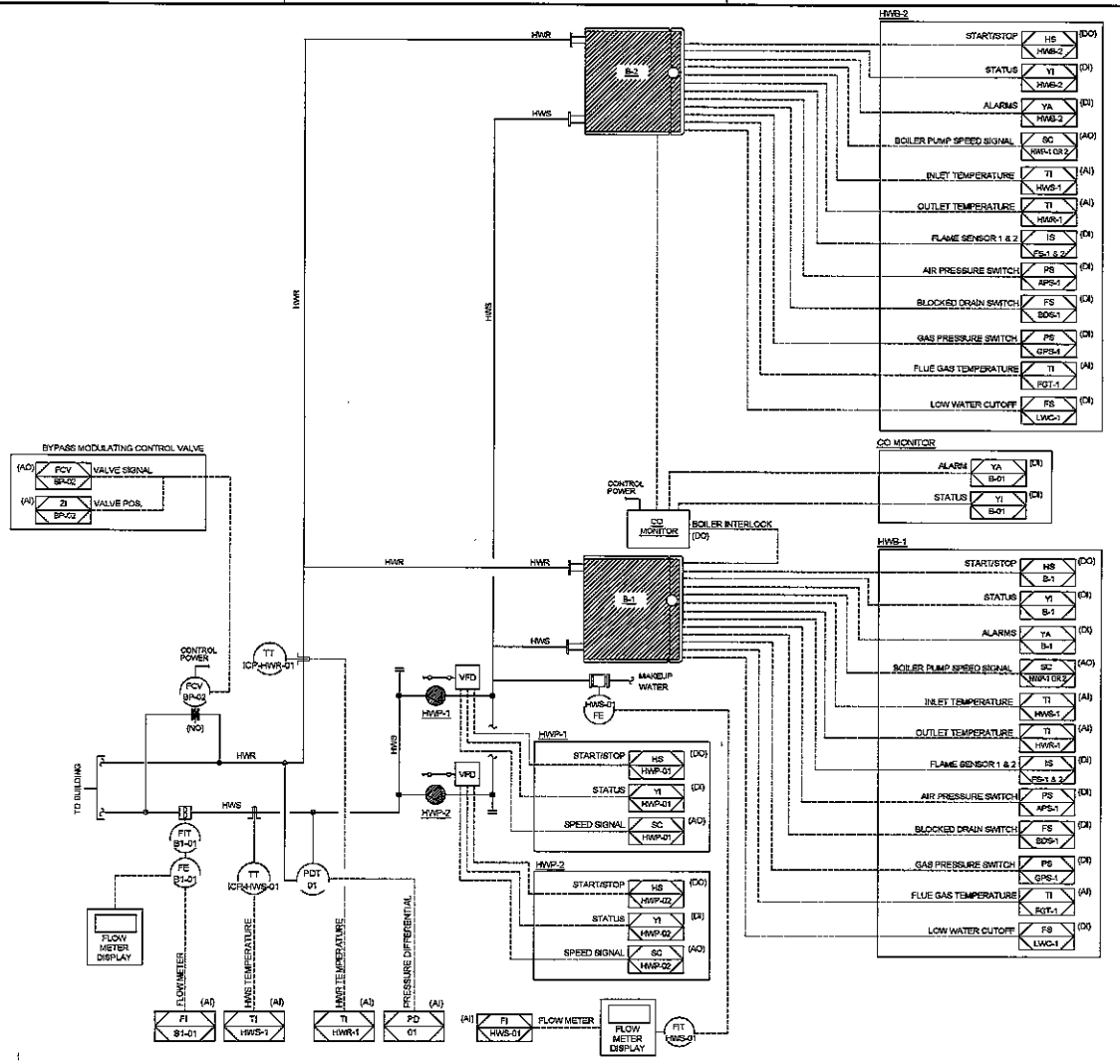
HEATING WATER TEMPERATURE RESET:
HEATING WATER SUPPLY SHALL BE RESET BASED ON OUTSIDE AIR TEMPERATURE.

OAT LESS THAN 30 DEG F	HWWTEMP. = 160 DEG F
OAT FROM 31 DEG F TO 40 DEG F	HWWTEMP. = 150 DEG F
OAT FROM 41 DEG F TO 50 DEF F	HWWTEMP. = 155 DEG F
OAT FROM 51 DEG F TO 60 DEF F	HWWTEMP. = 145 DEG F
OAT FROM 61 DEG F TO 70 DEF F	HWWTEMP. = 135 DEG F
OAT GREATER THAN 70 DEG F	HWWTEMP. = 130 DEG F

ALARMS
IF BOILER SUPPLY WATER TEMPERATURE EXCEEDS A HIGH WATER TEMPERATURE SETPOINT OF 150° F (ADJ.) OR LOW TEMPERATURE OF 120° F, AN ALARM SHALL BE SENT THROUGH THE DDC SYSTEM.

GENERAL NOTES

1. IT IS THE INTENT TO INCORPORATE ALL FACETS OF THE CONTROL SYSTEMS SHOWN ON PLANS AND DESCRIBED IN ALL OF THE CONTROL DOCUMENTS AND PROVIDE A COMPLETE AUTOMATED SYSTEM.
2. THE BOILER SHALL BE CONNECTED TO THE FMS THROUGH A BACNET NETWORK CONNECTION. THE FOLLOWING POINTS SHALL BE MONITORED OR CONTROLLED BY THE FMS:
   - A. LEAVING HEATING WATER TEMPERATURE
   - B. ENTERING HEATING WATER TEMPERATURE
   - C. PERCENT LOAD
   - D. HEATING WATER SETPOINT
   - E. BOILER ENABLE/DISABLE
   - F. BOILER STATUS
   - G. MANUAL RESET ALARMS
   - H. AUTO RESET ALARMS
   - I. COMMUNICATIONS STATE
   - J. LOW - FLOW SWITCH
   - K. FLUE GAS SENSOR
   - L. FLAME SENSOR
   - M. AIR PRESSURE SWITCH
   - N. BLOCKED DRAIN SWITCH
   - O. GAS PRESSURE SWITCH
   - P. CO MONITOR STATUS



1 HEATING WATER SYSTEM CONTROL DIAGRAM
N.T.S

FULL SIZE SHEET: 22X34

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FIRM REGISTRATION NUMBERS:
TBPE F-265, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME
WILLIAMSON COUNTY
1848

PROJECT NAME
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

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JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

MECHANICAL CONTROLS

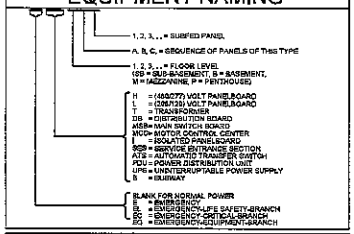
SHEET NUMBER

M804

ABBREVIATIONS

A	AMPS, AMPERE
AC	ALTERNATING CURRENT
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AVAILABLE INTERRUPTING CURRENT
AL	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ATSC	AUTOMATIC TRANSFER SWITCH CONTROL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLF	CURRENT LIMITING FUSE
CO	CONDUIT ONLY
CU	COPPER
DC	DIRECT CURRENT
DIA	DIAMETER
E	EMERGENCY
EC	EMERGENCY CRITICAL
EES	EMERGENCY ENGINEERED SYSTEM
EL	EMERGENCY LIFE SAFETY
EQ	EMERGENCY EQUIPMENT
E(EXIST)	EXISTING
F(FUT)	FUTURE
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FDR	FEEDER
FUT	FUTURE
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
IG	ISOLATED GROUND
KCMIL	THOUSAND CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT AMPS
KVAR	KILOVOLT AMPS REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LSIG	LONG TIME, SHORT TIME, INSTANTANEOUS, AND GROUND
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MIN	MINIMUM
MH	MANHOLE
M/M	MIXED MEDIA
MTS	MANUAL TRANSFER SWITCH
MVA	MEGAVOLT AMPS
N	NEW
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELEC. MANUFACTURERS ASSOC.
NEUT	NEUTRAL
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NORMAL
NO	NORMALLY OPEN
OH	OVERHEAD
P	POLE
PA	PUBLIC ADDRESS
PC	PHOTOCELL
PH	PHASE
PMCS	POWER MONITORING AND CONTROL SYSTEM
RGSC	RIGID STEEL CONDUIT
R (TR)	REMOVE
SEC	SECURITY
SPD	SURGE PROTECTIVE DEVICE
SW	SWITCH
TEMP	TEMPORARY
TB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UC	UNDER COUNTER
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS, VOLTAGE
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER

EQUIPMENT NAMING



RACEWAY/CONDUCTOR SYMBOLS

BRANCH CIRCUIT GENERAL INFORMATION:
BRANCH CIRCUITS FROM OVERCURRENT PROTECTION 20A/1P TO FURTHEST DEVICE SHALL NOT EXCEED 75 FEET FOR #12AWG COPPER AND 150 FEET FOR #10AWG COPPER; MEASURED ALONG CONDUCTORS. BRANCH CIRCUITS EXCEEDING 150 FEET WILL BE SIZED SO THAT VOLTAGE DROP DOES NOT EXCEED 5%.

SYMBOL	DESCRIPTION
| = GROUND / = HOT/PHASE \ = NEUTRAL	CONDUCTOR IDENTIFICATION SYMBOLS. REFER TO PLANS FOR COMBINATION USE. CONDUCTOR IDENTIFICATION MOSTLY USED IN HOMERUN LOCATION, BUT CAN ALSO BE USED IN BRANCH CIRCUITING WHERE APPLIED. GROUND CONDUCTORS WILL BE INSTALLED IN ALL RACEWAYS WHETHER SHOWN OR NOT.
? = SWITCH LEG	
LA-1	HOMERUN TO EQUIPMENT LOCATION. THE CIRCUIT NUMBER ADJACENT TO HOMERUN INDICATES EQUIPMENT AND INDIVIDUAL SINGLE POLE CIRCUIT BREAK(ER). CONDUCTOR IDENTIFICATION SYMBOL INDICATES NUMBER OF CONDUCTORS IN HOMERUN. MINIMUM #12 CONDUCTORS WILL BE PROVIDED IN HOMERUN UON. ALL HOMERUNS WILL INCLUDE GROUND CONDUCTOR.
LA-1,3	
LA-1,3,5	
LA-7	HOMERUN TO EQUIPMENT LOCATION. THE CIRCUIT NUMBER ADJACENT TO HOMERUN INDICATES EQUIPMENT AND INDIVIDUAL TWO OR THREE POLE CIRCUIT BREAKERS. CONDUCTOR IDENTIFICATION SYMBOL INDICATES NUMBER OF CONDUCTORS IN HOMERUN. MINIMUM #10 CONDUCTORS WILL BE PROVIDED IN HOMERUN UON. NEUTRAL MAY BE USED WHERE INDICATED ON PLAN. ALL HOMERUNS WILL INCLUDE GROUND CONDUCTOR.
LA-13	
	CONCEALED RACEWAY BETWEEN DEVICES AND OR EQUIPMENT IN WALLS OR IN CEILING SPACE
	UNDERGROUND RACEWAY BETWEEN DEVICES AND OR EQUIPMENT
	EXPOSED RACEWAY BETWEEN DEVICES AND OR EQUIPMENT ON WALLS OR CEILINGS
DOWN / UP	CONDUIT TURNS
	CONDUIT STUBBED AND CAPPED
B	BUSWAY
G	GROUNDING CONDUCTOR
CT	CABLE TRAY - POWER AND TELECOMMUNICATIONS
T	TELECOMMUNICATIONS RACEWAY
D	DATA RACEWAY
V/D	VOICE/DATA COMBINATION RACEWAY
FA	FIRE ALARM RACEWAY

EQUIPMENT SYMBOLS

SYMBOL	DESCRIPTION
MSB	MAIN SWITCHBOARD, DASHED LINES INDICATE CLEARANCES.
DB	DISTRIBUTION BOARD, DASHED LINES INDICATE CLEARANCES.
H1A	FLUSH MOUNTED PANELBOARD, DASHED LINES INDICATE CLEARANCES.
L1A	SURFACE MOUNTED PANELBOARD, DASHED LINES INDICATE CLEARANCES.
MCC	MOTOR CONTROL CENTER, DASHED LINES INDICATE CLEARANCES.
T1 TTA	DRY TYPE TRANSFORMER, WITH NAME
VFD	VARIABLE FREQUENCY DRIVE
UPS	UNINTERRUPTIBLE POWER SUPPLY, DASHED LINES INDICATE CLEARANCES.
UPS-A	
ATS	AUTOMATIC TRANSFER SWITCH, DASHED LINES INDICATE CLEARANCES.
ATS-1	
	GROUND BAR

DEVICES SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING: WALL	MOUNTING: HT
	DEVICE INDICATOR LETTER, "X" EQUALS DESIGNATION BELOW. (TYPICAL FOR MOST RECEPTACLE TYPES): BLANK FOR NORMAL POWER E =EMERGENCY G =GFCI RATED IG =ISOLATED GROUND T =TAMPER PROOF USB =USB PORTS WG =WEATHERPROOF AND GFCI WP =WEATHERPROOF		
X	IN FLOOR DUPLEX RECEPTACLE, CONFIGURATION AS INDICATED ON PLANS	FLOOR	VARIES SEE ARCH SHEETS
X	IN FLOOR DOUBLE DUPLEX RECEPTACLE, CONFIGURATION AS INDICATED ON PLANS		
X	COMBINATION POWER/COMMUNICATION IN FLOOR OUTLET, CONFIGURATION AS INDICATED ON PLANS		
X	CEILING MOUNTED DUPLEX RECEPTACLE	CEILING	FLUSH
X	CEILING MOUNTED DOUBLE DUPLEX RECEPTACLE		
X	SIMPLEX RECEPTACLE	WALL, UON	+18" TO BOTTOM OF DEVICE UON
X	DUPLEX RECEPTACLE		
X	DOUBLE DUPLEX RECEPTACLE (QUADPLEX)		
X	EMERGENCY DUPLEX RECEPTACLE		
X	EMERGENCY DOUBLE DUPLEX RECEPTACLE		
X	SPECIAL PURPOSE RECEPTACLE, NEMA CONFIGURATION AND AMPERAGE AS NOTED ON PLANS		
	CLOCK, RECESSED SIMPLEX RECEPTACLE	WALL	+96" UON
TV	TELEVISION, DUPLEX RECEPTACLE	WALL, UON	+84" UON
TV	COMBINATION DUPLEX RECEPTACLE AND TV JACK. (TWO GANG CUTOUT)	WALL, UON	+84" UON
	MULTI-OUTLET ASSEMBLY (SURFACE MOUNTED RACEWAY)	VARIES SEE PLANS	VARIES SEE PLANS
	COMBINATION POWER/COMMUNICATION POLE, CONFIGURATION AS NOTED ON PLANS		
	WALL MOUNTED CODE SIZE J-BOX	VARIES SEE PLANS	VARIES SEE PLANS
	POWER CONNECTION TO EQUIPMENT MOUNTED J-BOX. *		
	CODE SIZE JUNCTION BOX		
P	CODE SIZE PULL BOX		
	PUSHBUTTON		
PC	PHOTOCELL		
	LIGHTNING PROTECTION AIR TERMINAL	ROOF	VARIES
T	THERMOSTAT	WALL	+44" UON
$CB	ENCLOSED CIRCUIT BREAKER, AMPERAGE/NEMA ENCLOSURE RATING, 3 POLE U.O.N.	VARIES	VARIES
30/3	NON-FUSED DISCONNECT SWITCH, AMPERAGE/NEMA ENCLOSURE DESIGNATION, 3 POLE U.O.N.		
30/3R	FUSED DISCONNECT SWITCH, AMPERAGE/NEMA ENCLOSURE DESIGNATION, 3 POLE U.O.N.		
9/1	MOTOR STARTER. STARTER SIZE INDICATED BY NUMBER/NEMA ENCLOSURE DESIGNATION, SINGLE SPEED U.O.N.		
1/30/3R	COMBINATION DISCONNECT SWITCH AND MOTOR STARTER. NEMA STARTER SIZE/AMPERAGE/NEMA ENCLOSURE DESIGNATION, 3 POLE U.O.N.		
(5)	MOTOR, NUMBER INDICATES HORSEPOWER RATING FOR 1HP AND LARGER	NA	NA
(.5)	MOTOR, "P" INDICATES FRACTIONAL HORSEPOWER		

NOTE:
NOT ALL ABBREVIATIONS, SYMBOLS OR GENERAL NOTES APPLY TO THIS PROJECT

FIRE ALARM SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING: WALL	MOUNTING: HT
FACP	FIRE ALARM CONTROL PANEL	WALL	-
FAA	FIRE ALARM ANNUNCIATOR PANEL	WALL	+44"
F	PULL STATION		
F	HORN NOTIFICATION	WALL	+80" UON
S	SPEAKER NOTIFICATION		
C	CRIME NOTIFICATION		
SC	COMBINATION SPEAKER AND CHIME NOTIFICATION		
SW	SPEAKER/HORN WITH STROBE LIGHT		
S	STROBE LIGHT ONLY		
B	BELL (SIGNS)		
P	PHOTOELECTRIC SMOKE DETECTOR	CEILING	SURFACE
I	IONIZATION SMOKE DETECTOR		
IZ			
BT	BEAM TRANSMITTER		
BR	BEAM RECEIVER		
D/F	COMBINATION RATE OF RISE/FIXED TEMPERATURE FIXED TEMPERATURE TEMPERATURE AS NOTED ON PLANS OR SPECIFICATIONS		
R	RATE OF RISE ONLY		
H	HEAT DETECTOR		
U	UNDER FLOOR SMOKE DETECTOR	UNDER FLOOR	SEE PLANS
	DUCT DETECTOR	AT DUCT	SEE PLANS
	FIRE/SMOKE DAMPER		
PS	PRESSURE SWITCH	PIPE	VARIES
TS	TAMPER SWITCH		
FS	FLOW SWITCH		
PIV	POST INDICATOR VALVE		
M	MAGNETIC DOOR HOLDER	VARIES	SEE PLANS
CM	CONTROL MODULE		
MM	MONITOR MODULE		
RA	REMOTE ALARM INDICATING LIGHT		
R	ADDRESSABLE/SUPERVISED RELAY		

LIGHTING SYMBOLS

REFER TO LUMINAIRE SCHEDULE FOR ALL LUMINAIRE TYPES WHETHER WALL MOUNTED OR CEILING MOUNTED.

SYMBOL	DESCRIPTION	MOUNTING: TYP.	MOUNTING: HT.
	WALL MOUNTED LUMINAIRE	WALL	REFER TO LIGHTING SHEETS
	SINGLE HEAD, POLE MOUNTED LUMINAIRE	EXTERIOR	
	DOUBLE HEAD, POLE MOUNTED LUMINAIRE		
	BOLLARD LUMINAIRE		
$X	DEVICE INDICATOR LETTER, "X" EQUALS DESIGNATION BELOW. (TYPICAL FOR MOST SWITCH TYPES): a =SMALL CASE LETTER DENOTES SWITCHING CONTROL 2 =DOUBLE POLE TOGGLE SWITCH 3 =THREE-WAY TOGGLE SWITCH 4 =FOUR-WAY TOGGLE SWITCH P =PILOT LIGHT TOGGLE SWITCH M =MOMENTARY CONTACT SWITCH K =KEY OPERATED SWITCH WP =WEATHERPROOF TOGGLE SWITCH T =MANUAL MOTOR STARTER SWITCH WITH THERMAL OVERLOAD PROTECTION DM =DIMMER SWITCH	WALL	+44" UON

ONE-LINE DIAGRAM SYMBOLS

SYMBOL	DESCRIPTION
300/3	CIRCUIT BREAKER; RATING/NO. POLES. SETTINGS AND PROTECTION AS NOTED IN SPECIFICATION OR ON DRAWINGS
3000/5	CURRENT TRANSFORMER, NUMBER "3000/5" DENOTES RATIO, NUMBER "3" DENOTES QUANTITY
200A	DISCONNECT SWITCH, "200A" DENOTES AMPERAGE RATING
200A	FUSED DISCONNECT SWITCH, "200A" DENOTES AMPERAGE RATING
PT	CIRCUIT BREAKER WITH SHUNT TRIP OPERATOR
	GROUNDING ELECTRODE
	LIGHTNING ARRESTOR
SPD	SURGE PROTECTIVE DEVICE
M	ELECTRONIC METER
VFD	VFD CONNECTION
M	MOTOR CONNECTION

REFERENCE

SYMBOL	DEFINITION
KEY	KEYED NOTE REFERENCE
WALL	MECHANICAL EQUIPMENT REFERENCE
+44"	DENOTES MOUNTING HEIGHT AFF
25	KITCHEN EQUIPMENT REFERENCE
XXXX	MEDICAL EQUIPMENT REFERENCE

GENERAL DRAWING SYMBOLS



DETAIL
SECTION
NORTH ARROW
SCALE BAR

DEMOLITION LEGEND

DASHED, DARK SYMBOL INDICATES EXISTING DEVICE OR EQUIPMENT TO BE REMOVED.

SOLID, LIGHT SHADED SYMBOL INDICATES EXISTING DEVICE OR EQUIPMENT TO REMAIN.

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SEAL

STATE OF TEXAS — SANTOS ARNOLD VOLKMANN-VELEZ — 133607 — LICENSED PROFESSIONAL ENGINEER — 07/25/24

CONSULTANTS

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FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME

WILLIAMSON COUNTY
1848

PROJECT NAME

Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.

1479

PROJECT ADDRESS

1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL LEGEND

SHEET NUMBER

E001

FULL SIZE SHEET: 22X34

PROJECT GENERAL NOTES

A. GENERAL

1. CONTRACTOR SHALL INFORM HIMSELF OF ANY ELECTRICAL INFORMATION THAT MIGHT BE SHOWN IN OTHER DISCIPLINES OF THIS PROJECT AND NOT SHOWN IN ELECTRICAL DIVISION. COORDINATE ALL WORK DISCREPANCIES WITH ARCHITECT PRIOR TO BID. SHOULD COORDINATION NOT OCCUR, IT IS UNDERSTOOD THAT THE CONTRACTOR FOUND NO DISCREPANCIES AND SHALL PROVIDE AND INSTALL ELECTRICAL RACEWAY, CONDUCTORS, DEVICES, AND EQUIPMENT AT NO ADDITIONAL COST.
2. THE CONTRACTOR SHALL REFER TO DIVISION 26 AND 28 SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. THE SPECIFICATIONS ARE A PART OF THE CONSTRUCTION DOCUMENT SET AND MAY CONTAIN INFORMATION NOT SHOWN ON THE DRAWING SET.
3. THE WORD 'PROVIDE' SHALL MEAN TO FURNISH AND INSTALL. EXCEPTIONS SHALL BE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS.
4. DO NOT SCALE THE ELECTRICAL DRAWING TO DETERMINE THE LOCATIONS OF LUMINAIRES, OUTLETS, OR EQUIPMENT. REFER TO THE ARCHITECTURAL DRAWINGS AND FIELD MEASUREMENTS FOR ALL PROJECT DIMENSIONS.
5. THE CONTRACTORS SHALL COORDINATE ALL WORK WITH OTHER DISCIPLINES PRIOR TO START OF WORK AND INSTALLATION OF EQUIPMENT.
6. ALL EXPOSED CONDUIT, FITTINGS, BOXES, HANGERS, CLIPS, SUPPORTERS, ETC. IN FINISHED AREAS SHALL BE PAINTED PER THE ARCHITECT'S INSTRUCTIONS.
7. PROVIDE PULLSTRING IN ALL EMPTY CONDUITS.
8. ALL FREESTANDING ELECTRICAL EQUIPMENT SHALL HAVE CONCRETE HOUSEKEEPING PADS. REFER TO DIVISION 26 SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
9. IN THE CASE OF CONFLICTS NOT CLARIFIED PRIOR TO THE BIDDING DEADLINE, USE OF THE MOST COSTLY ALTERNATIVE (BETTER QUALITY, GREATER QUANTITY, AND LARGER SIZE) IN PREPARING THE BID.
10. CONTRACTORS SHALL VERIFY AND COORDINATE WITH EXACT MOUNTING HEIGHTS AND LOCATIONS OF ALL DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN. ALL RACEWAYS FOR RECEPTACLES TO RUN CONCEALED BENEATH COUNTER AS REQUIRED.
11. ALL GROUNDING CABLE IN THE WHOLE ELECTRICAL DISTRIBUTION SYSTEM SHALL SHOW ZERO CURRENT (AFTER SYSTEM IS ENERGIZED) - IF ANY CURRENT IS FOUND IN THE SYSTEM, THEN THE CONTRACTOR IS RESPONSIBLE TO RESOLVE THE PROBLEM AND REMOVE OBJECTIONABLE CURRENT FROM THE GROUNDING SYSTEM.
12. CONTRACTORS SHALL COORDINATE ALL CEILING MOUNTED DEVICES INCLUDING LUMINAIRES, SPEAKERS, CEILING MOUNTED RECEPTACLES, VOICE/DATA OUTLET BOXES, AND DIFFUSERS PRIOR TO ROUGH-IN.

B. CIRCUITS

1. ALL BRANCH CIRCUITS SHALL BE 2#12 & 1#12-3/4"C MINIMUM UNLESS OTHERWISE INDICATED.
2. ALL RECEPTACLES LOCATED WITHIN 6 FEET OF ANY SINK SHALL BE GFCI TYPE.
3. FIRE SEAL ALL CONDUIT PENETRATIONS THROUGH FIRE RATED WALL WITH FIRE SEALANT THE MATCHES OR EXCEEDS RATING OF WALL.

C. EQUIPMENT

1. REFER TO MECHANICAL DRAWINGS FOR CONTROL DIAGRAMS AND/OR SEQUENCE OF OPERATION DESCRIPTIONS.
2. REFER TO MECHANICAL DRAWINGS FOR EQUIPMENT SCHEDULES.
3. SWITCHES CONTROLLING MECHANICAL EQUIPMENT SHALL BE LABELED FOR THE EQUIPMENT SERVED.
4. SIZE ALL FUSES PER THE EQUIPMENT MANUFACTURES RECOMMENDATION.
5. REFER TO MECHANICAL PLANS FOR EXACT LOCATION AND REQUIREMENTS FOR MOTORIZED DAMPERS.
6. PROVIDE A GFCI CONVENIENCE RECEPTACLE FOR MECHANICAL EQUIPMENT. LOCATE RECEPTACLE WITHIN 25 FEET OF UNIT. COORDINATE WITH MECHANICAL PRIOR TO ROUGH-IN.
7. PROVIDE FEEDERS BETWEEN THE STARTERS AND DISCONNECT SWITCHES SIZED PER THE HOMERUN.
8. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.

F. FIRE ALARM

1. COORDINATE WITH FIRE ALARM CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL COORDINATE AND INSTALL ALL DUCT MOUNTED SMOKE DETECTORS, FIRE SMOKE DAMPERS, HEAT AND SMOKE DETECTORS, PULL STATIONS, HORN/STROBES, FACP PANEL, ANNUNCIATION PANELS, TAMPER AND FLOW SWITCHES, ETC. AS REQUIRED TO PROVIDE A COMPLETE SYSTEM. ALL DEVICES SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS.
3. FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR MONITORING AND/OR CONTROLLING OF ALL REQUIRED ELEMENTS ASSOCIATED WITH THE FOLLOWING SYSTEMS: HVAC, SECURITY INTERFACE, AND EMERGENCY SHUT DOWNS.
4. ALL CHIMES, HORNS, STROBES, OR COMBINATION OF THE THREE SHALL BE SYNCHRONIZED. CONTRACTOR SHALL PROVIDE TWO SEPARATE CIRCUITS FOR CHIMES/HORNS AND STROBES TO PROVIDE THE CAPABILITY OF TURNING OFF CHIMES/HORNS, BUT NOT STROBES.
5. ALL DEVICES (SMOKE DETECTORS, SPEAKERS, ETC.) MOUNTED IN LAY-IN CEILING SHALL BE CENTERED IN TILE.
6. IN MECHANICAL/UTILITY ROOMS, CONTRACTOR SHALL LOCATE SMOKE DETECTORS IN SPACE AFTER ALL MECHANICAL, PLUMBING, ETC. HAS BEEN INSTALLED, PROVIDE ADEQUATE COVERAGE OF THE SPACE.
7. ALL FIRE/SECURITY RACEWAY SHALL BE 3/4"C MINIMUM UNLESS OTHERWISE NOTED.
8. CONTRACTOR/ INSTALLER SHALL NOTIFY COUNTY OF ANY EXISTING NON-CONFORMING/ NON-CODE COMPLIANT INSTALLATIONS OR LIFE-SAFETY CONDITIONS UNCOVERED OR OBSERVED IN THE PROCESS OF THE WORK. CONDITIONS SHALL BE REPORTED WHETHER OR NOT THEY ARE WITHIN OR OUTSIDE THE CONTRACTUAL SCOPE OF WORK.
9. CONTRACTOR SHALL MAINTAIN THE FIRE PROTECTION SYSTEM OF THE ENTIRE BUILDING IN WORKING ORDER FOR THE DURATION OF THE PROJECT. NOTIFY COUNTY OF ANY CONDITIONS RELATED TO THE FIRE PROTECTION SYSTEM UNCOVERED OR OBSERVED OUTSIDE THE CONTRACTUAL SCOPE OF WORK.

G. LIGHTING

1. LOCATE THE LUMINAIRES IN MECHANICAL SPACES AND SPACES WITHOUT CEILINGS AFTER ALL THE MECHANICAL EQUIPMENT, PIPING, DUCTWORK, GAUGES, VALVES, CONTROL PANELS, ETC. HAVE BEEN INSTALLED, IN ORDER TO EFFECTIVELY ILLUMINATE THESE ITEMS.
2. THE LUMINAIRE TYPE SHALL TAKE PRECEDENCE OVER LUMINAIRE MANUFACTURE MODEL NUMBER SHOULD A CONFLICT OCCUR.

FULL SIZE SHEET: 22X34

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TBPE F-745, TBPLS F-10193810

PROJECT INFORMATION

CLIENT NAME:

WILLIAMSON COUNTY
1848

PROJECT NAME:

Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.

1479

PROJECT ADDRESS:

1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

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JULY 25, 2024

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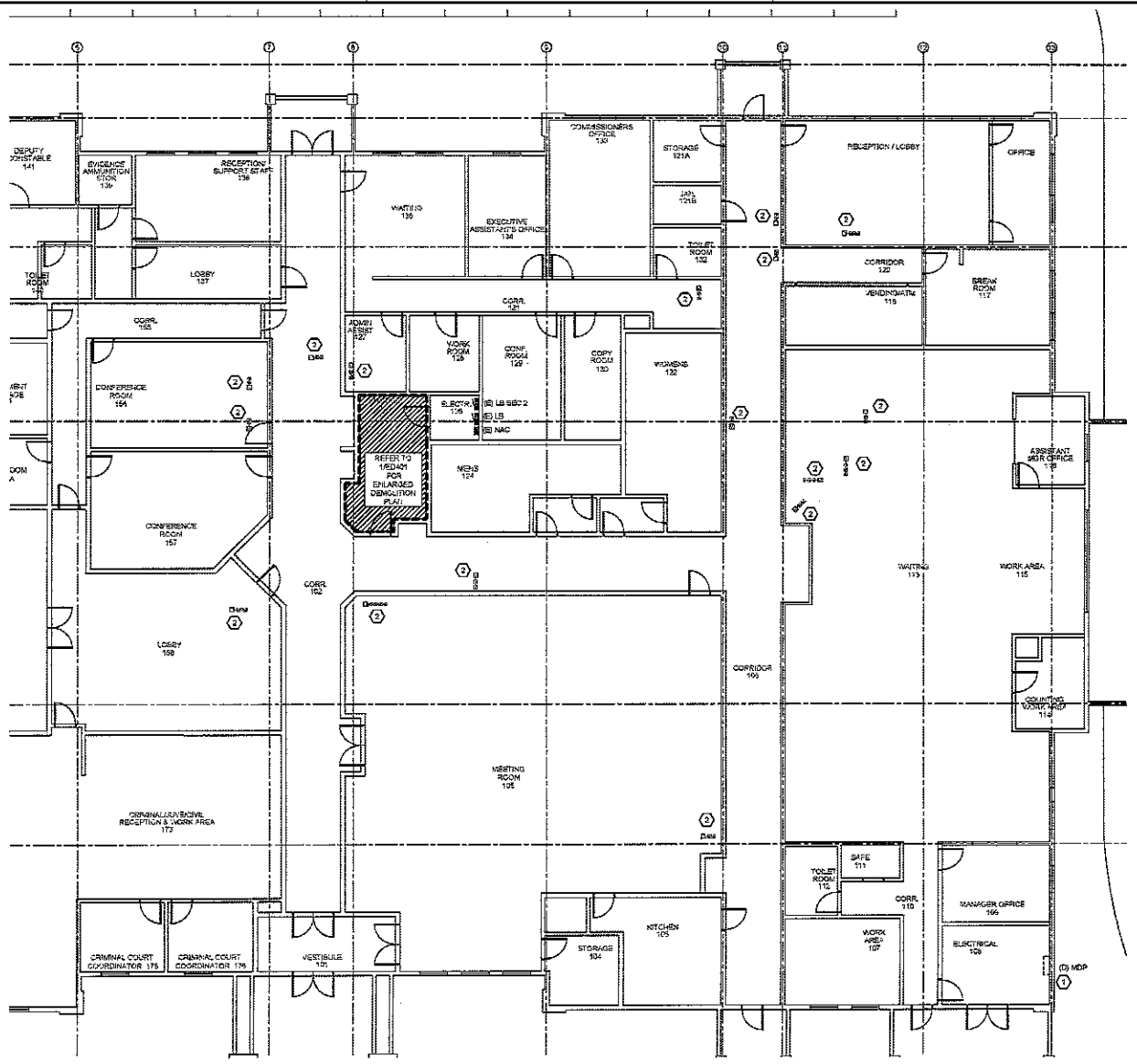
RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL GENERAL NOTES

SHEET NUMBER

E002



1 ELECTRICAL DEMOLITION FLOOR PLAN – AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES.

B. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

C. ELECTRICAL EQUIPMENT AND DEVICES SHOWN ON THIS SHEET HAVE BEEN GATHERED FROM FIELD INVESTIGATIONS. THERE MAY EXIST OTHER EQUIPMENT AND DEVICES IN FIELD THAT ARE NOT REFLECTED ON THIS SHEET. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND/OR RELOCATING EQUIPMENT, DEVICES AND RACEWAY SYSTEM IN CONFLICT WITH NEW CONSTRUCTION.

D. TO BEGIN THE DEMOLITION INDICATES THAT THE CONTRACTOR ACCEPTS THE EXISTING CONDITIONS.

E. CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING ELECTRICAL EQUIPMENT OR DEVICES WHICH REMAIN ACTIVE. CONTRACTOR SHALL EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS AS SPECIFIED.

F. VERIFY AND/OR DETERMINE EXISTING CIRCUITING ARRANGEMENTS FOR EQUIPMENT TO BE REMOVED BEFORE DE-ENERGIZING ANY CIRCUITS. CONTRACTOR SHALL CIRCUIT TRACE TO DETERMINE PANEL AND CIRCUIT CONNECTIONS FOR ALL EXISTING EQUIPMENT AND/OR CIRCUITS THAT ARE TO BE REMOVED IN PREPARATION FOR THE RENOVATION.

G. REMOVE ALL EXISTING DEVICES/EQUIPMENT THAT ARE NOT TO BE UTILIZED AFTER THE PROJECT IS COMPLETED. REMOVE ALL CONDUIT AND WIRING BACK TO THE SOURCE AND/OR PANEL UNLESS INDICATED OTHERWISE. MAINTAIN OPERATIONAL ALL EXISTING TO REMAIN DEVICES/EQUIPMENT, REGARDLESS IF ANY UPSTREAM DEVICES/EQUIPMENT ARE TO BE DEMOLISHED (EXTEND EXISTING CIRCUITS AS NEEDED). ALL MATERIALS AND EQUIPMENT NOT TO BE REUSED (UNLESS OWNER ELECTS TO RETAIN) IN THE PROJECT BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES.

H. CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT WHICH REMAIN OR ARE TO BE REUSED. IF ANY MATERIAL, EQUIPMENT, AND/OR FINISHES WITHIN THE SCOPE OF WORK IS DAMAGED, THEN RESTORE IT INTO WORKING CONDITION THAT IS ACCEPTABLE BY THE AHJ AND OWNER. IF NECESSARY, THE CONTRACTOR SHALL EMPLOY CRAFTS THAT WERE ORIGINALLY USED TO PERFORM THE EXISTING WORK.

I. UPON COMPLETION OF RENOVATION, CONTRACTOR SHALL PROVIDE CONTINUITY OF ANY CIRCUITS THAT ARE TO REMAIN THAT WERE INTERRUPTED DUE TO THE DEMOLITION. PROVIDE "AS-BUILT" DRAWINGS AND ACCURATELY DENOTE EACH CIRCUIT PART OF THE SCOPE OF WORK. UPDATE ALL PANELBOARD/SWITCHBOARD DIRECTORIES AS REQUIRED.

SHEET KEYED NOTES

1. EXISTING DISTRIBUTION PANEL TO BE REPLACED. EXISTING BRANCH CIRCUITS AND FEEDERS TO REMAIN SHALL BE RECONNECTED TO NEW PANEL. REFER TO ONE-LINE DIAGRAMS FOR MORE INFORMATION.

2. APPROXIMATE LOCATION OF MOTORIZED DAMPER TO BE DEMOED. DEMO BRANCH CIRCUIT WIRING AND CONDUIT BACK TO SOURCE. TURN OF BREAKER AND LABEL AS SPARE. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR. TYPICAL OF ALL MOTORIZED DAMPERS SHOWN ON THIS PLAN.

KEYPLAN

0' 4' 8' 16'
1/8" = 1'-0"

N

FULL SIZE SHEET: 22X34

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FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10159310

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

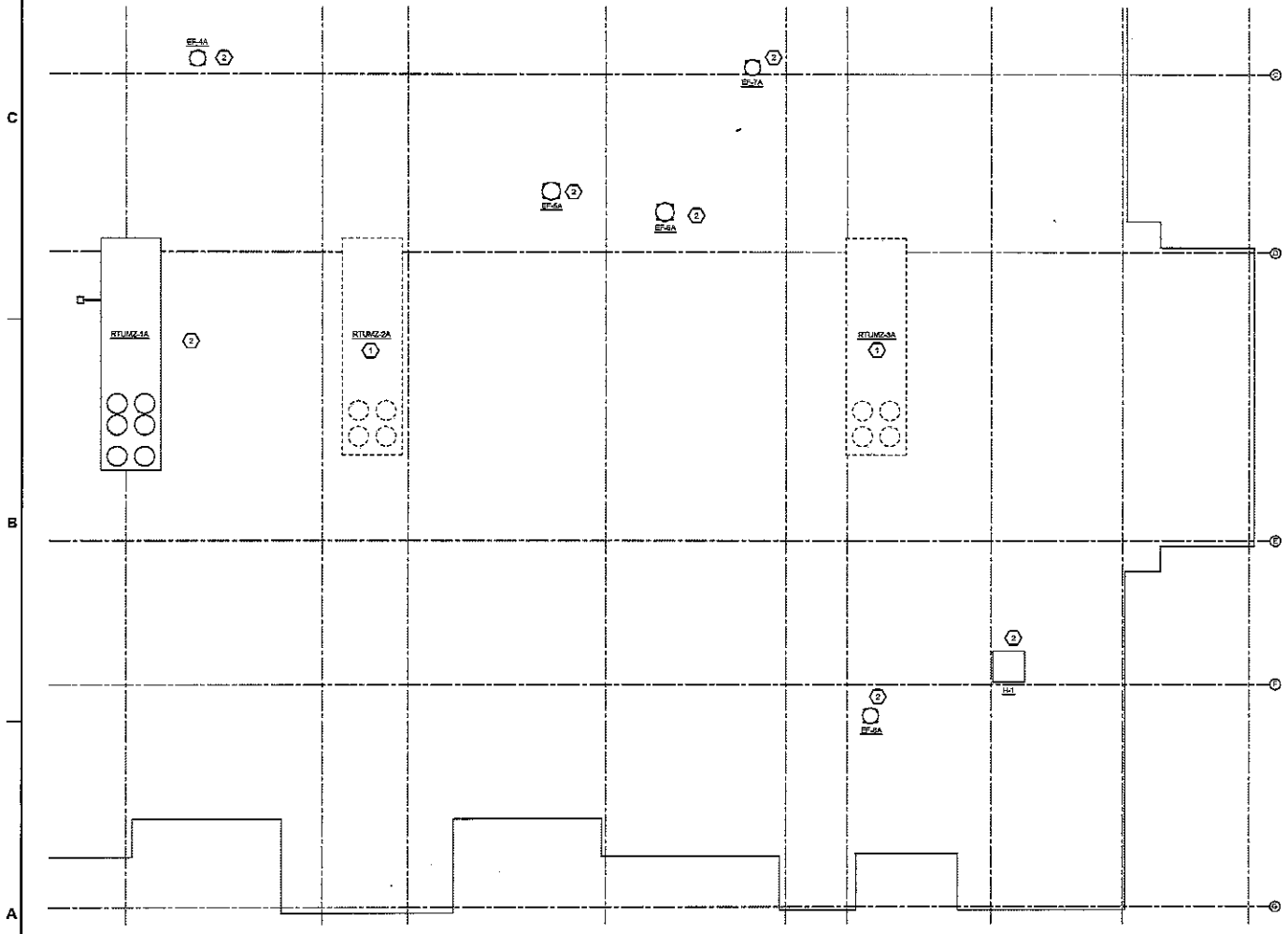
RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL DEMOLITION FLOOR PLAN - AREA B

SHEET NUMBER

ED201



1 ELECTRICAL DEMOLITION ROOF PLAN - AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES.

B. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

C. ELECTRICAL EQUIPMENT AND DEVICES SHOWN ON THIS SHEET HAVE BEEN GATHERED FROM FIELD INVESTIGATIONS. THERE MAY EXIST OTHER EQUIPMENT AND DEVICES IN FIELD THAT ARE NOT REFLECTED ON THIS SHEET. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND/OR RELOCATING EQUIPMENT, DEVICES AND RACEWAY SYSTEMS IN CONFLICT WITH NEW CONSTRUCTION.

D. TO BEGIN THE DEMOLITION INDICATES THAT THE CONTRACTOR ACCEPTS THE EXISTING CONDITIONS.

E. CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING ELECTRICAL EQUIPMENT OR DEVICES WHICH REMAIN ACTIVE. CONTRACTOR SHALL EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS AS SPECIFIED.

F. VERIFY AND/OR DETERMINE EXISTING CIRCUITING ARRANGEMENTS FOR EQUIPMENT TO BE REMOVED BEFORE DE-ENERGIZING ANY CIRCUITS. CONTRACTOR SHALL CIRCUIT TRACE TO DETERMINE PANEL AND CIRCUIT CONNECTIONS FOR ALL EXISTING EQUIPMENT AND/OR CIRCUITS THAT ARE TO BE REMOVED IN PREPARATION FOR THE RENOVATION.

G. REMOVE ALL EXISTING DEVICES/EQUIPMENT THAT ARE NOT TO BE UTILIZED AFTER THE PROJECT IS COMPLETED. REMOVE ALL CONDUIT AND WIRING BACK TO THE SOURCE AND/OR PANEL, UNLESS INDICATED OTHERWISE. MAINTAIN OPERATIONAL ALL EXISTING TO REMAIN DEVICES/EQUIPMENT, REGARDLESS IF ANY UPSTREAM DEVICES/EQUIPMENT ARE TO BE DEMOLISHED (EXTEND EXISTING CIRCUITS AS NEEDED). ALL MATERIALS AND EQUIPMENT NOT TO BE REUSED (UNLESS OWNER ELECTS TO RETAIN) IN THE PROJECT BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES.

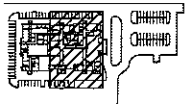
H. CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT WHICH REMAIN OR ARE TO BE REUSED. IF ANY MATERIAL, EQUIPMENT, AND/OR FINISHES WITHIN THE SCOPE OF WORK IS DAMAGED, THEN RESTORE IT INTO WORKING CONDITION THAT IS ACCEPTABLE BY THE AHJ AND OWNER. IF NECESSARY, THE CONTRACTOR SHALL EMPLOY CRAFTS THAT WERE ORIGINALLY USED TO PERFORM THE EXISTING WORK.

I. UPON COMPLETION OF RENOVATION, CONTRACTOR SHALL PROVIDE CONTINUITY OF ANY CIRCUITS THAT ARE TO REMAIN THAT WERE INTERRUPTED DUE TO THE DEMOLITION. PROVIDE "AS-BUILT" DRAWINGS AND ACCURATELY DENOTE EACH CIRCUIT PART OF THE SCOPE OF WORK. UPDATE ALL PANELBOARD/SWITCHBOARD DIRECTORIES AS REQUIRED.

SHEET KEYED NOTES

1. EXISTING UNIT TO BE DEMOLISHED. EXISTING CIRCUIT AND DISCONNECT SERVING UNIT SHALL BE DEMOLISHED. DEMO BACK BRANCH CIRCUIT WIRING AND CONDUIT BACK TO SOURCE.
2. EQUIPMENT IS EXISTING TO REMAIN. SHOWN FOR REFERENCE ONLY.

KEYPLAN



0 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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FIRM REGISTRATION NUMBERS:
TBPE F-2452, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL DEMOLITION ROOF PLAN - AREA B

SHEET NUMBER

ED202

GENERAL NOTES

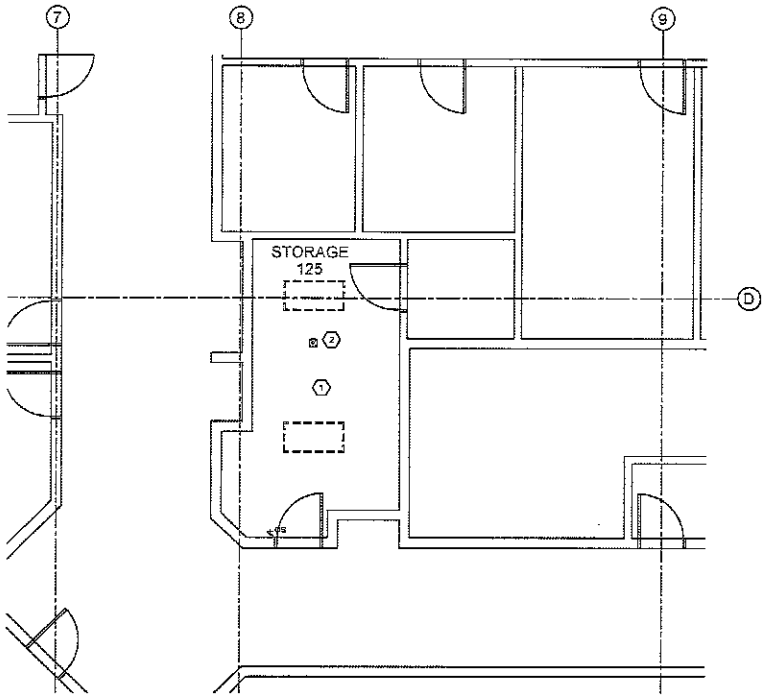
A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES.

B. DRAWINGS ARE SCHEMATIC IN NATURE; VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

C. TO BEGIN THE DEMOLITION INDICATES THAT THE CONTRACTOR ACCEPTS EXISTING CONDITIONS.

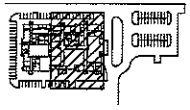
SHEET KEYED NOTES

1. LAY-IN CEILING TO BE DEMOLISHED. LIGHT FIXTURES IN THIS ROOM TO BE DEMOLISHED. CONTRACTOR SHALL DEMOLISH ASSOCIATED CONTROLS FOR LIGHTING IN THIS ROOM. EXISTING CIRCUIT SERVING LIGHT FIXTURES SHALL BE REUSED FOR NEW LIGHTING.
2. DEMOLISH FIRE ALARM DEVICE AS SHOWN.



1 ENLARGED ELECTRICAL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

KEYPLAN



0' 2' 4' 8'
1/4" = 1'-0"

N

FULL SIZE SHEET: 22X34

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FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10153900

PROJECT INFORMATION

CLIENT NAME
WILLIAMSON COUNTY
1848

PROJECT NAME
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
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RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL ENLARGED DEMOLITION PLAN

SHEET NUMBER

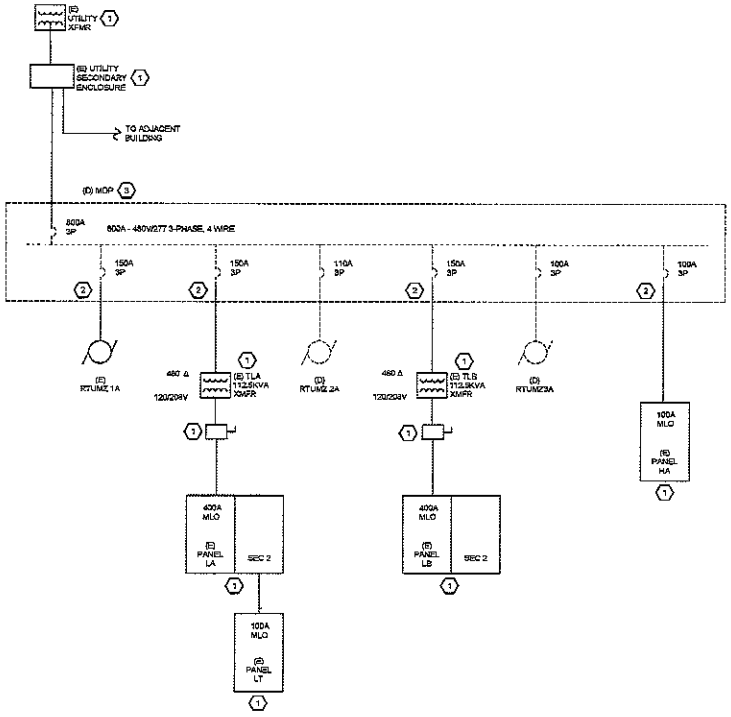
ED401

GENERAL NOTES

A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES
B. ALL EQUIPMENT IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
C. FEEDER TAGS ARE REFERENCING THE FEEDER SCHEDULE FOUND ON SHEET E701.

SHEET KEYED NOTES

1. EXISTING TO REMAIN, SHOWN FOR REFERENCE ONLY.
2. DISCONNECT EXISTING FEEDERS TO REMAIN AND PULL BACK FOR DISTRIBUTION BOARD.
3. DISCONNECT AND REMOVE DISTRIBUTION BOARD FOR REPLACEMENT. EXISTING DISTRIBUTION BOARD DOES NOT SUPPORT NEW CHILLER CONNECTIONS.



1 ELECTRICAL DEMO ONE-LINE DIAGRAM
SCALE: N.T.S.

FULL SIZE SHEET: 22X34

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FIRM REGISTRATION NUMBERS:
TBPE F-74801, TBPLS F-10069800

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

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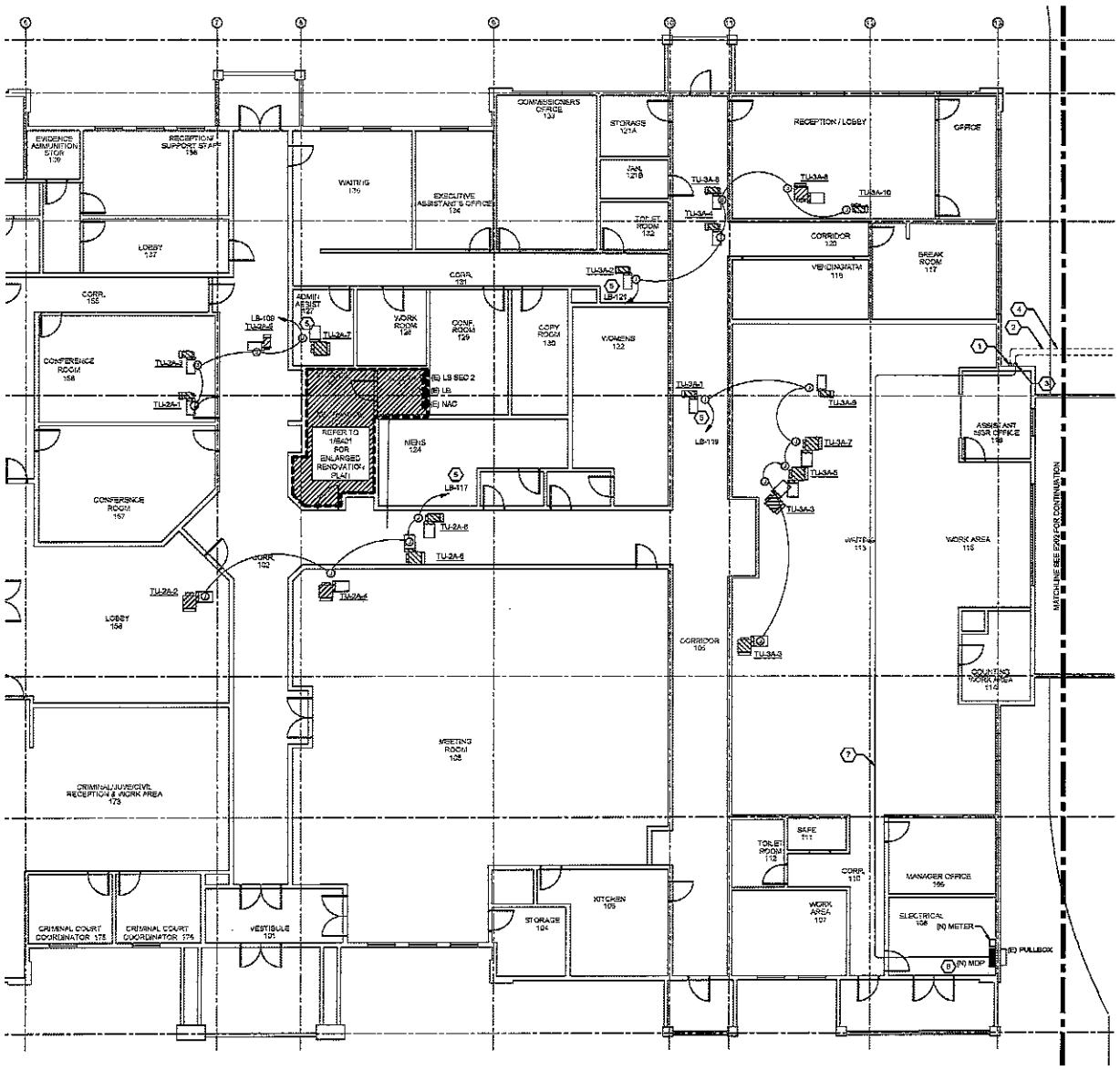
RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL DEMO ONE-LINE DIAGRAM

SHEET NUMBER

ED601



1 ELECTRICAL RENOVATION FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES.

B. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

C. ELECTRICAL EQUIPMENT AND DEVICES SHOWN ON THIS SHEET HAVE BEEN GATHERED FROM FIELD INVESTIGATIONS. THERE MAY EXIST OTHER EQUIPMENT AND DEVICES IN FIELD THAT ARE NOT REFLECTED ON THIS SHEET. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND/OR RELOCATING EQUIPMENT, DEVICES AND RACEWAY SYSTEM IN CONFLICT WITH NEW CONSTRUCTION.

D. FIELD VERIFY EXACT LOCATIONS OF EXISTING FEEDERS ON SITE. EXISTING FEEDERS TO REMAIN IN WORKING ORDER DURING CONSTRUCTION. HAND DIG IN AREAS WHERE EXISTING FEEDERS ARE LOCATED.

E. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.

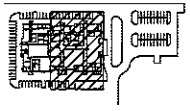
F. BRANCH CIRCUITS SHOWN ARE FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR SHALL CIRCUIT TRACE EXISTING BRANCH CIRCUITS IN THE AREA TO EVALUATE AVAILABILITY. CONTRACTOR SHALL REUSE EXISTING BRANCH CIRCUITS MADE AVAILABLE AFTER DEMOLITION WORK. UPDATE PANEL DIRECTORY CARD WITH FINAL BRANCH CIRCUIT DESIGNATIONS.

G. CONTRACTOR TO KEEP TRACK OF ALL BRANCH CIRCUIT WIRING IN ORDER TO PRODUCE AS-BUILTS THAT SHOW EXACT LOCATION AND ROUTING OF WIRING, RACEWAYS, AND JUNCTION BOXES FOR BRANCH CIRCUITS.

SHEET KEYED NOTES

1. ROUTE CONTROL CONDUIT WITH CHILLER WATER LINE UP WALL.
2. PROVIDE 1.5" CONDUIT WITH PULL TAPE FOR ROUTING OF CHILLER CONTROL WIRING. ROUTE CONDUIT ALONG WITH CHILLER WATER LINES. COORDINATE WORK WITH DIVISION 23.
3. CORE DRILL EXISTING BLOCK WALL TO ROUTE NEW SERVICE YARD FEEDER THROUGH WALL. SEAL CONDUIT PENETRATION ONCE INSTALLATION IS COMPLETE.
4. APPROXIMATE ROUTING OF UNDERGROUND FEEDERS TO CHILLER YARD. ROUTING TO FOLLOW PATH OF NEW UNDERGROUND CHILL WATER PIPING. COORDINATE EXACT ROUTE WITH CIVIL TO AVOID CONFLICTS WITH EXISTING UTILITIES.
5. FURNISH AND INSTALL POWER TO SERVE TERMINAL UNITS. DISCONNECTING MEANS FOR EACH UNIT IS INTEGRAL WITH TERMINAL UNIT. PROVIDE ELECTRICAL CONNECTIONS AS REQUIRED.
6. EXISTING DISTRIBUTION PANEL SHALL BE REPLACED TO ACCOMMODATE NEW FEEDERS. RECONNECT EXISTING FEEDERS TO REMAIN TO NEW PANEL. EXISTING HOUSE KEEPING PAD SHOULD BE SUFFICIENT TO SUPPORT NEW PANEL. CONTRACTOR TO VERIFY AND REPLACE IF REQUIRED. REFER TO ONE-LINE DIAGRAMS FOR MORE INFORMATION.
7. CONDUIT TO BE ROUTED ABOVE CEILING. CONTRACTOR TO REMOVE AND REPLACE CEILING TILES AS REQUIRED DURING INSTALLATION OF CONDUIT. PROTECT CEILING GRID. REFER TO SHEET G201 FOR CEILING TILE REPLACEMENT SCOPE.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

Ramirez - Simon Engineering, LLC
Mechanical - Electrical - Plumbing
Texas Registered Engineering Firm F-14781
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1.877.GESSNER (437.7637)
www.gessnerengineering.com
FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

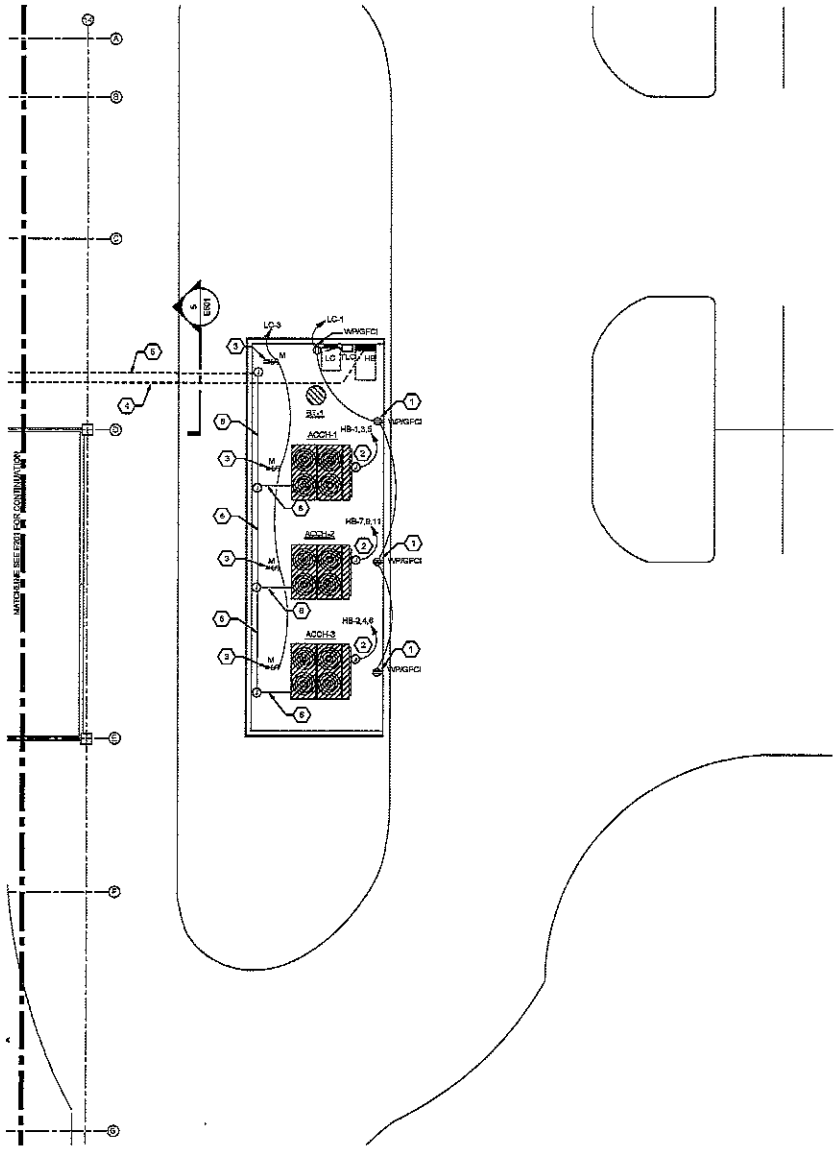
RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL RENOVATION FLOOR PLAN - AREA B

SHEET NUMBER

E201



1 ELECTRICAL RENOVATION FLOOR PLAN - AREA C
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES

B. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

C. ELECTRICAL EQUIPMENT AND DEVICES SHOWN ON THIS SHEET HAVE BEEN GATHERED FROM FIELD INVESTIGATIONS. THERE MAY EXIST OTHER EQUIPMENT AND DEVICES IN FIELD THAT ARE NOT REFLECTED ON THIS SHEET. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND/OR RELOCATING EQUIPMENT, DEVICES AND RACEWAY SYSTEM IN CONFLICT WITH NEW CONSTRUCTION.

D. FIELD VERIFY EXACT LOCATIONS OF EXISTING FEEDERS ON SITE. EXISTING FEEDERS TO REMAIN IN WORKING ORDER DURING CONSTRUCTION. HAND DIG IN AREAS WHERE EXISTING FEEDERS ARE LOCATED.

E. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.

F. BRANCH CIRCUITS SHOWN ARE FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR SHALL CIRCUIT TRACE EXISTING BRANCH CIRCUITS IN THE AREA TO EVALUATE AVAILABILITY. CONTRACTOR SHALL REUSE EXISTING BRANCH CIRCUITS MADE AVAILABLE AFTER DEMOLITION WORK. UPDATE PANEL DIRECTORY CARD WITH FINAL BRANCH CIRCUIT DESIGNATIONS.

SHEET KEYED NOTES

1. SURFACE MOUNT DEVICE TO BLOCK WALL.
2. FURNISH AND INSTALL POWER TO SERVE CHILLER. LOCAL DISCONNECTING MEANS IS FURNISHED WITH EQUIPMENT. PROVIDE ELECTRICAL CONNECTIONS AS REQUIRED.
3. FURNISH AND INSTALL POWER TO SERVE MOTORIZED VALVE. PROVIDE A MOTOR RATED SWITCH IN NEMA 3R ENCLOSURE FOR LOCAL DISCONNECTING MEANS. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR.
4. APPROXIMATE ROUTING OF UNDERGROUND FEEDERS TO CHILLER YARD. ROUTING TO FOLLOW PATH OF NEW UNDERGROUND CHILL WATER PIPING. COORDINATE EXACT ROUTE WITH CIVIL TO AVOID CONFLICTS WITH EXISTING UTILITIES.
5. PROVIDE 1.0" CONDUIT WITH PULL STRING FOR ROUTING OF CHILLER CONTROL WIRING. ROUTE CONDUIT ALONG WITH CHILLER WATER LINES. COORDINATE WORK WITH DIVISION 23.
6. APPROXIMATE ROUTING OF CHILLED WATER CONTROL CABLING. PROVIDE 1.0" C WITH PULLSTRING. CONDUIT TO FOLLOW ROUTING OF CHILLED WATER PIPING. COORDINATE WITH DIVISION 23.

KEYPLAN

0' 4' 8' 16'
1/8" = 1'-0"

FULL SIZE SHEET: 22X34

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FIRM REGISTRATION NUMBERS
TBPE F-7452, TBPLS F-10159310

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

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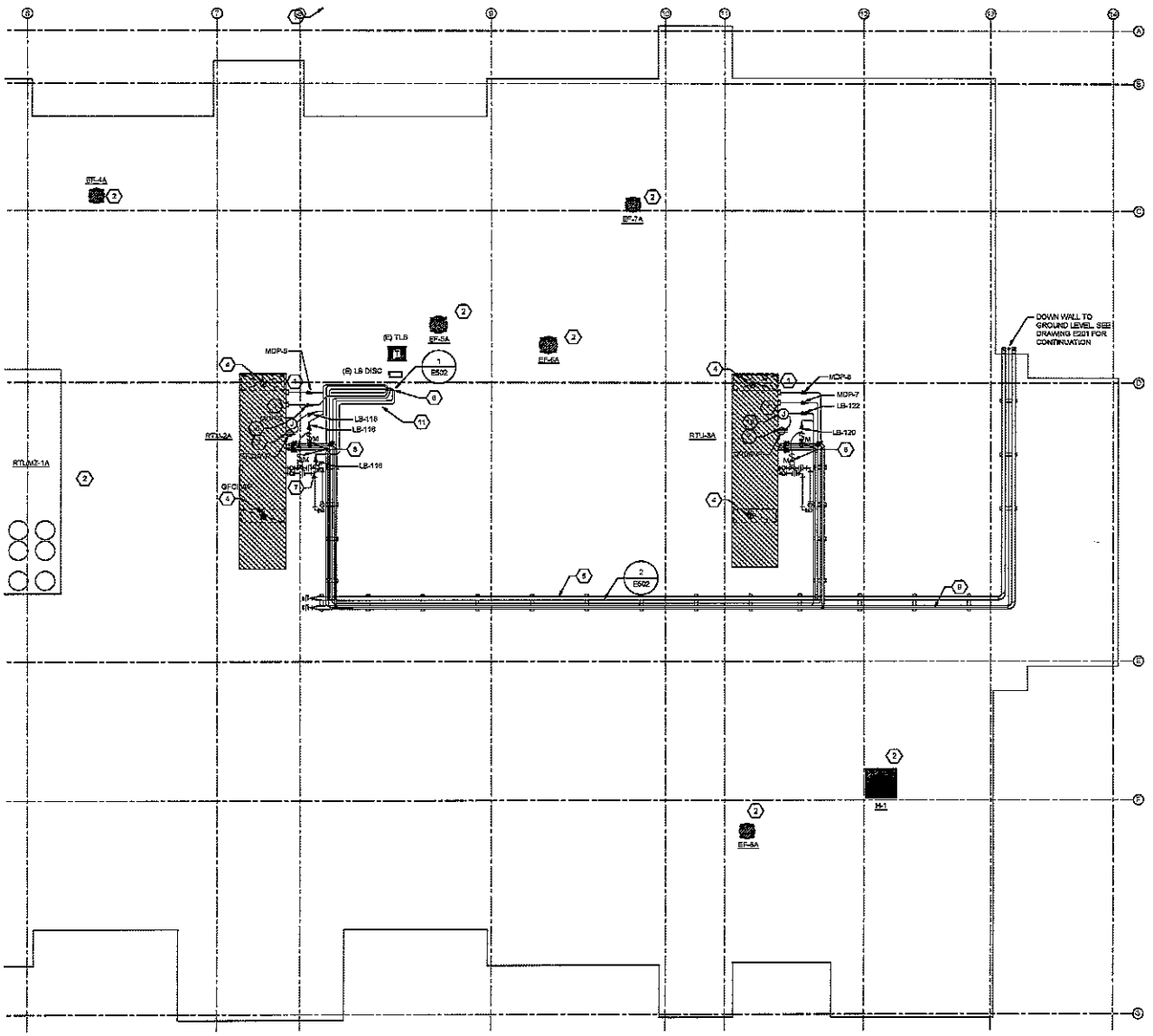
RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL RENOVATION FLOOR PLAN - AREA C

SHEET NUMBER

E202



1 ELECTRICAL RENOVATION ROOF PLAN – AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES.

B. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

C. ELECTRICAL EQUIPMENT AND DEVICES SHOWN ON THIS SHEET HAVE BEEN GATHERED FROM FIELD INVESTIGATIONS. THERE MAY EXIST OTHER EQUIPMENT AND DEVICES IN FIELD THAT ARE NOT REFLECTED ON THIS SHEET. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND/OR RELOCATING EQUIPMENT, DEVICES AND RACEWAY SYSTEM IN CONFLICT WITH NEW CONSTRUCTION.

D. FIELD VERIFY EXACT LOCATIONS OF EXISTING FEEDERS ON SITE. EXISTING FEEDERS TO REMAIN IN WORKING ORDER DURING CONSTRUCTION. HAND DIG IN AREAS WHERE EXISTING FEEDERS ARE LOCATED.

E. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.

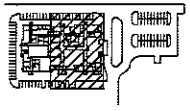
F. BRANCH CIRCUITS SHOWN ARE FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR SHALL CIRCUIT TRACE EXISTING BRANCH CIRCUITS IN THE AREA TO EVALUATE AVAILABILITY. CONTRACTOR SHALL REUSE EXISTING BRANCH CIRCUITS MADE AVAILABLE AFTER DEMOLITION WORK. UPDATE PANEL DIRECTORY CARD WITH FINAL BRANCH CIRCUIT DESIGNATIONS.

G. CONTRACTOR TO KEEP TRACK OF ALL BRANCH CIRCUIT WIRING IN ORDER TO PRODUCE AS-BUILTS THAT SHOW EXACT LOCATION AND ROUTING OF WIRING, RACEWAYS, AND JUNCTION BOXES FOR BRANCH CIRCUITS.

SHEET KEYED NOTES

1. FURNISH AND INSTALL POWER TO SERVE RTU. LOCAL DISCONNECTING MEANS IS PROVIDED WITH EQUIPMENT. REFER TO ONE-LINE DIAGRAM FOR BRANCH CIRCUIT INFORMATION. HOMERUN CIRCUIT VIA VFD LOCATED IN BOILER ROOM. REFER TO SHEET E401 FOR LOCATION.
2. EQUIPMENT IS EXISTING TO REMAIN. SHOWN FOR REFERENCE ONLY.
3. FURNISH AND INSTALL POWER TO SERVE HEAT TRACING. COORDINATE EXACT LOCATION OF PIPE TO BE HEAT TRACED WITH DIVISION 23. PROVIDE GROUND FAULT EQUIPMENT PROTECTION TYPE CIRCUIT BREAKER TO SERVE CIRCUIT. PROVIDE A MOTOR RATED SWITCH FOR LOCAL DISCONNECTING MEANS.
4. DIVISION 28 TO FURNISH AND INSTALL DUCT SMOKE DETECTOR. PROVIDE WIRING AND INTERFACE WITH RTU CONTROLS. COORDINATE WITH MECHANICAL CONTRACTOR.
5. ROUTE ELECTRICAL CONDUITS ALONG WITH CHILLED WATER LINES ON SAME UTILITY SUPPORT RACK. COORDINATE INSTALLATION WITH DIVISION 23.
6. PENETRATE ROOF TO ROUTE NEW ELECTRICAL CONDUITS. FIELD LOCATE BEST LOCATE TO AVOID CONFLICT WITH STRUCTURE BEAMS AND OTHER OBJECTS.
7. MOUNT RECEPTACLE ON UNISTRUT.
8. FURNISH AND INSTALL POWER TO SERVE MOTORIZED VALVE. PROVIDE MOTOR RATED SWITCH FOR LOCAL DISCONNECTING MEANS.
9. 1.5" CONDUIT WITH PULLSTRING SERVING DDC CONTROL WIRING.
10. FURNISH AND INSTALL POWER TO SERVE RTU CONTROLS. PROVIDE ELECTRICAL CONNECTIONS AS REQUIRED.
11. COORDINATE CONDUIT ROUTING WITH MECHANICAL FLUE AND VENT PENETRATIONS.

KEYPLAN



0 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

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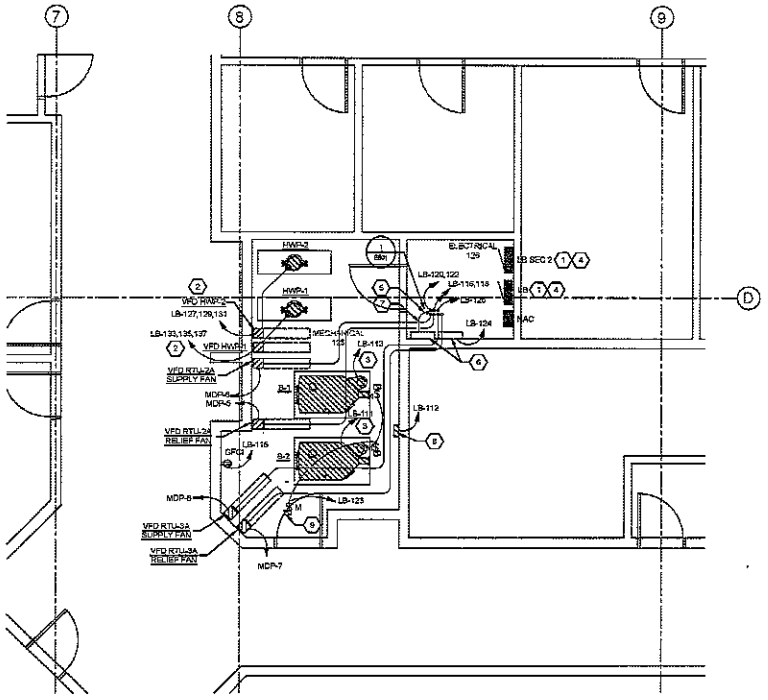
RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL RENOVATION ROOF PLAN - AREA A

SHEET NUMBER

E203



1 ENLARGED ELECTRICAL RENOVATION FLOOR PLAN - ENLARGED MECHANICAL ROOM

SCALE: 1/4" = 1'-0"

GENERAL NOTES

A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES

B. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

C. ELECTRICAL EQUIPMENT AND DEVICES SHOWN ON THIS SHEET HAVE BEEN GATHERED FROM FIELD INVESTIGATIONS. THERE MAY EXIST OTHER EQUIPMENT AND DEVICES IN FIELD THAT ARE NOT INDICATED ON THIS SHEET. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND/OR RELOCATING EQUIPMENT, DEVICES AND RACEWAY SYSTEM IN CONFLICT WITH NEW CONSTRUCTION.

D. FIELD VERIFY EXACT LOCATIONS OF EXISTING FEEDERS ON SITE. EXISTING FEEDERS TO REMAIN IN WORKING ORDER DURING CONSTRUCTION. HAND DIG IN AREAS WHERE EXISTING FEEDERS ARE LOCATED.

E. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.

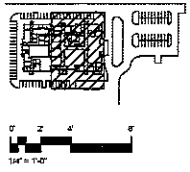
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G. CONTRACTOR TO KEEP TRACK OF ALL BRANCH CIRCUIT WIRING IN ORDER TO PRODUCE AS-BUILTS THAT SHOW EXACT LOCATION AND ROUTING OF WIRING, RACEWAYS, AND JUNCTION BOXES FOR BRANCH CIRCUITS.

SHEET KEYED NOTES

1. EXISTING TO REMAIN. SHOWN FOR REFERENCE ONLY.
2. FURNISH AND INSTALL POWER TO SERVE PUMP. VFD SHALL BE PROVIDED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR. PROVIDE ELECTRICAL CONNECTIONS AS REQUIRED.
3. FURNISH AND INSTALL POWER TO SERVE BOILER. PROVIDE A MOTOR RATED SWITCH FOR LOCAL DISCONNECTING MEANS. PROVIDE ELECTRICAL CONNECTIONS AS REQUIRED.
4. PROVIDE NEW BREAKERS IN EXISTING EATON PRL1A PANEL BOARD. REFER TO PANEL SCHEDULE FOR ADDITIONAL INFORMATION.
5. PROVIDE NEW ROOF PENETRATION TO ROUTE POWER CONDUITS UP TO ROOFTOP EQUIPMENT.
6. PROVIDE DEDICATED 120V 20A BRANCH CIRCUIT TO DDC CONTROL FURNISHED BY DIVISION 23. COORDINATE INSTALL WITH DIVISION 23.
7. EXTEND 1.5" CONDUIT WITH PULLSTRING FROM DDC CONTROL IN ELECTRICAL ROOM TO CHILLER YARD CONTROL PANEL.
8. FURNISH AND INSTALL 120V POWER TO SERVE CARBON MONOXIDE DETECTOR. PROVIDE 120/24V STEP DOWN TRANSFORMER. COORDINATE EXACT LOCATION WITH DIVISION 23.
9. FURNISH AND INSTALL 120V POWER TO SERVE MOTORIZED VALVES. PROVIDE MOTOR RATED SWITCH FOR LOCAL DISCONNECTING MEANS.

KEYPLAN



0' 2' 4' 8'

1/4" = 1'-0"

FULL SIZE SHEET 22X34

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FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:

WILLIAMSON COUNTY 1848

PROJECT NAME:

Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.

1479

PROJECT ADDRESS:

1601 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

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RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL ENLARGED PLAN

SHEET NUMBER

E401

GENERAL NOTES

A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES

B. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

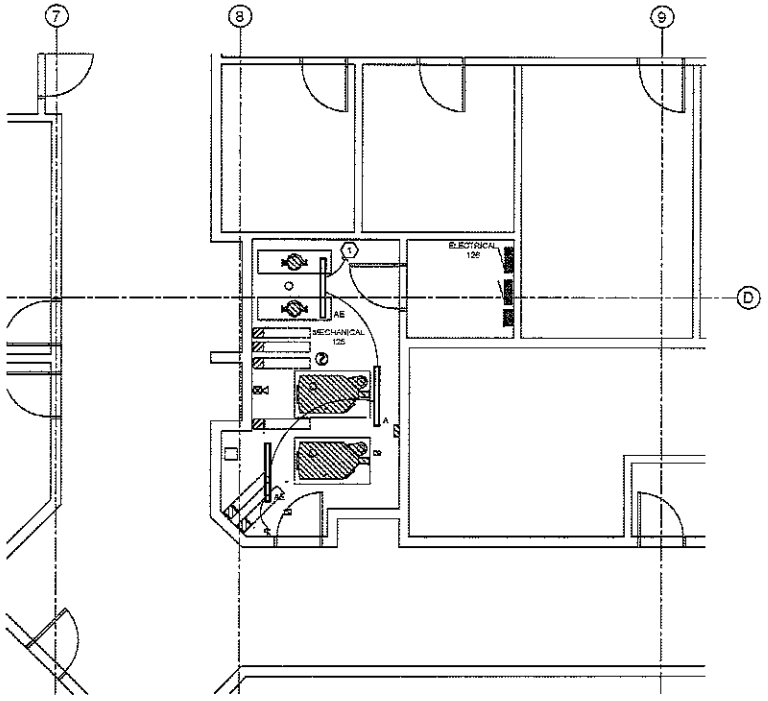
C. FIRE ALARM DEVICES SHOWN IS INTENDED TO IDENTIFY KEY COMPONENTS OF THE FIRE ALARM SYSTEM. A CERTIFIED FIRE ALARM CONTRACTOR WILL REVIEW BUILDING USE AND DESIGN A FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA, LOCAL CODES AND AUTHORITY HAVING JURISDICTION. THE CERTIFIED FIRE ALARM CONTRACTOR SHALL CREATE A SHOP DRAWING SUBMITTAL PACKAGE COMPLETE WITH ALL REQUIRED COMPONENTS, ALL REQUIRED CALCULATIONS AND LAYOUT WIRING DRAWINGS FOR A COMPLETE WORKING SYSTEM.

D. NEW FIRE ALARM DEVICES SHALL BE COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM.

E. CONTRACTOR TO KEEP TRACK OF ALL BRANCH CIRCUIT WIRING IN ORDER TO PRODUCE AS-BUILTS THAT SHOW EXACT LOCATION AND ROUTING OF WIRING, RACEWAYS, AND JUNCTION BOXES FOR BRANCH CIRCUITS.

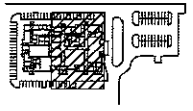
SHEET KEYED NOTES

1. CONNECT NEW LIGHTING TO EXISTING LIGHTING CIRCUIT SERVING THE AREA.



1 ENLARGED ELECTRICAL RENOVATION FLOOR PLAN - LIGHTING PLAN
SCALE: 1/4" = 1'-0"

KEYPLAN



0' 2' 4' 8'
1/4" = 1'-0"

N

FULL SIZE SHEET: 22X34

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PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
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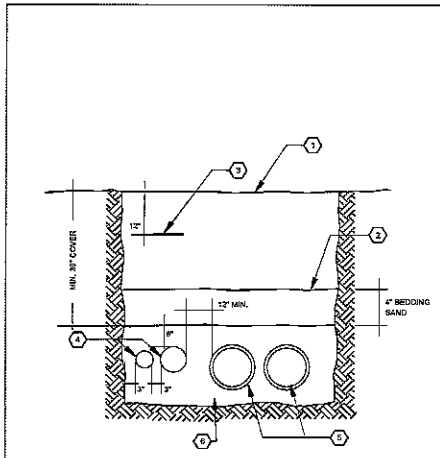
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SHEET TITLE

ELECTRICAL ENLARGED PLAN

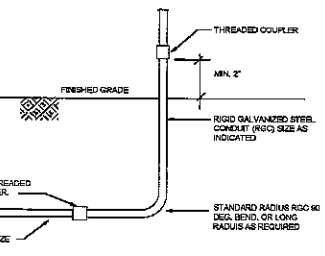
SHEET NUMBER

E402

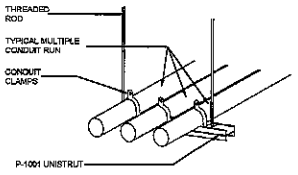


1. BACKFILL TO GRADE USING EXCAVATED MATERIAL COMPACTED TO 95% STANDARD PROCTOR. RE: SPECIFICATIONS.
2. BACKFILL WITH CLEAN EARTH, SAND OR SCREENING FREE OF DEBRIS. 12" ABOVE TOP OF BEDDING SAND. PLACE & COMPACT IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS RE: SPECIFICATIONS.
3. WARNING TAPE.
4. PVC SCHEDULE 40 CONDUIT. CONDUIT RUNS WILL TRANSITION TO GALVANIZED RIGID STEEL (GRS) FOR BENDS AND WHERE THEY STUB UP ABOVE GROUND. (1) 4" CONDUIT FOR HS FEEDER AND (1) 1.5" CONDUIT FOR CHILLER CONTROL WIRING.
5. CHILLED WATER PIPING INSTALLED BY DIVISION 23, SHOWN FOR COORDINATION.
6. WASHED BEDDING SAND AROUND CONDUITS AND PIPING.

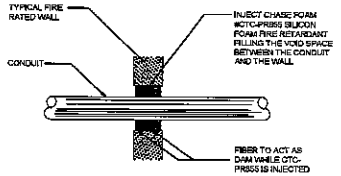
5 UTILITY TRENCHING DETAIL
SCALE: N.T.S.



4 CONDUIT STUB-UP DETAIL
SCALE: N.T.S.

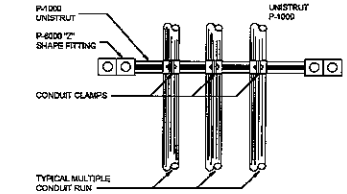


3 TRAPEZE MTD. CONDUIT DETAIL
SCALE: N.T.S.



NOTE
FIRE RATING OF COMPLETED FIREPROOFED ASSEMBLY SHALL EQUAL OR EXCEED THE FIRE RATING OF THE WALL.

2 FIREWALL PENETRATION DETAIL
SCALE: N.T.S.



1 WALL MOUNTED CONDUIT SUPPORT DETAIL
SCALE: N.T.S.

FULL SIZE SHEET: 22X34

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PROJECT INFORMATION

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WILLIAMSON COUNTY
1848

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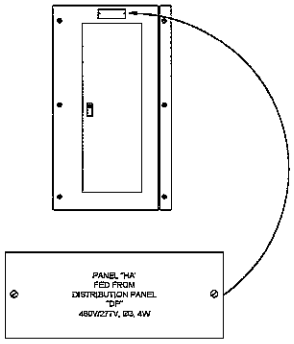
ELECTRICAL DETAILS

SHEET NUMBER

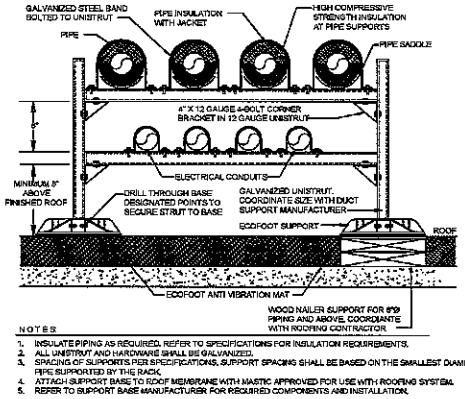
E501

NOTE

ALL PANELBOARDS IN THIS PROJECT SHALL BE IDENTIFIED BY THE PANEL NAME, SOURCE PANEL, VOLTAGE/PHASE, AND ELECTRICAL BRANCH OF THE ELECTRICAL SYSTEM.
RE: SPECIFICATIONS FOR COLORS AND ADDITIONAL INFORMATION.

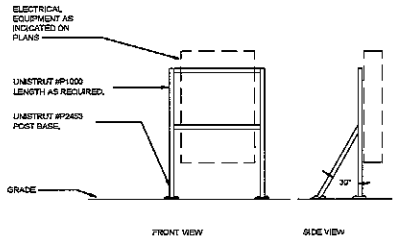


4 TYPICAL PANELBOARD IDENTIFICATION DETAIL
SCALE: N.T.S.

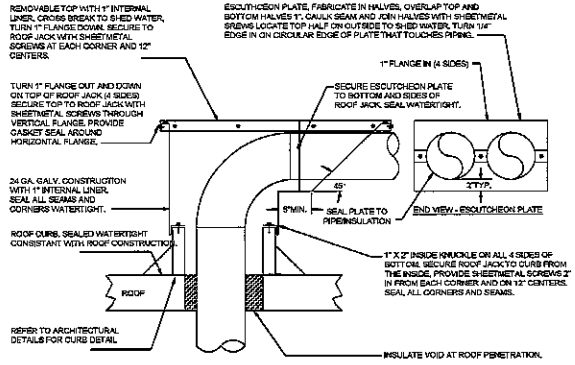


NOTES:
1. INSULATE PIPING AS REQUIRED. REFER TO SPECIFICATIONS FOR INSULATION REQUIREMENTS.
2. ALL UNISTRUT AND HARDWARE SHALL BE GALVANIZED.
3. SPACING OF SUPPORTS PER SPECIFICATIONS. SUPPORT SPACING SHALL BE BASED ON THE SMALLEST DIAMETER PIPE SUPPORTED BY THE RACK.
4. ATTACH SUPPORT BASE TO ROOF MEMBRANE WITH MASTIC APPROVED FOR USE WITH ROOFING SYSTEM.
5. REFER TO SUPPORT BASE MANUFACTURER FOR REQUIRED COMPONENTS AND INSTALLATION.

2 PIPE AND CONDUIT SUPPORT ON ROOF DETAIL
SCALE: N.T.S.



3 STAND FOR ELECTRICAL EQUIPMENT DETAIL
SCALE: N.T.S.



1 PIPING & ELECTRICAL CONDUIT THRU THE ROOF DETAIL
SCALE: N.T.S.

FULL SIZE SHEET: 22X34

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SEAL



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FIRM REGISTRATION NUMBERS
TBPE F-2451 TBPLS F-10193810

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL DETAILS

SHEET NUMBER

E502

UTILITY XFMR SIZE	PRIMARY VOLTAGE	SECONDARY VOLTAGE	PHASE	XFMR FLA	XFMR %Z IMP	LET THRU SHORT CIRCUIT CURRENT
1500 KVA	12.47KV	480V	3	1804A	5.5	51,530 A

EQUIPMENT NAME	SOURCE OF FAULT	DISTANCE FROM SOURCE	AVAILABLE SHORT CIRCUIT CURRENT
MDP	UTILITY XFMR	200 FT	32,206 A
HB	MDP	184 FT	17,824 A
LC	TLC	1 FT	1,053 A

GENERAL NOTES

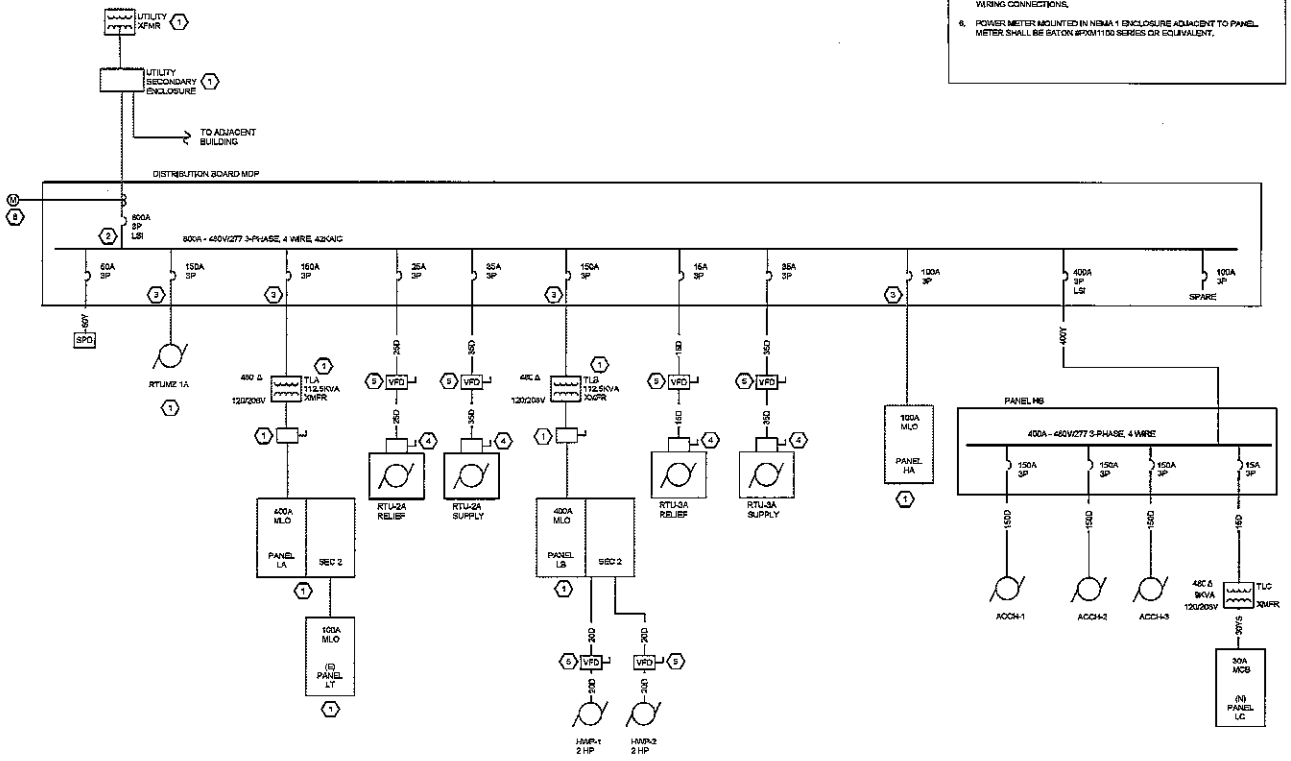
A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES

B. ALL EQUIPMENT IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

C. FEEDER TAGS ARE REFERENCING THE FEEDER SCHEDULE FOUND ON SHEET E701.

SHEET KEYED NOTES

1. EXISTING TO REMAIN. SHOWN FOR REFERENCE ONLY.
2. NEW MAIN BREAKER SHALL BE MOUNTED ON BOTTOM SECTION OF PANEL TO ENSURE EXISTING FEEDERS CAN BE CONNECTED TO NEW BREAKER.
3. RECONNECT EXISTING FEEDER TO NEW BREAKER.
4. DISCONNECT SWITCH FURNISHED WITH RTU FOR SINGLE POINT OF CONNECTION BY DIVISION 26.
5. VFD FURNISHED WITH PUMPS, DIVISION 26 TO INSTALL AND MAKE FINAL WIRING CONNECTIONS.
6. POWER METER MOUNTED IN NEMA 1 ENCLOSURE ADJACENT TO PANEL. METER SHALL BE EATON #PXM1100 SERIES OR EQUIVALENT.



1 ELECTRICAL NEW ONE-LINE DIAGRAM
SCALE: N.T.S.

FEEDER SCHEDULE

NOTE:
ALL CONDUCTORS ARE COPPER, TYPE THWN/THHN UNLESS OTHERWISE NOTED.
CONDUCTOR SIZE BASED ON NEC 2023

DESIGNATION	CONDUCTORS	GROUND	CONDUIT
SINGLE PHASE TWO WIRE & GROUND FEEDER			
20S	2#12	12	3/4"
30S	2#10	10	3/4"
40S	2#8	10	3/4"
50S	2#6	10	1"
60S	2#4	10	1 1/4"
THREE PHASE THREE WIRE & GROUND FEEDER			
20D	3#12	12	3/4"
25D	3#10	10	3/4"
30D	3#10	10	3/4"
35D	3#8	10	3/4"
40D	3#6	10	3/4"
45D	3#6	10	1"
50D	3#4	10	1"
60D	3#4	10	1 1/4"
70D	3#4	8	1 1/4"
80D	3#3	8	1 1/4"
90D	3#2	8	1 1/4"
100D	3#1	8	1 1/2"
125D	3#1	8	1 1/2"
150D	3#1/0	6	1 1/2"
175D	3#2/0	6	2"
200D	3#3/0	6	2"
225D	3#4/0	4	2 1/2"
250D	3-250 KCMIL	4	3"
300D	3-350 KCMIL	4	3"
350D	3-500 KCMIL	2	4"
400D	3-600 KCMIL	2	4"
450D	(2) (3#1/0)	(2) 2	(2) 2 1/2"
500D	(2) (3-250 KCMIL)	(2) 2	(2) 3"
600D	(2) (3-350 KCMIL)	(2) 1	(2) 3"
700D	(2) (3-500 KCMIL)	(2) 1	(2) 4"
800D	(2) (3-600 KCMIL)	(2) 1/0	(2) 4"
1000D	(3) (3-400 KCMIL)	(3) 2/0	(3) 3"
1200D	(3) (3-500 KCMIL)	(3) 3/0	(3) 4"
1600D	(4) (3-600 KCMIL)	(4) 4/0	(4) 4"
2000D	(5) (3-600 KCMIL)	(5)250 KCMIL	(5) 4"
2500D	(6) (3-600 KCMIL)	(6)350 KCMIL	(6) 4"
3000D	(8) (3-500 KCMIL)	(8)400 KCMIL	(8) 4"
4000D	(10) (3-600 KCMIL)	(10)500 KCMIL	(10) 4"
THREE PHASE FOUR WIRE & GROUND FEEDER			
20Y	4#12	12	3/4"
25Y	4#10	10	3/4"
30Y	4#10	10	3/4"
35Y	4#8	10	3/4"
40Y	4#8	10	3/4"
45Y	4#6	10	1"
50Y	4#6	10	1"
60Y	4#4	10	1 1/4"
70Y	4#4	8	1 1/4"
80Y	4#3	8	1 1/4"
90Y	4#2	8	1 1/4"
100Y	4#1	6	1 1/2"
125Y	4#1	6	1 1/2"
150Y	4#1/0	6	2"
175Y	4#2/0	6	2"
200Y	4#3/0	6	2"
225Y	4#4/0	4	2 1/2"
225YN	5#4/0	4	3"
250Y	4-250 KCMIL	4	3"
300Y	4-350 KCMIL	4	3"
350Y	4-500 KCMIL	2	4"
400Y	4-600 KCMIL	2	4"
450Y	(2) (4#4/0)	(2) 2	(2) 2 1/2"
500Y	(2) (4-250 KCMIL)	(2) 2	(2) 3"
600Y	(2) (4-350 KCMIL)	(2) 1	(2) 3"
700Y	(2) (4-500 KCMIL)	(2) 1	(2) 4"
800Y	(2) (4-600 KCMIL)	(2) 1/0	(2) 4"
1000Y	(3) (4-400 KCMIL)	(3) 2/0	(3) 3"
1200Y	(3) (4-600 KCMIL)	(3) 3/0	(3) 4"
1600Y	(4) (4-600 KCMIL)	(4) 4/0	(4) 4"
2000Y	(5) (4-600 KCMIL)	(5)250 KCMIL	(5) 4"
2500Y	(6) (4-600 KCMIL)	(6)350 KCMIL	(6) 4"
3000Y	(8) (4-500 KCMIL)	(8)400 KCMIL	(8) 4"
4000Y	(10) (4-600 KCMIL)	(10)500 KCMIL	(10) 4"
5000Y	(12) (4-600 KCMIL)	(12)700 KCMIL	(12) 4"

EQUIPMENT BONDING JUMPER FOR SEPARATELY DERIVED SYSTEMS PER NEC 250.66 (PROVIDE CONDUCTOR GROUND BELOW INSTEAD OF FEEDER GROUND FOR THREE PHASE, 4-WIRE SYSTEMS INDICATED ABOVE)

DESIGNATION	GROUND
30YS THRU 100YS	8
125YS THRU 150YS	6
175YS THRU 200YS	4
225YS THRU 300YS	2
350YS THRU 500YS	1/0
600YS THRU 700YS	2/0
800YS THRU 5000YS	3/0

FULL SIZE SHEET: 22X34

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SEAL

STATE OF TEXAS — 133807 — 03/25/24

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FIRM REGISTRATION NUMBERS:
TBPE: F-7252, TBPLS F-10013900

PROJECT INFORMATION

CLIENT NAME
WILLIAMSON COUNTY
TEXAS

PROJECT NAME
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

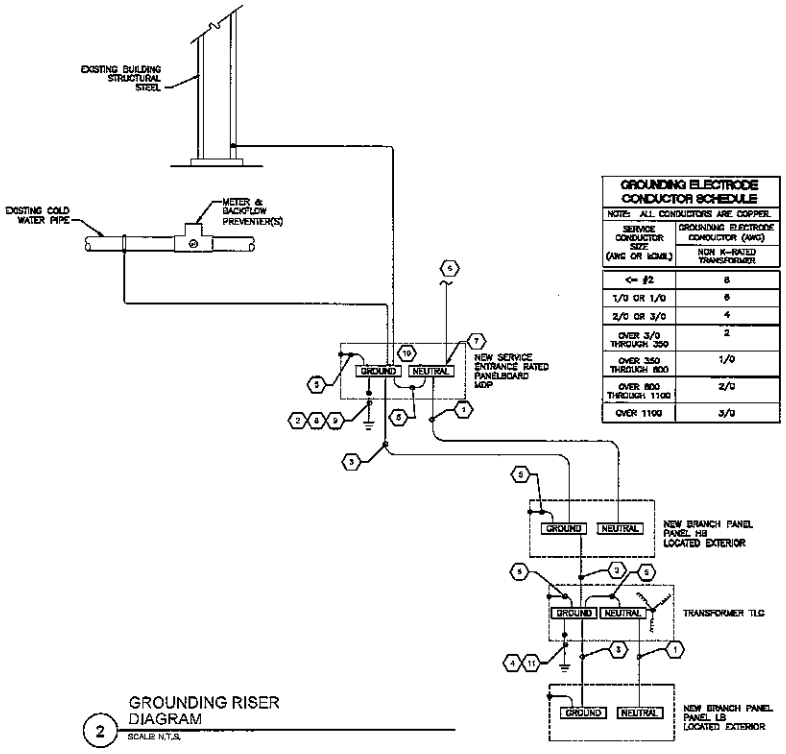
RSE PROJECT NO: 1479

SHEET TITLE

ELECTRICAL NEW ONE-LINE DIAGRAM

SHEET NUMBER

E601



2 GROUNDING RISER DIAGRAM
SCALE: N.T.S.

GROUNDING ELECTRODE CONDUCTOR SCHEDULE

NOTE: ALL CONDUCTORS ARE COPPER.

SERVICE CONDUCTOR SIZE (AWG OR KCMIL)	GROUNDING ELECTRODE CONDUCTOR (AWG)
	NON K-RATED TRANSFORMER
<= #2	8
1/0 OR 1/0	6
2/0 OR 3/0	4
OVER 3/0 THROUGH 350	2
OVER 350 THROUGH 600	1/0
OVER 600 THROUGH 1100	2/0
OVER 1100	3/0

GENERAL NOTES

A. INSTALL GROUNDING CONNECTIONS TO BUILDING STRUCTURE AND WATER PIPES AT LOCATIONS THAT ARE VISIBLE AND ACCESSIBLE FOR INSPECTION, MAINTENANCE, AND TESTING.

B. INSTALL AN INSULATED THROAT GROUNDING BUSHING ON EACH METALLIC SERVICE ENTRANCE CONDUIT. BOND TO SERVICE ENTRANCE EQUIPMENT GROUND BUS USING GROUNDING ELECTRODE CONDUCTOR.

C. INSTALL AN INSULATED THROAT GROUNDING BUSHING ON EACH METALLIC FEEDER CONDUIT. BOND TO GROUND BUS USING CONDUCTOR THAT IS SIZED EQUAL TO EQUIPMENT GROUNDING CONDUCTOR.

D. BOND ELECTRICAL EQUIPMENT ENCLOSURES TO GROUND BAR USING SAME SIZE CONDUCTOR AS FEEDER EQUIPMENT GROUND CONDUCTOR OR FACTORY PROVIDED GREEN SCREW.

E. CLEAN COATED RE-BAR PRIOR TO PERFORMING ELECTRICAL CONNECTION.

SHEET KEYED NOTES

1. REFER TO ONE-LINE DIAGRAM AND FEEDER SCHEDULE FOR GROUNDED CONDUCTOR SIZE.
2. CONNECT GROUNDING ELECTRODE CONDUCTOR TO GROUND ROD.
3. FOR EQUIPMENT GROUNDING CONDUCTOR SIZE REFER TO ONE-LINE DIAGRAM AND FEEDER SCHEDULE.
4. PROVIDE GROUNDING ELECTRODE CONDUCTOR SIZE BASED ON THE CONDUCTOR SIZE OF THE SECONDARY OF THE TRANSFORMER, SIZE PER NEC 250.66 AND PER SCHEDULE ON THIS SHEET.
5. BONDING JUMPER SIZED PER GROUNDING ELECTRODE CONDUCTOR SCHEDULE THIS SHEET.
6. FED FROM EXISTING PAD MOUNTED TRANSFORMER.
7. CONTRACTOR TO RECONNECT EXISTING NEUTRAL CONDUCTOR FED FROM EXISTING PAD MOUNTED TRANSFORMER TO NEUTRAL BAR AT NEW SERVICE ENTRANCE RATED PANELBOARD MDP.
8. INSPECT EXISTING GROUND ROD AT LOCATION OF NEW SERVICE ENTRANCE RATED PANEL. IF REQUIRED REPLACE GROUND ROD TO ACHIEVE A GROUNDING RESISTANCE OF LESS THAN 25 OHMS PER NEC 250.56. NEW GROUND ROD SHALL BE 3/4" BY 120" IN LENGTH AND OF COPPER CLAD STEEL MATERIAL.
9. GROUNDING ELECTRODE CONDUCTOR SIZED PER GROUNDING ELECTRODE CONDUCTOR SCHEDULE ON THIS SHEET.
10. CONTRACTOR TO RECONNECT ALL EXISTING GROUNDING ELECTRODES TO GROUND BUS BAR.
11. NEW GROUND ROD SHALL BE 3/4" BY 120" IN LENGTH AND OF COPPER CLAD STEEL MATERIAL.

FULL SIZE SHEET: 22X34

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SEAL

STATE OF TEXAS — DIMITRI NORRIS YORDANOPOULOS — 133807 — LICENSED PROFESSIONAL ENGINEER — 5/25/24

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FIRM REGISTRATION NUMBERS
TBPE F-7452, TBPLS F-10159700

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY 1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO. 1479

SHEET TITLE

ELECTRICAL GROUNDING RISER DIAGRAM

SHEET NUMBER

E602

SHEET KEYED NOTES

1. CONNECT TO EXISTING SPARE BREAKER.
2. PROVIDE NEW BREAKER IN EATON POWER PANEL. NEW BREAKER AIC RATING TO MATCH BREAKER RATING USED IN PANEL.
3. UPDATE PANEL DIRECTORY TO REFLECT NEW CONNECTIONS.

PANEL: HS — LOCATION: CHILLER YARD
VOLTAGE: 480Y/277V-3P-4W — BUS RATING: 400A
MOUNTING: SURFACE — MAIN: MLO
FED FROM: MDP — ENCLOSURE: NEMA 3R — AIC RATING: 22,000

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
LM	ACCH-1	150A	35430	1	33894	0	0	2		150A	ACCH-3	D
LM		/	35430	3	0	33894	10	4		/		D
LM		3P	35430	5	0	0	33894	6		3P		D
M	ACCH-2	150A	35430	7	33894	0	0	8	720	20A	TLC-XFMR5 KVA	N
M		/	35430	9	0	33894	0	10	200	/		N
M		3P	35430	11	0	0	33894	12	0	3P		N
	SPACE			13	0	0	0	14			SPACE	
	SPACE			15	0	0	0	16			SPACE	
	SPACE			17	0	0	0	18			SPACE	
*					0	0	0	X - MEASURED CALCD LOAD				
*					0	0	0	D - NON-CONCURNT				
*					0	0	0	Y - SUBSEQUENT ADDED LOAD				
*	SUB TOTALS: (kVA)				0	0	0	C - CONTINOUS LOAD (*125%)				
*	CONNECTED		324.9		35430	35430	35430	LM - LARGEST MOTOR LOAD (*125%)				
*	DEMAND		240.1		35430	35430	35430	M - MOTOR LOAD				
*					720	200	0	N - NON CONTINOUS LOAD				
*	SUB TOTALS (AMPS)				0	0	0	R - RECEPTACLE LOAD (100% 10kVA, 50% REMAIN)				
*	CONNECTED		318.5		0	0	0	K - KITCHEN LOAD (65% OF LOAD)				
*	DEMAND		269.9		80436	79918	76758	TOTAL DEMAND PER PHASE (VA)				

PANEL: LC — LOCATION: CHILLER YARD
VOLTAGE: 208Y/120V-3P-4W — BUS RATING: 100A
MOUNTING: SURFACE — MAIN: 30A
FED FROM: HS VIA TLC-XFMR — ENCLOSURE: NEMA 3R — AIC RATING: 10,000

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
R	4 DR CHILLER YARD	20A	720	1	720	0	0	2		20A	SPARE	
N	MOTORIZED VALVES	20A	200	3	0	200	0	4		20A	SPARE	
	SPARE	20A		5	0	0	0	6		20A	SPARE	
	SPARE	20A		7	0	0	0	8		20A	SPARE	
	SPARE	20A		9	0	0	0	10		20A	SPARE	
*					0	0	0	X - MEASURED CALCD LOAD				
*					0	0	0	D - NON CONCURNT				
*					0	0	0	Y - SUBSEQUENT ADDED LOAD				
*	SUB TOTALS (kVA)				0	0	0	C - CONTINOUS LOAD (*125%)				
*	CONNECTED		0.9		0	0	0	LM - LARGEST MOTOR LOAD (*125%)				
*	DEMAND		0.9		0	0	0	M - MOTOR LOAD				
*					0	200	0	N - NON CONTINOUS LOAD				
*	SUB TOTALS (AMPS)				720	0	0	R - RECEPTACLE LOAD (100% 10kVA, 50% REMAIN)				
*	CONNECTED		2.6		0	0	0	K - KITCHEN LOAD (65% OF LOAD)				
*	DEMAND		2.6		720	200	0	TOTAL DEMAND PER PHASE (VA)				

ELECTRICAL LOAD SUMMARY

Wilco RR Jester Annex Rooftop HVAC Replacement

Project Summary

Replace existing RTUs and install new chillers, boilers, RTUs and terminal units .

Type of Occupancy: Office

HVAC System: Chilled Water and Heating Hot Water System

LOADS	KVA	Demand Factor	Total KVA
Demolished Loads			
RTUMZ-2A	84.7	100%	84.7
RTUMZ-3A	84.7	100%	84.7
RTUMZ-1A (Future Demo)	91.3	100%	91.3
		Subtotal:	260.7
RECEPTACLES LOADS			
Receptacles	1.3		-
*First 10KVA at 100%		100%	1.3
*Remainder over 10KVA @50%		50%	0.0
		Subtotal:	1.3
New Loads			
ACCH-1	106.0	100%	106.0
ACCH-2	106.0	100%	106.0
ACCH-3	106.0	0%	0.0
RTU-2A RELIEF	12.6	100%	12.6
RTU-2A SUPPLY	18.3	100%	18.3
RTU-3A RELIEF	8.0	100%	8.0
RTU-3A SUPPLY	18.3	100%	18.3
TERMINAL UNITS	1.1	100%	1.1
HWP-1 2HP	2.8	100%	2.8
HWP-2 2HP	2.8	100%	2.8
B-1	0.7	100%	0.7
B-2	0.7	100%	0.7
HEAT TRACING	0.5	100%	0.5
MOTORIZED VALVES	0.2	100%	0.2
RTU-2A 15 HP (Future New)	13.6	100%	13.6
		Subtotal:	291.6
New Net Connected Load (KVA):			32.1
At 277/480V/3-PHASE (Amps):			38.6

DISTRIBUTION PANEL: MDP — LOCATION: ELECTRICAL 108
VOLTAGE: 480Y/277V-3P-4W
BUS RATING: 800A
MAIN: 800A
FED FROM: UTILITY

TYP	NO	DESCRIPTION	FRAME	TRIP	PH A	PH B	PH C	TOTAL VA	AMPS	COMMENTS
N	1	TLA 112.5KVA XFMR	150A	150A	21438	17760	17660	56870	68.8	
N	2	TLB 112.5KVA XFMR	150A	150A	22474	25044	24694	72412	87.1	
N	3	PANEL HA	100A	100A	16642	16842	15252	47376	57.0	
N	4	PANEL HB	400A	400A	30438	29918	29718	240075	288.8	
M	5	RTU2A Relief	50A	25A	4212	4212	4212	12636	15.2	
M	6	RTU2A Supply	50A	30A	9097	9097	9097	18291	22.0	
M	7	RTU3A Relief	50A	15A	2665	2660	2660	7980	9.6	
M	8	RTU3A Supply	50A	30A	6397	6397	6397	19191	23.0	
M	9	RTUMZ-1A	150A	150A	30484	30484	30484	91452	110.0	
	10	SPD	100A	60A				0	0.0	
	11	SPARE	100A	100A				0	0.0	
	12	SPARE ONLY						0	0.0	
*								0		X - MEASURED CALCD LOAD
*					0	0	0	0		D - NON-CONCURRENT
*					0	0	0	0		Y - SUBSEQUENT ADDED LOAD
*					0	0	0	0		C - CONTINOUS LOAD (*125%)
*					0	0	0	0		LM - LARGEST MOTOR LOAD (*125%)
*					45550	45050	45059	136659		M - MOTOR LOAD
*					140584	136664	137364	417609		N - NON CONTINOUS LOAD
*					186134	181634	136393	565653		TOTAL DEMAND PER PHASE (VA)

SUB TOTALS (kVA)
CONNECTED: 666.5
DEMAND: 666.6

SUB TOTALS (AMPS)
CONNECTED: 691.5
DEMAND: 691.6

PANEL: LB (SEC.2) (SECTION 2) — LOCATION: ELECTRICAL 106
VOLTAGE: 208Y/120V-3P-4W — BUS RATING: 400A
MOUNTING: SURFACE — MAIN: MLO
FED FROM: LB VIA FEED THRU LUGS — AIC: EXISTING

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
R	EXISTING LOAD	20A	540	73	1620	0	0	74	1080	20A	EXISTING LOAD	R
R		3P	540	75	0	1620	0	76	1080	/		R
R	EXISTING LOAD	20A	1080	77	0	0	2160	78	1080	3P		R
R		/	1080	79	2160	0	0	80	1080	20A	EXISTING LOAD	R
R		3P	1080	81	0	2160	0	82	1080	/		R
R	EXISTING LOAD	20A	540	83	0	0	1620	84	1080	3P		R
R	EXISTING LOAD	20A	540	85	1620	0	0	86	1080	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	87	0	1620	0	88	1080	/		R
R	EXISTING LOAD	20A	1080	89	0	0	2160	90	1080	3P		R
R		/	1080	91	2160	0	0	92	1080	20A	EXISTING LOAD	R
R		3P	1080	93	0	2160	0	94	1080	/		R
R	EXISTING LOAD	20A	1080	95	0	0	2160	96	1080	3P		R
R		/	1080	97	1620	0	0	98	540	20A	EXISTING LOAD	R
R		3P	1080	99	0	2160	0	100	1080	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	101	0	0	1620	102	1080	/		R
R		3P	540	103	1620	0	0	104	1080	3P		R
R	EXISTING LOAD	20A	540	105	0	1620	0	106	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	107	0	0	540	108		20A	SPARE	

PANEL: LB (SEC.2) (SECTION 2)

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
M	TU CONTROL POWER	20A	200	109	720	0	0	110	540	20A	EXISTING LOAD	R
N	B-1	20A	800	111	0	800	0	112	180	20A	CO DETECTOR	N
N	B-2	20A	800	113	0	0	1080	114	540	20A	EXISTING LOAD	N
R	1 DR BOILER ROOM	20A	180	115	360	0	0	116	180	20A	MOTORIZED VALVES ROOF	N
M	TU CONTROL POWER	20A	200	117	0	400	0	118	200	20A	RTU2A CONTROLS	M
M	TU CONTROL POWER	20A	200	119	0	0	200	120	180	20A	MOTORIZED VALVES ROOF	M
M	TU CONTROL POWER	20A	200	121	400	0	0	122	200	20A	RTU-3A CONTROLS	M
M	MOTORIZED VALVE	20A	180	123	0	810	0	124	540	20A	DDC CONTROLS	M
	SPARE	20A		125	0	0	600	126	600	20A	HEAT TRACING GFEP	N
M	HWP-1 2 HP	20A	1272	127	1272	0	0	128			SPACE	
M		/	1272	129	0	1272	0	130			SPACE	
M		3P	1272	131	0	0	1272	132			SPACE	
M	HWP-2 2 HP	20A	1272	133	1272	0	0	134			SPACE	
M		/	1272	135	0	1272	0	136			SPACE	
M		3P	1272	137	0	0	1272	138			SPACE	
	SPACE			139	0	0	0	140			SPACE	
	SPACE			141	0	0	0	142			SPACE	
	SPACE			143	0	0	0	144			SPACE	
*					0	0	0	X - MEASURED CALCD LOAD				
*					0	0	0	D - NON-CONCURRENT				
*					0	0	0	Y - SUBSEQUENT ADDED LOAD				
*	SUB TOTALS (kVA)				0	0	0	Y - SUBSEQUENT ADDED LOAD				
*	CONNECTED		44.4		0	0	0	LM - LARGEST MOTOR LOAD (*125%)				
*	DEMAND		33.2		2568	2694	2754	M - MOTOR LOAD				
*					360	1249	1800	N - NON CONTINOUS LOAD				
*	SUB TOTALS (AMPS)				7488	7193	6830	R - RECEPTACLE LOAD (100% 10kVA, 50% REMAIN)				
*	CONNECTED		123.5		0	0	0	K - KITCHEN LOAD (65% OF LOAD)				
*	DEMAND		92.3		10794	11334	11324	TOTAL DEMAND PER PHASE (VA)				

FULL SIZE SHEET: 22X34

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FIRM REGISTRATION NUMBERS
TBPE: F-1454, TBPLS: F-10018910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1478

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1478

SHEET TITLE

ELECTRICAL SCHEDULES

SHEET NUMBER

E701

PANEL: LA LOCATION: FIRST FLOOR MAIN BUILDING
VOLTAGE: 208Y/120V-3P-4W BUS RATING: 400A
MOUNTING: SURFACE MAIN: MLO
FED FROM: 400FVA, 112.5KVA XFMR AIC: 22,000

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
R	EXISTING LOAD	20A	1080	1	2160	0	0	2	1080	20A	EXISTING LOAD	R
R	/	/	1080	3	0	2160	0	4	1080	/		R
R		3P	1080	5	0	0	2160	6	1080	3P		R
R	EXISTING LOAD	20A	540	7	1620	0	0	8	1080	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	1080	9	0	2160	0	10	1080	/		R
R	/	/	1080	11	0	0	2160	12	1080	3P		R
R		3P	1080	13	1620	0	0	14	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	1080	15	0	2160	0	16	1080	20A	EXISTING LOAD	R
R	/	/	1080	17	0	0	2160	18	1080	/		R
R		3P	1080	19	2160	0	0	20	1080	3P		R
R	EXISTING LOAD	20A	1080	21	0	2160	0	22	1080	20A	EXISTING LOAD	R
R	/	/	1080	23	0	0	2160	24	1080	/		R
R		3P	1080	25	2160	0	0	26	1080	3P		R
R	EXISTING LOAD	20A	540	27	0	1620	0	28	1080	20A	EXISTING LOAD	R
R		2P	540	29	0	0	1620	30	1080	/		R
R	EXISTING LOAD	20A	540	31	1620	0	0	32	1080	3P		R
R	EXISTING LOAD	20A	540	33	0	1040	0	34	500	20A	EXISTING LOAD	M
R	EXISTING LOAD	20A	540	35	0	0	1040	36	500	20A	EXISTING LOAD	M

PANEL: LA
(SECTION 2)

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
R	EXISTING LOAD	20A	540	37	1620	0	0	38	1080	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	39	0	1620	0	40	1080	/		R
R	EXISTING LOAD	20A	1080	41	0	0	2160	42	1080	3P		R
R	/	/	1080	43	2160	0	0	44	1080	20A	EXISTING LOAD	R
R		3P	1080	45	0	2160	0	46	1080	/		R
R	EXISTING LOAD	20A	1080	47	0	0	2160	48	1080	3P		R
R	/	/	1080	49	1620	0	0	50	540	20A	EXISTING LOAD	R
R		2P	1080	51	0	2160	0	52	1080	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	53	0	0	1620	54	1080	/		R
R	EXISTING LOAD	20A	1080	55	2160	0	0	56	1080	3P		R
R	/	/	1080	57	0	2160	0	58	1080	20A	EXISTING LOAD	R
R		3P	1080	59	0	0	2160	60	1080	/		R
R	EXISTING LOAD	20A	540	61	1620	0	0	62	1080	3P		R
R	EXISTING LOAD	20A	540	63	0	1620	0	64	1080	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	65	0	0	1620	66	1080	/		R
R	EXISTING LOAD	20A	540	67	1620	0	0	68	1080	3P		R
R	EXISTING LOAD	20A	540	69	0	1080	0	70	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	71	0	0	1080	72	540	20A	EXISTING LOAD	R
					0	0	0				X - MEASURED/CALCD LOAD	
					0	0	0				D - NON-CONCURRENT	
					0	0	0				Y - SUBSEQUENT ADDED LOAD	
BUS TOTALS (kVA)					0	0	0				Y - SUBSEQUENT ADDED LOAD	
CONNECTED:	88.2				0	0	0				LM - LARGEST MOTOR LOAD (*125%)	
DEMAND:	58.1				0	500	500				M - MOTOR LOAD	
					5940	5130	5220				N - NON-CONTINUOUS LOAD	
BUS TOTALS (AMPS)					12770	12500	13960				R - RECEPTACLE LOAD (100% 10kVA, 50% REMAIN)	
CONNECTED:	229.2				0	0	0				K - KITCHEN LOAD (65% OF LOAD)	
DEMAND:	161.2				21450	18750	17560				TOTAL DEMAND PER PHASE (VA)	

PANEL: LA (SEC 2) LOCATION: ELEC ROOM 157
VOLTAGE: 208Y/120V-3P-4W BUS RATING: 400A
MOUNTING: SURFACE MAIN: MLO
FED FROM: LA VIA FEED THRU LUGS AIC: 22,000

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
N	EXISTING LOAD	20A	500	73	500	0	0	74	/	20A	SPACE	
N	EXISTING LOAD	20A	500	75	0	500	0	76	/	20A	SPARE	
N	EXISTING LOAD	20A	500	77	0	0	500	78	/	20A	SPARE	
N	EXISTING LOAD	20A	500	79	1040	0	0	80	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	500	81	0	540	0	82	/	20A	SPARE	
N	EXISTING LOAD	20A	500	83	0	0	500	84	/	20A	SPARE	
	SPARE	20A		85	0	0	0	86	/	20A	SPARE	
	SPARE	20A		87	0	0	0	88	/		SPACE	
	SPACE			89	0	0	0	90	/		SPACE	
	SPACE			91	0	0	0	92	/		SPACE	
	SPACE			93	0	0	0	94	/		SPACE	
	SPACE			95	0	0	0	96	/		SPACE	
	SPACE			97	0	0	0	98	/		SPACE	
	SPACE			99	0	0	0	100	/		SPACE	
	SPACE			101	0	0	0	102	/		SPACE	
	SPACE			103	0	0	0	104	/		SPACE	
	SPACE			105	0	0	0	106	/		SPACE	
	SPACE			107	0	0	0	108	/		SPACE	

PANEL: LA (SEC 2)
(SECTION 2)

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
	SPACE			109	0	0	0	110	/		SPACE	
	SPACE			111	0	0	0	112	/		SPACE	
	SPACE			113	0	0	0	114	/		SPACE	
	SPACE			115	0	0	0	116	/		SPACE	
	SPACE			117	0	0	0	118	/		SPACE	
	SPACE			119	0	0	0	120	/		SPACE	
	SPACE			121	7320	0	0	122	7320	100A	EXISTING PANEL LT	N
	SPACE			123	0	4740	0	124	4740	/		N
	SPACE			125	0	0	4200	126	4200	3P		N
	SPACE			127	0	0	0	128	/		SPACE	
	SPACE			129	0	0	0	130	/		SPACE	
	SPACE			131	0	0	0	132	/		SPACE	
	SPACE			133	0	0	0	134	/		SPACE	
	SPACE			135	0	0	0	136	/		SPACE	
	SPACE			137	0	0	0	138	/		SPACE	
	SPACE			139	0	0	0	140	/		SPACE	
	SPACE			141	0	0	0	142	/		SPACE	
	SPACE			143	0	0	0	144	/		SPARE	
					0	0	0				X - MEASURED/CALCD LOAD	
					0	0	0				D - NON-CONCURRENT	
					0	0	0				Y - SUBSEQUENT ADDED LOAD	
BUS TOTALS (kVA)					0	0	0				Y - SUBSEQUENT ADDED LOAD	
CONNECTED:	19.8				0	0	0				LM - LARGEST MOTOR LOAD (*125%)	
DEMAND:	15.8				500	0	500				M - MOTOR LOAD	
					7820	5240	4700				N - NON-CONTINUOS LOAD	
BUS TOTALS (AMPS)					540	540	0				R - RECEPTACLE LOAD (100% 10kVA, 50% REMAIN)	
CONNECTED:	55.1				0	0	0				K - KITCHEN LOAD (65% OF LOAD)	
DEMAND:	55.1				8660	5780	5200				TOTAL DEMAND PER PHASE (VA)	

PANEL: LT LOCATION: DATA ROOM 152
VOLTAGE: 208Y/120V-3P-4W BUS RATING: 125A
MOUNTING: SURFACE MAIN: MLO
FED FROM: LA (SEC 2) AIC RATING: EXISTING

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
N	EXISTING LOAD	30A	1560	1	3120			2	1560	30A	EXISTING LOAD	N
N		3P	1560	3		3120		4	1560	3P		N
N	EXISTING LOAD	30A	1560	5			3120	6	1560	30A	EXISTING LOAD	N
N		3P	1560	7	3120			8	1560	3P		N
R	EXISTING LOAD	20A	540	9		1080		10	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	11			1620	12	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	13	1080			14	540	20A	EXISTING LOAD	R
	SPARE			15		540		16	540	20A	EXISTING LOAD	R
	SPARE			17			0	18			SPARE	
	SPARE			19	0			20			SPARE	
	SPARE			21		0		22			SPARE	
	SPARE			23			0	24			SPARE	
	SPACE			25	0			26			SPACE	
	SPACE			27		0		28			SPACE	
	SPACE			29			0	30			SPACE	
					0	0	0				X - MEASURED/CALCD LOAD	
					0	0	0				D - NON-CONCURRENT	
					0	0	0				Y - SUBSEQUENT ADDED LOAD	
BUS TOTALS (kVA)					0	0	0				Y - SUBSEQUENT ADDED LOAD	
CONNECTED:	19.3				0	0	0				LM - LARGEST MOTOR LOAD (*125%)	
DEMAND:	15.9				0	0	0				M - MOTOR LOAD	
					4240	3120	3120				N - NON-CONTINUOS LOAD	
BUS TOTALS (AMPS)					1080	1620	1080				R - RECEPTACLE LOAD (100% 10kVA, 50% REMAIN)	
CONNECTED:	45.1				0	0	0				K - KITCHEN LOAD (65% OF LOAD)	
DEMAND:	45.1				7320	4740	4200				TOTAL DEMAND PER PHASE (VA)	

FULL SIZE SHEET: 22X34

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SEAL

STATE OF TEXAS — DAVID BRIAN YORKHAUSER — 133807 — LICENSED PROFESSIONAL ENGINEER — 07/25/24

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FIRM REGISTRATION NUMBERS
TBPE F-7452, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO. 1479

SHEET TITLE

ELECTRICAL SCHEDULES

SHEET NUMBER

E702

PANEL: LB LOCATION: ELEC RM 126
VOLTAGE: 208Y/120V-3P-4W BUS RATING: 400A
MOUNTING: SURFACE MAIN: M.C.
FED FROM: MDP VIA 112.5KVA XMFR A.I.C. EXISTING

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
R	EXISTING LOAD	20A	1080	1	1620	0	0	2	540	20A	EXISTING LOAD	R
R		/	1080	3	0	3660	0	4	2580	60A	EXISTING LOAD	R
R		3P	1080	5	0	0	3660	6	2580	3P		R
R	EXISTING LOAD	20A	1080	7	2160	0	0	8	1080	20A	EXISTING LOAD	R
R		/	1080	9	0	2160	0	10	1080	/		R
R		3P	1080	11	0	0	2160	12	1080	3P		R
R	EXISTING LOAD	20A	1080	13	2160	0	0	14	1080	20A	EXISTING LOAD	R
R		/	1080	15	0	2160	0	16	1080	/		R
R		3P	1080	17	0	0	2160	18	1080	3P		R
R	EXISTING LOAD	20A	540	19	1080	0	0	20	540	20A	EXISTING LOAD	R
R		3P	540	21	0	1080	0	22	540	3P		R
R	EXISTING LOAD	20A	540	23	0	0	1080	24	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	25	1620	0	0	26	1080	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	27	0	1620	0	28	1080	/		R
R	EXISTING LOAD	20A	1080	29	0	0	2160	30	1080	3P		R
R		/	1080	31	1620	0	0	32	540	20A	EXISTING LOAD	R
R		3P	1080	33	0	1620	0	34	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	540	33	0	0	1080	36	540	20A	EXISTING LOAD	R

PANEL: LB
(SECTION 2)

TYP	DESCRIPTION	BKR	LOAD	NO	PH A	PH B	PH C	NO	LOAD	BKR	DESCRIPTION	TYP
R	EXISTING LOAD	20A	540	37	1080	0	0	38	540	20A	EXISTING LOAD	R
R		3P	540	39	0	1080	0	40	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	1080	41	0	0	1620	42	540	20A	EXISTING LOAD	R
R		/	1080	43	1620	0	0	44	540	20A	EXISTING LOAD	R
R		3P	1080	45	0	2160	0	46	1080	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	1080	47	0	0	2160	48	1080	/		R
R		/	1080	49	2160	0	0	50	1080	3P		R
R		3P	1080	51	0	1620	0	52	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	1080	53	0	0	1620	54	540	20A	EXISTING LOAD	R
R		/	1080	55	1620	0	0	56	540	20A	EXISTING LOAD	R
R		3P	1080	57	0	1620	0	58	540	20A	EXISTING LOAD	R
R	EXISTING LOAD	20A	1080	59	0	0	1620	60	540	20A	EXISTING LOAD	R
R		/	1080	61	1620	0	0	62	540	20A	EXISTING LOAD	R
R		3P	1080	63	0	1620	0	64	540	2P		R
R	EXISTING LOAD	20A	1080	65	0	0	1620	66	540	20A	EXISTING LOAD	R
R		/	1080	67	1620	0	0	68	540	20A	EXISTING LOAD	R
R		3P	1080	69	0	2040	0	70	1080	30A	EXISTING LOAD	M
R	EXISTING LOAD	20A	540	71	0	0	2100	72	1560	2P		M

		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	0	0
		0	1080	1560
		0	0	0
BUS TOTALS (VA):		11690	12469	11890
BUS TOTALS (AMPS):		0	0	0
		11690	14069	13470

X - MEASURED CALCD LOAD
D - NON-COINCIDENT
Y - SUBSEQUENT ADDED LOAD
T - SUBSEQUENT ADDED LOAD
LM - LARGEST MOTOR LOAD (*125%)
M - MOTOR LOAD
N - NON-CONTINUOUS LOAD
R - RECEPTACLE LOAD (100% 180VA, 50% REMAIN)
K - KITCHEN LOAD (65% OF LOAD)
TOTAL DEMAND PER PHASE (VA)

CONNECTED: 98.2
DEMAND: 39.2
CONNECTED: 272.4
DEMAND: 108.7

LIGHT FIXTURE SCHEDULE

NOTES:
1. MANUFACTURERS CATALOG NUMBERS REPRESENT MANUFACTURER SERIES. SHOP DRAWING SUBMITTALS WILL INCLUDE ALL PART NUMBERS REPRESENTING ALL ITEMS OF THIS LUMINAIRE SCHEDULE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ORDER LUMINAIRES TO INCLUDE ALL PARTS INDICATED ON SCHEDULE FOR EACH LUMINAIRE. SUBMITTAL WILL CALL OUT EACH PART CLEARLY.
2. LUMINAIRES MAY RECURSE A HIGHER OR LOWER MOUNTING FROM THAT PROVIDED ON THIS SCHEDULE OR NOTED ON PLAN DUE TO CONSTRUCTION CONDITIONS.

TYPE	DESCRIPTION	VOLTS	MOUNTING	LAMPS	BALLAST	EM BAT. PK.	LENS	MANUFACTURER/MODEL NO.	NOTES
A	LED UTILITY STRIP LIGHT FIXTURE	MULTI TAP (UNV.)	SUSPENDED 9' AFF	LED 4500 LUMENS 4000K 35W	LED DRIVER	NONE	DIFFUSE POLYCARBONATE LENS	LITHONIA LIGHTING, MNSL L48 DLL MVOLT 40K (OCCR M)	1,2
AE	SAME AS TYPE A, BUT WITH REMOTE EMERGENCY BATTERY BACKUP	MULTI TAP (UNV.)	SUSPENDED 9' AFF	LED 4500 LUMENS 4000K 35W	LED DRIVER	YES	DIFFUSE POLYCARBONATE LENS	LITHONIA LIGHTING, MNSL L48 DLL MVOLT 40K (OCCR M) REMOTE BATTERY PACK: IOTA (LB OPTION E)	1,2

FULL SIZE SHEET: 22X34

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SEAL

STATE OF TEXAS — DMITRI IVICH TOMASHPOLSKI — 133807 — LICENSED PROFESSIONAL ENGINEER — 07/25/24

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FIRM REGISTRATION NUMBERS:
TBPE F-7452, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY 1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE:
ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE
ELECTRICAL SCHEDULES

SHEET NUMBER
E703

PIPE MATERIAL SCHEDULE

SERVICE	LOCATION	MATERIALS	FITTINGS
POTABLE WATER	INTERIOR	TYPE 'L' COPPER (ABV. GROUND)	LEAD FREE TYPE "L" COPPER SOLDERED FITTINGS
	EXTERIOR	TYPE 'L' COPPER (ABV. GROUND)	LEAD FREE TYPE "L" COPPER SOLDERED FITTINGS
POTABLE WATER - EXPOSED MAINS	INTERIOR	304/316 STAINLESS STEEL TYPE 770 FITTINGS	ANSI 304/316 STAINLESS STEEL TYPE 770 FITTINGS
POTABLE WATER (BURIED OUTSIDE)	EXTERIOR	TYPE 'K' COPPER (BURIED)	LEAD FREE TYPE "K" COPPER SOLDERED FITTINGS
WASTE/GREASE	ABOVE FLOOR	CAST IRON NO-HUB	CAST IRON NO-HUB COUPLINGS
	BELOW FLOOR	CAST IRON NO-HUB	CAST IRON HUB AND SPIGOT
VENT/GREASE VENT	ABOVE FLOOR	CAST IRON NO-HUB	CAST IRON NO-HUB COUPLINGS
	BELOW FLOOR	CAST IRON NO-HUB	CAST IRON HUB AND SPIGOT
ACID / CORROSIVE WASTE	ABOVE FLOOR	PVDF SCH 80	FUSE COUPLINGS OR, MECHANICAL COUPLINGS AS REQUIRED PER PRODUCT MANUFACTURER.
	BELOW FLOOR	PVDF SCH 80	FUSE COUPLINGS OR, MECHANICAL COUPLINGS AS REQUIRED PER PRODUCT MANUFACTURER.
STORM DRAIN	ABOVE FLOOR	CAST IRON NO-HUB	CAST IRON NO-HUB COUPLINGS
	BELOW FLOOR	CAST IRON NO-HUB	CAST IRON HUB AND SPIGOT
OVERFLOW DRAIN	ABOVE FLOOR	CAST IRON NO-HUB	CAST IRON NO-HUB COUPLINGS
	BELOW FLOOR	CAST IRON NO-HUB	CAST IRON HUB AND SPIGOT
CONDENSATE DRAIN	INTERIOR	TYPE 'M' COPPER	LEAD FREE TYPE "M" COPPER SOLDERED FITTINGS
	EXTERIOR	TYPE 'M' COPPER	LEAD FREE TYPE "M" COPPER SOLDERED FITTINGS
NATURAL GAS	INTERIOR	BLACK IRON PAINTED	PAINTED SCH 40 BLACK IRON THREADED FITTINGS
	EXTERIOR	BLACK IRON PAINTED	PAINTED SCH 40 BLACK IRON THREADED FITTINGS
NATURAL GAS (BURIED OUTSIDE)	EXTERIOR	POLYETHYLENE SDR-11	POLYETHYLENE SDR-11
ARGON (Ar), NITROGEN (N_2)		TYPE 'K' COPPER (BURIED)	SCH. 40 316 SS WITH ORBITAL WELDING
BOILER CONDENSATE	INTERIOR	SCH 40 PVC	SCHEDULE 40 SOLID CORE PVC
FUEL OIL	INTERIOR	BLACK STEEL	SCHEDULE 40 WELDED OR THREADED FITTINGS
	EXTERIOR	BLACK STEEL	SCHEDULE 40 WELDED OR THREADED FITTINGS
PUMPED DISCHARGE (STORM & SEWER)	ABOVE FLOOR	BLACK STEEL	SCHEDULE 40 THREADED FITTINGS
	BELOW FLOOR	BLACK STEEL	SCHEDULE 40 THREADED FITTINGS
R.O. WATER	INTERIOR	SYGEF PVDF	SYGEF PVDF SOCKET FUSION FITTINGS & VALVES
DI WATER	INTERIOR	SYGEF PVDF	SYGEF PVDF SOCKET FUSION FITTINGS & VALVES
CA COMPRESSED AIR	INTERIOR	TYPE 'K' COPPER (BURIED)	TYPE "K" COPPER BRAZED WITH N_2 PURGE FITTINGS

NOTES:
1. ALL DOMESTIC HOT WATER PIPING SHALL BE THERMALLY INSULATED WITH MINIMUM R-6 FROM SOURCE TO POINT OF USE.
2. ALL UNDERGROUND WASTE, VENT, AND STORM METALLIC PIPING SHALL BE PIPE PROTECTED FROM GROUND CORROSION.
3. ALL INTERIOR CONDENSATE PIPING SHALL BE INSULATED WITH 1/2" WALL MINIMUM, SELF SEALING, CLOSED CELL FOAM INSULATION.

BASIS OF DESIGN:
1. PROVIDE COPPER TYPE L FOR THE MAIN RISER HOT AND COLD WATER RISERS.
2. CONTRACTOR SHALL PROVIDE 10-YEAR WARRANTY AGAINST LEAKS IN THE PIPE & JOINTS TO INCLUDE ALL MATERIAL, LABOR AND TRAVEL.
3. CVPC IS NOT ALLOWED.

PLUMBING DEMOLITION GENERAL NOTES

1. PLUMBING CONTRACTOR SHALL COORDINATE ALL UNFORESEEN CONDITIONS IN THE FIELD THAT MAY COME ABOUT DUE TO THE OPENING OF WALLS, CEILINGS, AND THE UNCOVERING OF UNDERFLOOR PIPING.
2. FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF ALL EXISTING PIPES BEFORE DOING ANY WORK.
3. DEMOLITION TO BE COMPLETED UNDER THE SUPERVISION OF THE ARCHITECT AS EXISTING STRUCTURE IS TO PRESERVED. DEMOLITION DRAWING MAY NOT NECESSARILY SHOW ALL PIPING, FIXTURES, OR EQUIPMENT TO BE REMOVED.
4. PLUMBING CONTRACTOR SHALL REMOVED ALL PIPING, FIXTURES, VENTS, AND EQUIPMENT IN THE EXISTING SPACE AS DIRECTED BY THE ARCHITECT.

NOTE: NOT ALL THE ABBREVIATIONS OR SYMBOLS APPLY TO THIS PROJECT

ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AFF	ABOVE FINISHED FLOOR	HD	HEAD
AFG	ABOVE FINISHED GRADE	HE	HEAT EXCHANGER
AHV	AIR HEATER VALVE	HP	HORSEPOWER
BOP	BOTTOM OF PIPE	IM	ICE MAKER
BS	BIRD SCREEN	IN	INCHES
BTU	BRITISH THERMAL UNIT	INV	INVERT
BTUH	BTU PER HOUR	JP	JOCKEY PUMP
CI	CAST IRON	KW	KITCHEN WASTE or, KILOWATT
CO	CLEAN OUT	LV	LAVATORY
CP	CIRCULATION PUMP	MB	MOP BASIN
DCO	DOUBLE CLEANOUT	NA	NOT APPLICABLE
DCOTG	DOUBLE CLEANOUT TO GRADE	NC	NORMALLY CLOSED
DCW	DOMESTIC COLD WATER	NIC	NOT IN CONTRACT
DHW	DOMESTIC HOT WATER	NO	NORMALLY OPEN
DHWR	DOMESTIC HOT WATER RETURN	No. #	NUMBER
CWM	CLOTHES WASHING MACHINE	OW	OIL WASTE
DF	DRINKING FOUNTAIN	OWV	OIL WASTE VENT
DN	DOWN	PC	PLUMBING CONTRACTOR
DS	DOWNSPOUT	PRV	PRESSURE REDUCING VALVE
DWBP	DOMESTIC WATER BOOSTER PUMP	PH	PHASE
EDO	EXTERIOR CLEANOUT	PSAN	PUMPED SANITARY
EL	ELEVATION	PSB	PLUMBING SERVICE BOX
EWH	ELECTRIC WATER HEATER	PSIG	POUNDS PER SQ. INCH GAUGE
EWC	ELECTRIC WATER COOLER	PV	PRIMING VALVE
EEW	EMERGENCY EYEWASH	SE	SEWAGE EJECTOR
EM	EMERGENCY	SH	SHOWER
EPP	ELEVATOR PIT PUMP	SK	SINK
EMSH	EMERGENCY SHOWER	SP	SUMP PUMP
EMSH-SW	EMERGENCY SHOWER EYE WASH	SV	SOLENOID VALVE
(E)	EXISTING	SS	SERVICE SINK, or, STAINLESS STEEL
°F	DEGREES FAHRENHEIT	TD	TRENCH DRAIN
FCO	FLOOR CLEANOUT	TMV	THERMOSTATIC MIXING VALVE
FD	FLOOR DRAIN	TP	TRAP PRIMER
FFE	FINISHED FLOOR ELEVATION	TYP	TYPICAL
FP	FIRE PUMP	UR	URINAL
FS	FLOOR SINK	V	VENT
FT	FEET	VTR	VENT THROUGH ROOF
FV	FLUSH VALVE	VB	VACUUM BREAKER
GC	GENERAL CONTRACTOR	YB	YARD BOX
GI	GREASE INTERCEPTOR	YH	YARD HYDRANT
GPH	GALLONS PER HOUR	W	WASTE
GPM	GALLONS PER MINUTE	WCO	WALL CLEANOUT
GWH	GAS WATER HEATER	WC	WATER CLOSET
GPR	GAS PRESSURE REDUCER	WH	WALL HYDRANT
HB	HOSE BIBB	WHA	WATER HAMMER ARRESTOR

PIPING SYMBOLS

SYMBOL AND ABBREVIATION	DESCRIPTION
CD	CONDENSATE DRAIN
DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
V	VENT
S	SANITARY SEWER
UGS	UNDERGROUND SANITARY SEWER
SD	STORMROOF DRAIN
OSD	OVERFLOW STORM DRAIN
NG	NATURAL GAS/LOW PRESSURE
	DIRECTION OF FLOW
	REDUCER OR INCREASER
	ECCENTRIC REDUCER
	RISE IN PIPE
	UNION
	WYE TYPE STRAINER
T	THERMOMETER
P	PRESSURE GAUGE AND GAUGE COCK
WHA	WATER HAMMER ARRESTOR
	TOP CONNECTION, 45° OR 90°
	BOTTOM CONNECTION, 45° OR 90°
	SIDE CONNECTION
	CAPPED OUTLET
	DROP IN PIPE
	FLEXIBLE CONNECTION
AAV	AUTOMATIC AIR VENT (AAV)
FD	FLOOR DRAIN
FS	FLOOR SINK
AD	AREA DRAIN
FCO	FLOOR CLEANOUT
ECO	EXTERIOR CLEAN OUT
	TWO WAY OR DOUBLE CLEANOUT TO GRADE
RD	ROOF DRAIN
OD	OVERFLOW DRAIN
DD	DECK DRAIN

VALVE SYMBOLS

SYMBOL	DESCRIPTION
	GATE VALVE
	CHECK VALVE
	GLOBE VALVE
	PLUG VALVE
	WATER PRESSURE REDUCING VALVE
	BALANCING VALVE/CIRCUIT SETTER MEASURING DEVICE
	SOLENOID VALVE
	BALL VALVE
	DRAIN VALVE
	OS&Y VALVE
	BUTTERFLY VALVE
	FUEL GAS PRESSURE REGULATOR
	PRESSURE RELIEF VALVE
	TEMPERATURE AND PRESSURE RELIEF VALVE
	2-WAY CONTROL VALVE
	3-WAY MODULATING CONTROL VALVE
	FLOW SWITCH
	DIAPHRAGM VALVE (PROCESS SYSTEMS)
	AUTO BALL DRIP VALVE
	VALVE IN VERTICAL
	REDUCED PRESSURE BACKFLOW PREVENTER
	DOUBLE CHECK BACKFLOW PREVENTER (DCBP)
	DOUBLE DETECTOR CHECK ASSEMBLY (DDCA)
	ATMOSPHERIC VACCUM BREAKER
	PRESSURE STYLE VACUUM BREAKER

PLUMBING GENERAL NOTES

1. OBTAIN ALL NECESSARY PERMITS, PAY LEGAL FEES AND COMPLY WITH ALL NATIONAL, STATE AND MUNICIPAL LAWS, CODES, AND ORDINANCES RELATING TO BUILDING AND PUBLIC SAFETY.
2. IT IS THE INTENTION OF THESE DRAWINGS TO CALL FOR FINISHED WORK, I.E., FULLY ADJUSTED, TESTED, AND READY FOR OPERATION WHEREVER THE WORK "PROVIDE" IS USED. IT SHALL MEAN, "FURNISH AND INSTALL COMPLETE AND READY FOR USE".
3. PROTECT EQUIPMENT AND WORK FROM DAMAGE DURING HANDLING AND INSTALLATION UNTIL COMPLETION OF CONSTRUCTION.
4. REMOVE ALL EXCESS MATERIAL AND DEBRIS AND CLEAN ALL EQUIPMENT UPON COMPLETION OF WORK. TOUCH UP WITH PAINT WHERE REQUIRED.
5. ALL SYSTEMS SHALL BE COMPLETE AND WORKING AT COMPLETION OF CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE EQUIPMENT CONNECTIONS WITH EQUIPMENT DRAWINGS AND SUPPLIER. INSTALL EQUIPMENT AND MAKE FINAL CONNECTIONS, FURNISHING CUTOFF VALVES, P-TRAPS, P.R.V.'S, AND PIPING AS REQUIRED.
7. ALL CONNECTIONS BETWEEN PIPES OF DISSIMILAR MATERIALS SHALL BE MADE WITH DIELECTRIC UNIONS. PROVIDE ACCESS PANELS WHERE REQUIRED TO ACCESS VALVES OR DRAINAGE CLEANOUTS.
8. COORDINATE WATER, WASTE AND VENT PIPING WITH OTHER TRADES TO AVOID SPACING OR ROUTING PROBLEMS.
9. CONTRACTOR SHALL COORDINATE ALL WORK CLOSELY WITH NEW MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL.
10. SUBMIT SHOP DRAWINGS OF PROPOSED NEW DEVICES PRIOR TO INSTALLATION.
11. FURNISH OWNER WITH COMPLETE OPERATING MANUALS AND INSTRUCTIONS FOR ALL EQUIPMENT FURNISHED.
12. FIXTURES, EQUIPMENT AND CONNECTIONS, AND PIPING SHALL BE FURNISHED AND INSTALLED TO MEET OR EXCEED STATE AND LOCAL CODES AND REQUIREMENTS.
13. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL OFFSETS. INSTALL PIPING AS CLOSE AS POSSIBLE TO LOCATIONS SHOWN. WHERE INTERFERENCES WITH COMPONENTS OF OTHER TRADES WORK (STRUCTURAL FOUNDATIONS OR OTHER BUILDING ELEMENTS) REQUIRE ROUTINGS AND LOCATIONS THAT VARY FROM THOSE SHOWN, THE CONTRACTOR SHALL OBTAIN PROJECT ENGINEER'S APPROVAL PRIOR TO INSTALLATION. NO ADDITIONAL COST SHALL BE GRANTED FOR THESE CHANGES.
14. THE PLUMBING DRAWINGS DO NOT NECESSARILY SHOW EVERY COMPONENT AND/OR ACCESSORY REQUIRED FOR A COMPLETE INSTALLATION. THE CONTRACTOR SHALL INCLUDE SUCH ITEMS AS ARE REQUIRED TO ENSURE THAT THE ENTIRE SYSTEM IS FUNCTIONING IN COMPLIANCE WITH APPLICABLE CODES, ACCEPTED INDUSTRY STANDARDS, AND MANUFACTURER'S INSTALLATION REQUIREMENTS UPON COMPLETION OF THE WORK.
15. FURNISH AND INSTALL WATER HAMMER ARRESTORS IN COLD WATER LINES AT CONNECTIONS TO FLUSH VALVES AND QUICK CLOSING VALVES AND AT ALL HOT AND COLD WATER CONNECTIONS TO FIXTURES.
16. ROUGH-IN PLUMBING PIPING USING DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS. LOCATION OF ALL PIPING SHALL ALLOW INSTALLATION OF FIXTURES WITHOUT THE NEED TO FURR-OUT WALLS.
17. PROVIDE CLEANOUTS IN EXCESS OF THOSE SHOWN WHICH ARE REQUIRED BY THE PLUMBING CODE.
18. INDIVIDUAL FIXTURE SUPPLY AND DRAIN SERVICES ARE NOT SHOWN IN PLAN VIEW DUE TO DRAWING SPACE LIMITATIONS, THE CONTRACTOR SHALL PROVIDE ALL SERVICES FOR A COMPLETE FUNCTIONAL INSTALLATION.
19. DO NOT INSTALL PIPING AT LOCATIONS THAT INTERFERE WITH SERVICE ACCESSIBILITY TO EQUIPMENT.
20. ALL CONFLICTS, WHICH MAY PREVENT THE COMPLETION OF WORK AS INTENDED, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. THE CONTRACTOR SHALL PROCEED AT THEIR OWN RISK UNTIL ALL CONFLICTS ARE RESOLVED AND THE CLARIFYING INFORMATION IS ISSUED TO THE CONTRACTOR BY THE ARCHITECT.
21. THE SUPPLY OF BOTH HOT AND COLD WATER TO EACH FIXTURE SHALL BE EQUIPPED WITH STOP VALVE AND WALL ESCUTCHEONS, ALL EXPOSED VALVES, ESCUTCHEONS, , AND COCKS SHALL BE CHROMIUM PLATED TO CORRESPOND TO PIPE FINISH.
22. CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATING DOMESTIC WATER LINES IN CONFLICT WITH OTHER TRADES SCOPE OF WORK INCLUDING MECHANICAL EQUIPMENT, PIPING, DUCTS, ELECTRICAL CONDUITS, ETC.

FULL SIZE SHEET: 22X34

Ramirez - Simon Engineering, LLC
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SEAL

STATE OF TEXAS — MARK C. CLAYPOOL — 147201 — LICENSED PROFESSIONAL ENGINEER
Mark C. Claypool
7/25/2024

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TBPE: F-7451, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

RSE PROJECT NO: 1479

SHEET TITLE

PLUMBING LEGEND AND GENERAL INFORMATION

SHEET NUMBER

P001

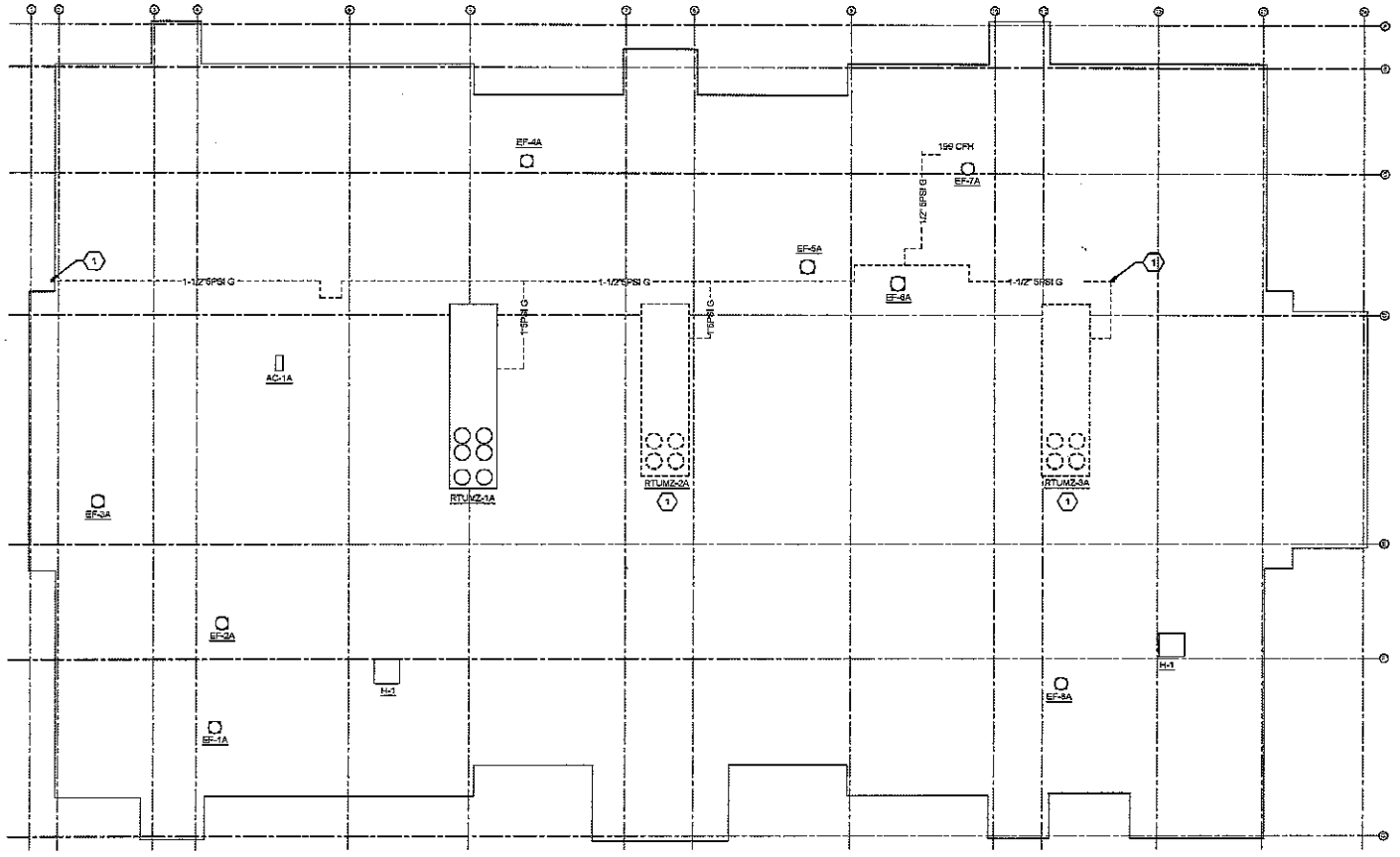
GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

B. PLUMBING CONTRACTOR SHALL COORDINATE ALL GAS SHUT DOWN WITH OWNER.

SHEET KEYED NOTES

1. REMOVE ALL GAS PIPE BACK TO METER.



1 PLUMBING DEMOLITION ROOF PLAN - AREA B
SCALE: 3/32" = 1'-0"

N

FULL SIZE SHEET: 22X34

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MARK C. CLAYPOOL 147201 LICENSED PROFESSIONAL ENGINEER
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www.gessnerengineering.com
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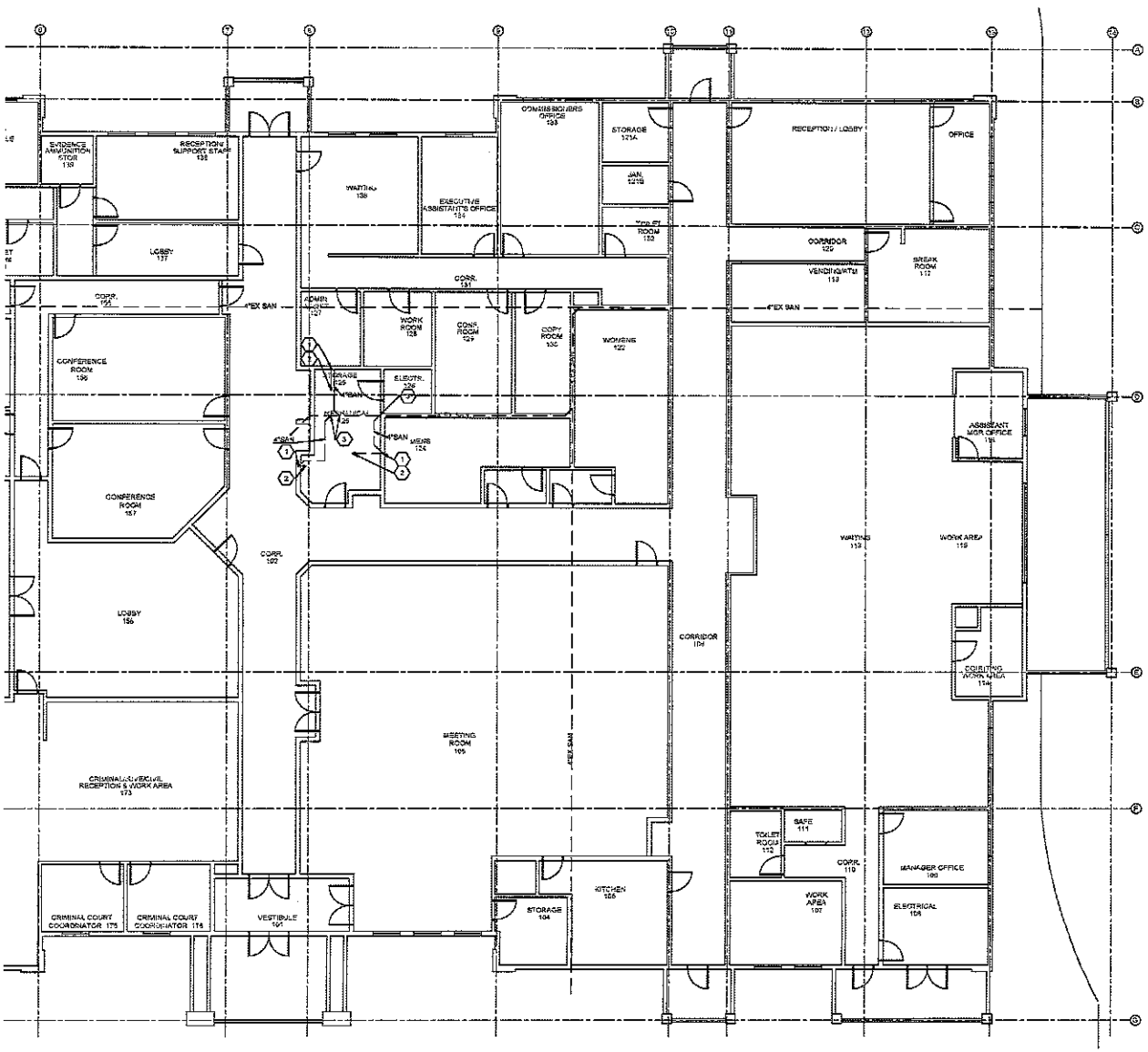
RSE PROJECT NO: 1479

SHEET TITLE

PLUMBING DEMOLITION ROOF PLAN - AREA B

SHEET NUMBER

PD201



1 PLUMBING RENOVATION UNDER FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

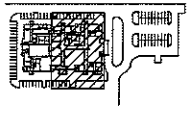
GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE, VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

SHEET KEYED NOTES

1. 4" SANITARY DOWN 2" VENT UP.
2. 4" SANITARY UP TO DRAIN ABOVE.
3. CONNECT TO EXISTING SANITARY HERE.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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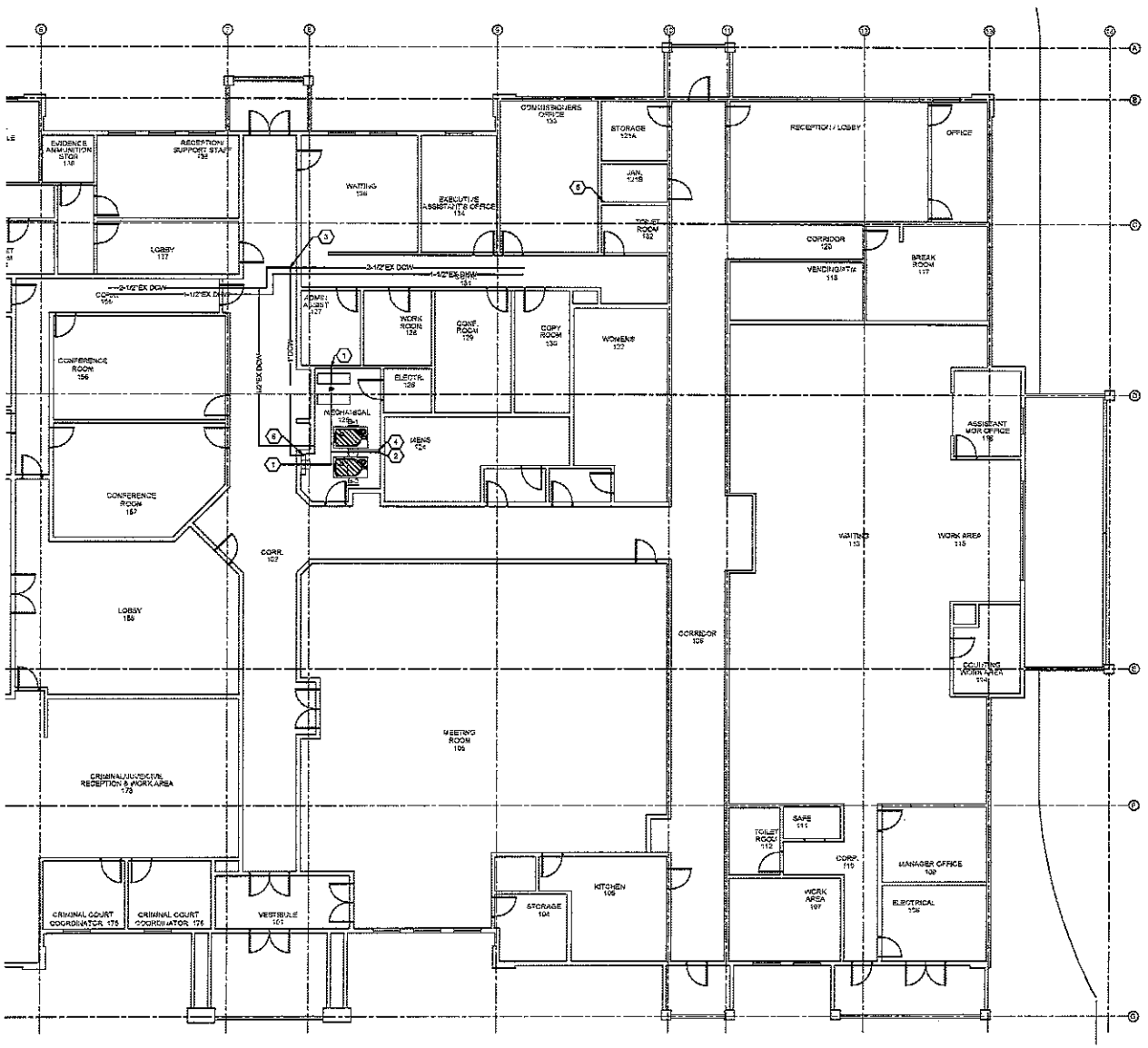
RSE PROJECT NO: 1479

SHEET TITLE

PLUMBING RENOVATION UNDER FLOOR PLAN - AREA B

SHEET NUMBER

PU201



1 PLUMBING RENOVATION FLOOR PLAN – AREA B
SCALE: 1/8" = 1'-0"

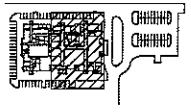
GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

SHEET KEYED NOTES

1. 2" VENT FROM BELOW.
2. 2" VENT FROM BELOW AND 2" VENT UP THROUGH ROOF.
3. CONNECT TO EXISTING COLD WATER PIPE OF EQUAL OR GREATER SIZE HERE.
4. 1-1/2" 5 PSI GAS FROM ROOF ABOVE TO FEED BOILERS.
5. NEW 3/4" FROM ROOF ABOVE TO FEED EXISTING GAS WATER HEATER.
6. 1" MAKE-UP WATER CONNECTION FOR MECHANICAL. COORDINATE WITH MECHANICAL CONTRACTOR.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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PLUMBING RENOVATION FLOOR PLAN - AREA B

SHEET NUMBER

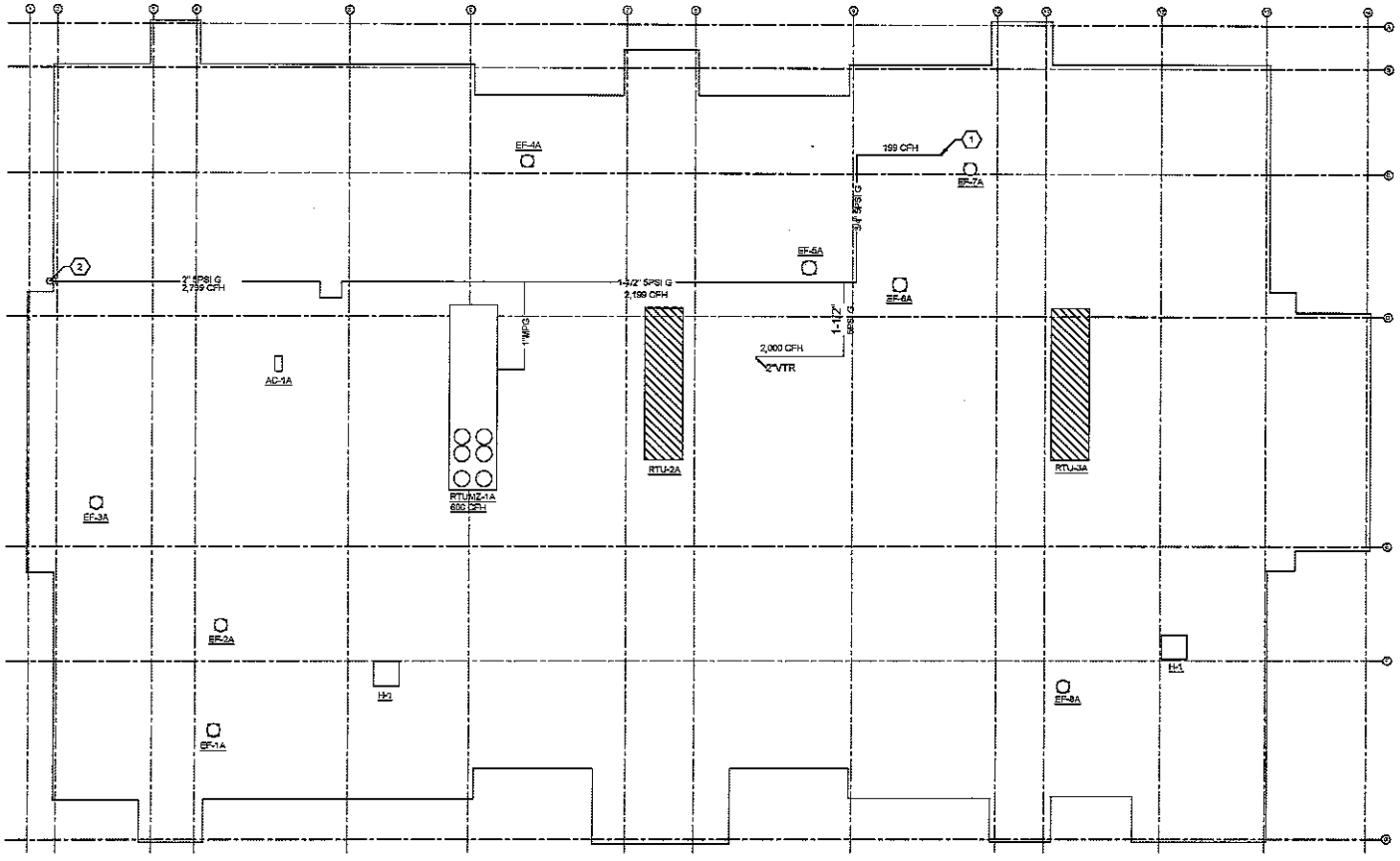
P201

GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE; VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

SHEET KEYED NOTES

1. 3/4" GAS DOWN TO WATER HEATER BELOW.
2. 2" 5 PSI GAS @ 2,799 CFH WITH A TOTAL DEVELOPMENTAL LENGTH OF 1600'



1 PLUMBING RENOVATION ROOF PLAN - AREA B
SCALE: 1/16" = 1'-0"

FULL SIZE SHEET: 22X34

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SEAL

STATE OF TEXAS
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TBPE F-3451, TBPLS F-10193900

PROJECT INFORMATION

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1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

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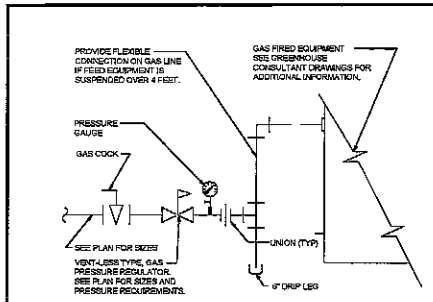
RSE PROJECT NO. 1479

SHEET TITLE

PLUMBING RENOVATION ROOF PLAN - AREA B

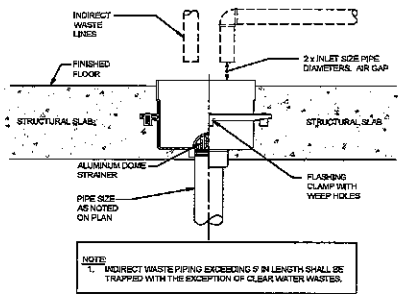
SHEET NUMBER

P202



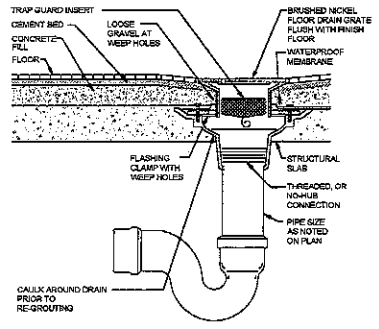
4 TYPICAL EQUIPMENT GAS SUPPLY DETAIL

SCALE: N.T.S.



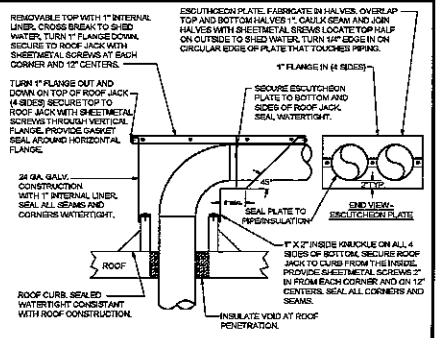
2 TYPICAL FLOOR SINK DETAIL

SCALE: N.T.S.



3 TYPICAL FLOOR DRAIN DETAIL

SCALE: N.T.S.



1 PIPING THROUGH ROOF DETAIL

SCALE: N.T.S.

FULL SIZE SHEET: 22X34

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SEAL

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147201
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Mark C. Clatpool
7/25/2024

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FIRM REGISTRATION NUMBERS
TBPE F-7451, TBPLS F-10193910

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS:
1601 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION

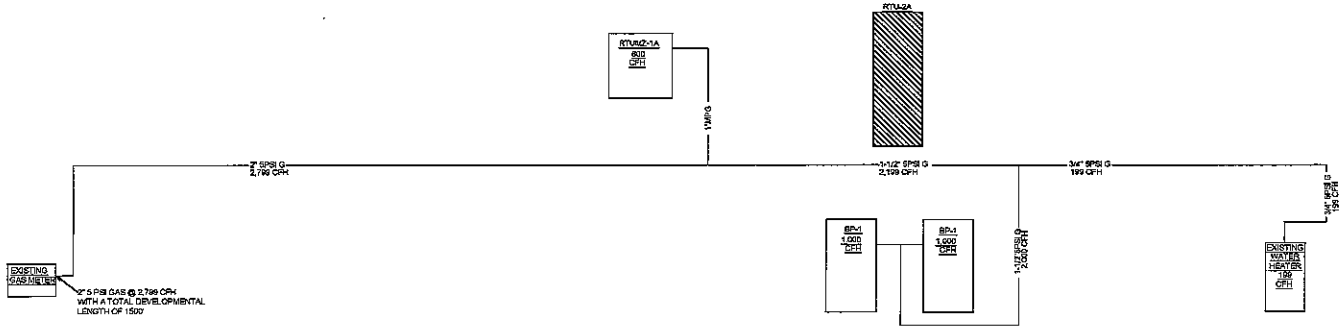
RSE PROJECT NO. 1479

SHEET TITLE

PLUMBING DETAILS

SHEET NUMBER

P501



1 PLUMBING GAS RISER PLAN
SCALE: NTS

FULL SIZE SHEET: 22X34

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SHEET TITLE

PLUMBING GAS RISER PLAN

SHEET NUMBER

P601

PLUMBING FIXTURE SCHEDULE

TYPE	MINIMUM ROUGH-IN SIZE					MANUFACTURER/ MODEL	DESCRIPTION	NOTES
	WASTE	VENT	DCW	D+U	LP			
FD-1	3"	2"	3/4"			JAY R. SMITH 3089TRS	8" SQUARE TOP STRAINER HEAD FLOOR DRAIN WITH ADJUSTABLE STRAINER HEAD. PROVIDE TRAP GUARD.	1-3
FD-1	3"	2"	3/4"			JAY R. SMITH 3199	SANITOP FOR FLOOR SINK, 8" DEEP, PROVIDE DRAIN WITH SK GRATE.	3-5

NOTES:
1. PROVIDE WITH VANDAL RESISTANT SCREWS.
2. PROVIDE WITH DEEP SEAL TRAP.
3. FLOOR DRAINS IN TOILET ROOMS SHALL BE PROVIDED WITH TRAP GUARD.
4. FLUSH VALVE SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET FOR ALL ADA FIXTURES.

BACKFLOW PREVENTER SCHEDULE

TAG	DEVICE	TYPE	MANUFACTURER	MODEL	SERVING	MATERIAL	NOTES
BFP-1	BACKFLOW PREVENTER	REDUCED PRESSURE ZONE	WATTS	LF909	TABLE AND CHAIRS 125	CAST COPPER	1-4

NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. PROVIDE WITH LEAD FREE INLINE STRAINER AND ISOLATION VALVES FOR SERVICE.
3. INSTALL IN AN ACCESSIBLE LOCATION. (NOT FOR CONCEALED INSTALLATIONS).
4. REFER TO CONSTRUCTION DOCUMENTS FOR ACTUAL PIPE SIZE.

FULL SIZE SHEET: 22X34

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RSE PROJECT NO: 1479

SHEET TITLE

PLUMBING SCHEDULES

SHEET NUMBER

P701

Ramirez - Simon
Engineering, LLC

Project Title: **Williamson County Jester Annex – Rooftop HVAC Unit Replacement**
RSE Project #: **1479**
Issue: **Addendum 1**
Date: **05/23/2025**

This **Addendum 1** shall modify, amend, extend and become a part of the Contract Documents dated 07/25/2024 prepared by Ramirez Simon Engineering, LLC (RSE) in accordance with the terms therein, as if written out in full therein and bound originally therewith.

Questions concerning this **Addendum 1** or the Contract Documents, should be addressed to RSE by email to Mark Claypool (mcclaypool@ramirez-simon.com).

In cases of conflict, the Addendum shall take precedence over previously issued Contract Documents.

Questions

1. The specifications address material types for Chilled Water Piping but no Heating Water Piping. Does the Chilled Water Piping section also apply to Heating Hot Water?

   RSE Response:
   The chilled water piping specification section only applies to chilled water piping. Refer to attached specification section 23 2113 for heating hot water piping requirements.

2. The chilled water piping specification does not address the below grade chilled water piping. Is it pre-insulated? If so, can you please provide material for carrier pipe and type of pre-insulation?

   RSE Response:
   The chilled water piping below grade can be pre-insulated or insulated underground with mineral powder insulation. Refer to attached specification section 23 2120 and section 23 2119 as well as mechanical detail sheet M505 for more information.

Mechanical Drawings

1. Sheet G001 – GENERAL INFORMATION
   a. Added sheet M505 – Mechanical Details to sheet list.

2. Sheet M302 – MECHANICAL RENOVATION PIPING FLOOR PLAN – AREA C
   a. Revised keynote 11.

3. Sheet M505 – MECHANICAL DETAILS
   a. Added sheet.

Electrical Drawings

1. Sheet E203 – ELECTRICAL RENOVATION ROOF PLAN – AREA A
   a. Revised keynote tag number to reference keynote 3 for heat tracing.
   b. Revised circuit tag for heat tracing.

c. Removed floating keynote from plan.
d. Removed floating text from plan.

Plumbing Drawing

1. Sheet PU201 – PLUMBING RENOVATION UNDER FLOOR PLAN – AREA B
   a. Revised keynote 1.
   b. Revised keynote 2.
   c. Revised keynote 3.

Specifications

1. Table of Contents, Division 22
   a. Add Specification Section 22 7000 Facility Natural Gas System.

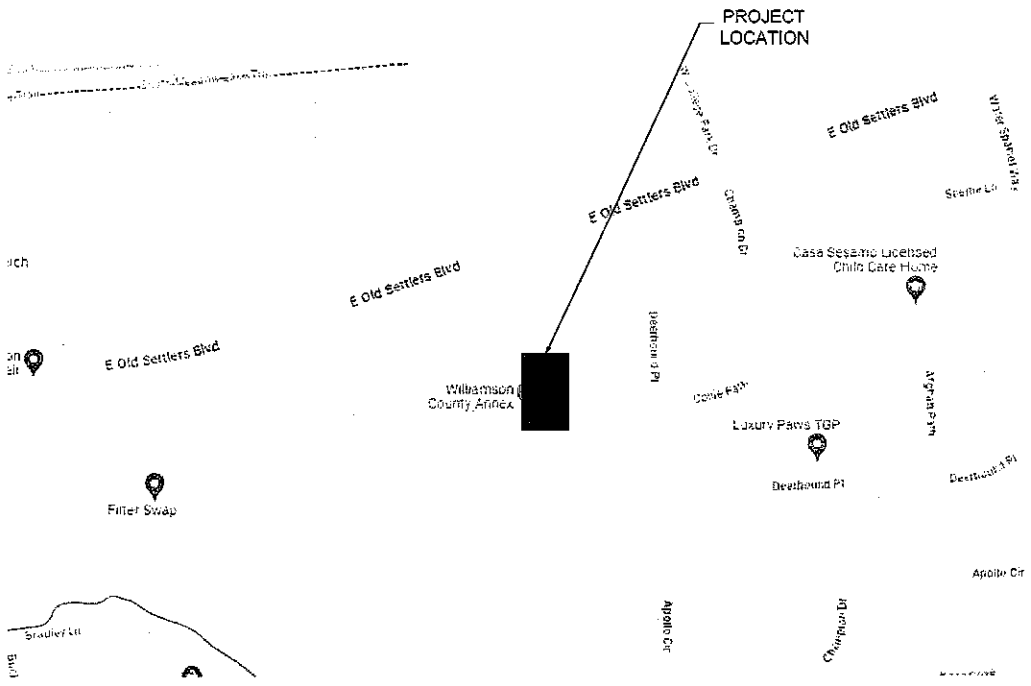
2. Table of Contents, Division 23
   a. Add Specification Section 23 2113 Heating Hot Water System and Equipment.
   b. Add Specification Section 23 2119 Underground Thermal Distribution Systems.
   c. Add Specification Section 23 2120 Underground Thermal Pipe Insulation.

3. Section 23 6423, Paragraph 1.2.E.
   a. Add sentence, **"Acceptable Manufacturer: Carrier, Trane, and JCI."**

4. Section 23 6423, Paragraph 2.1.M.8.
   a. Delete paragraph in its entirety.

5. Section 22 0500, Paragraph 2.4.C.
   a. Delete, **"Refer to Division 9 for additional information"** from paragraph.

END OF ADDENDUM 1



VICINITY MAP

APPLICABLE CODES AND STANDARDS:

NFPA 1 - FIRE CODE (2020)
NFPA 101 - LIFE SAFETY CODE (2020)
NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE (2020)
INTERNATIONAL BUILDING CODE (IBC 2021)
INTERNATIONAL FIRE CODE (IFC 2021)
INTERNATIONAL MECHANICAL CODE (IMC 2021)
INTERNATIONAL PLUMBING CODE (IPC 2021)
INTERNATIONAL EXISTING BUILDING CODE (2021)
INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2018)
NATIONAL ELECTRICAL CODE (NEC 2021)

SHEET LIST

SHEET NO.	SHEET TITLE
G001	GENERAL INFORMATION
G201	GENERAL CEILING PLAN
C000	NOTES
C100	SITE PLAN
C200	DEMO PLAN
C300	EROSION CONTROL
C301	EROSION CONTROL NOTES
C400	DETAILS
S001	STRUCTURAL NOTES
S002	STRUCTURAL NOTES
S101	FOUNDATION PLAN
S112	ROOF PLAN
S501	FOUNDATION DETAILS
S502	ROOF FRAMING DETAILS
S503	CMU FRAMING DETAILS
M001	MECHANICAL LEGEND AND GENERAL INFORMATION
MD201	MECHANICAL DEMOLITION FLOOR PLAN - AREA B
MD202	MECHANICAL DEMOLITION ROOF PLAN - AREA B
M201	MECHANICAL RENOVATION FLOOR PLAN - AREA A
M202	MECHANICAL RENOVATION FLOOR PLAN - AREA B
M209	MECHANICAL RENOVATION ROOF PLAN - AREA B
M301	MECHANICAL RENOVATION PIPING FLOOR PLAN - AREA B
M302	MECHANICAL RENOVATION PIPING FLOOR PLAN - AREA C
M303	MECHANICAL RENOVATION PIPING ROOF PLAN - AREA B
M401	MECHANICAL RENOVATION ENLARGED PIPING PLAN
M501	MECHANICAL DETAILS
M502	MECHANICAL DETAILS
M503	MECHANICAL DETAILS
M504	MECHANICAL DETAILS
M505	MECHANICAL DETAILS
M701	MECHANICAL SCHEDULES
M702	MECHANICAL SCHEDULES
M801	MECHANICAL CONTROLS
M802	MECHANICAL CONTROLS
M803	MECHANICAL CONTROLS
M804	MECHANICAL CONTROLS
E001	ELECTRICAL LEGEND
E002	ELECTRICAL GENERAL NOTES
ED201	ELECTRICAL DEMOLITION FLOOR PLAN - AREA B
ED202	ELECTRICAL DEMOLITION ROOF PLAN - AREA B
ED401	ELECTRICAL ENLARGED DEMOLITION PLAN
ED601	ELECTRICAL DEMOLITION ONE-LINE DIAGRAM
E201	ELECTRICAL RENOVATION FLOOR PLAN - AREA B
E202	ELECTRICAL RENOVATION FLOOR PLAN - AREA C
E209	ELECTRICAL RENOVATION ROOF PLAN - AREA B
E401	ELECTRICAL ENLARGED RENOVATION PLAN
E402	ELECTRICAL ENLARGED RENOVATION PLAN
E501	ELECTRICAL DETAILS
E503	ELECTRICAL DETAILS
E601	ELECTRICAL RENOVATION ONE LINE DIAGRAM
E602	ELECTRICAL GROUNDING RISER DIAGRAM
E701	ELECTRICAL SCHEDULES
E702	ELECTRICAL SCHEDULES
E703	ELECTRICAL SCHEDULES
P001	PLUMBING LEGEND AND GENERAL INFORMATION
PD201	PLUMBING DEMOLITION ROOF PLAN - AREA B
PU201	PLUMBING RENOVATION UNDERFLOOR PLAN - AREA B
P201	PLUMBING RENOVATION FLOOR PLAN - AREA B
P202	PLUMBING RENOVATION ROOF PLAN - AREA B
P501	PLUMBING DETAILS
P601	PLUMBING GAS RISER PLAN
P701	PLUMBING SCHEDULES

FULL SIZE SHEET: 22X34

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TBPE F-7451, TBPLS F-10159310

PROJECT INFORMATION

CLIENT NAME:
WILLIAMSON COUNTY
1848

PROJECT NAME:
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

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Round Rock, TX 78664

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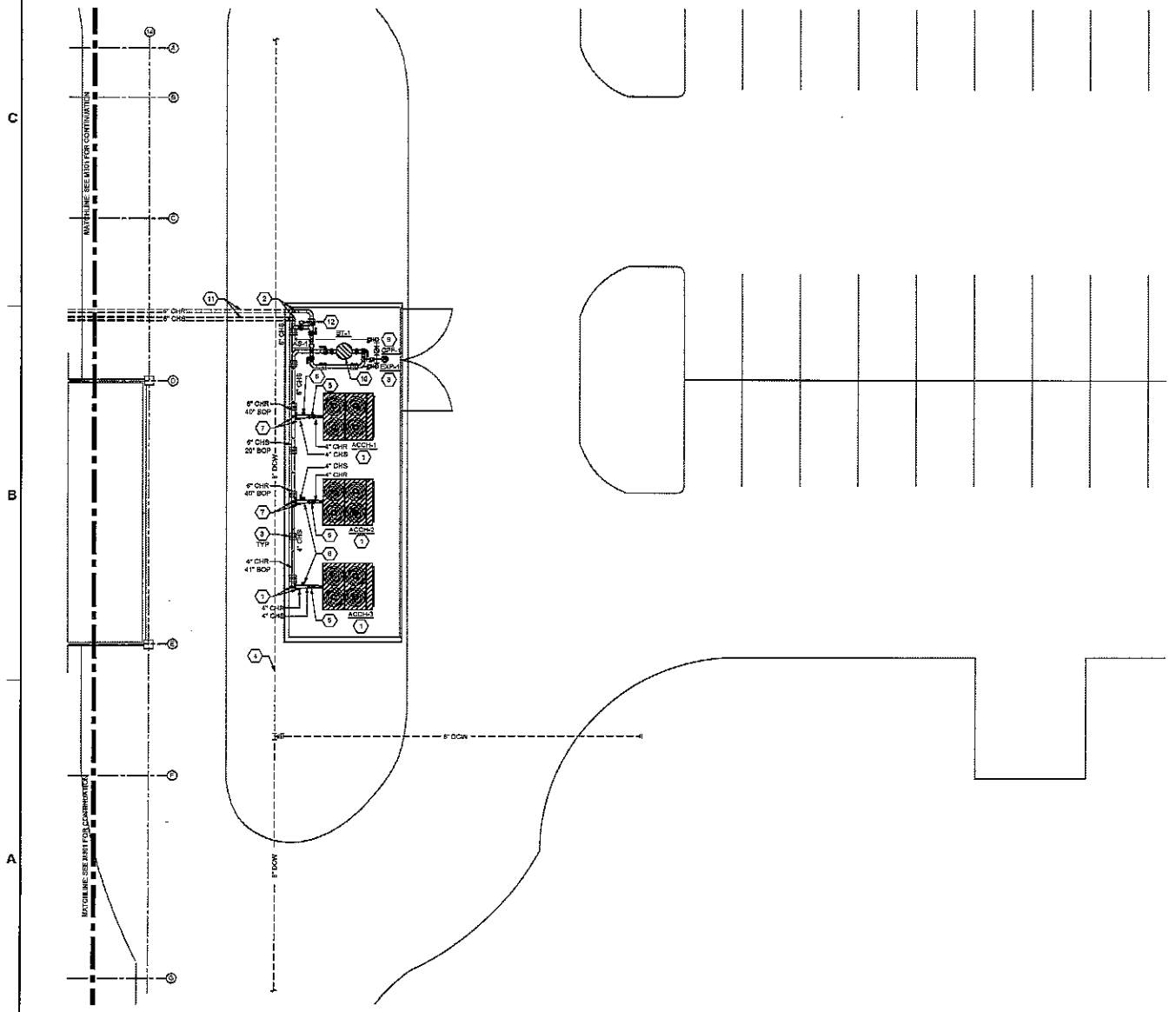
RSE PROJECT NO: 1479

SHEET TITLE

GENERAL INFORMATION

SHEET NUMBER

G001



1 MECHANICAL RENOVATION PIPING FLOOR PLAN - AREA C
SCALE: 1/8" = 1'-0"

GENERAL NOTES

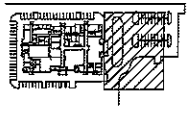
A. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

B. CHAIN LINK FENCE TO BE PROVIDED BY OWNER

SHEET KEYED NOTES

1. PROVIDE NEW CHILLER WITH INTEGRATED PUMP.
2. PROVIDE NEW CHILLED WATER PIPING ABOVE GRADE.
3. PROVIDE PIPE SUPPORT.
4. EXISTING UNDERGROUND DCW MAIN PIPING IS SHOWN FOR COORDINATION PURPOSES.
5. PROVIDE NEW FLOW METER IN 4" CHR PIPING.
6. PROVIDE NEW MOTORIZED CONTROL VALVE IN 4" CHS PIPING.
7. PROVIDE NEW ISOLATION VALVES IN CHILLED WATER PIPING.
8. PROVIDE NEW EXPANSION TANK AND MOUNT ON GRADE. ROUTE 1" PIPING TO 6" CHR PIPING AND PROVIDE ISOLATION VALVE.
9. PROVIDE NEW CHEMICAL POT FEEDER AND MOUNT ON GRADE. ROUTE 1" PIPING TO 6" CHR PIPING AND 6" CHS PIPING. PROVIDE ASSOCIATED ISOLATION VALVES.
10. PROVIDE NEW BUFFER TANK AND MOUNT ON GRADE.
11. PROVIDE NEW CHILLED WATER PIPING BELOW GRADE. REFER TO DETAIL 3/M302A
12. PROVIDE NEW MOTORIZED CONTROL VALVE IN CHILLED WATER BYPASS PIPING.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

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TBPE F-945 | TBPLS F-10059500

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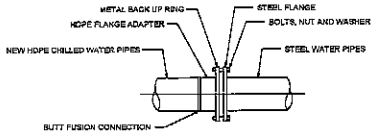
RSE PROJECT NO: 1479

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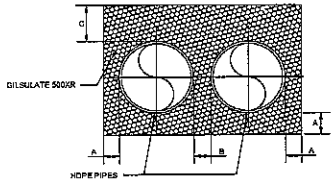
MECHANICAL RENOVATION PIPING FLOOR PLAN - AREA C

SHEET NUMBER

M302

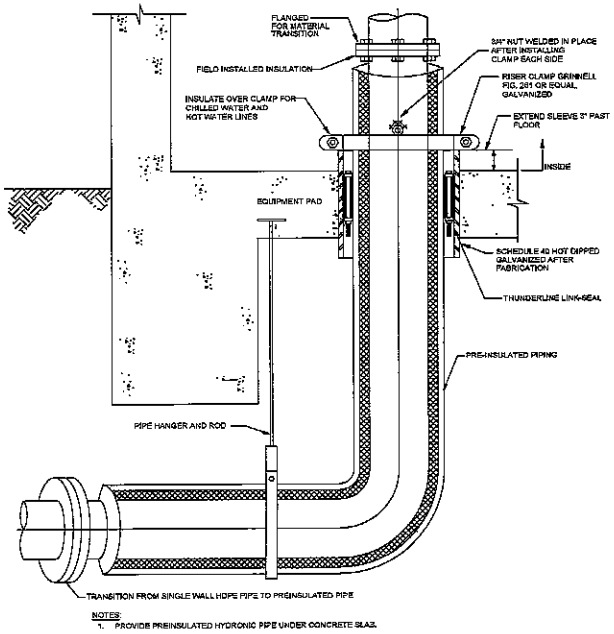


5 PIPE MATERIAL TRANSITION
SCALE: N.T.S.



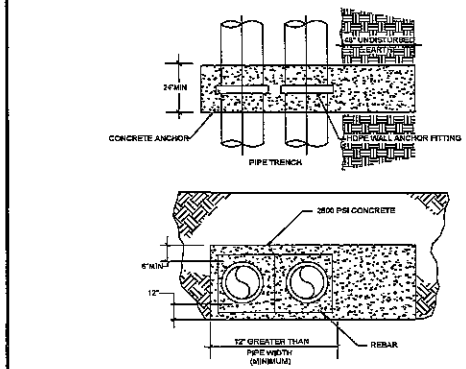
INSULATION SCHEDULE			
NOMINAL PIPES SIZE	CHILLED WATER		
	A	B	C
6	4	3	5

4 TYPICAL HDPE WATER PIPE INSULATION
SCALE: N.T.S.

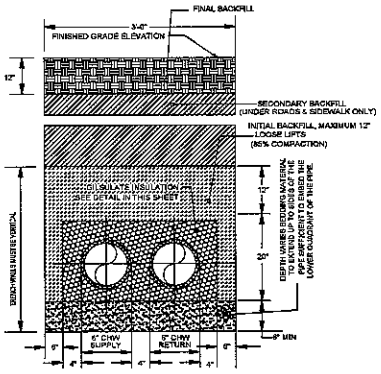


NOTES:
1. PROVIDE PREINSULATED HYDRONIC PIPE UNDER CONCRETE SLAB.

3 PIPE PENETRATION THRU CONCRETE SLAB
SCALE: N.T.S.



2 TYPICAL PIPE ANCHORING CONCRETE BLOCK
SCALE: N.T.S.



BEDDING MATERIAL
BEDDING MATERIAL SHALL BE COMPOSED OF SAND MEETING THE REQUIREMENTS OF ASTM C33.
INITIAL BACKFILL
INITIAL BACKFILL SHALL CONSIST OF SAND WHICH TO CONFORMS TO THE REQUIREMENTS FOR BEDDING MATERIAL.
SECONDARY BACKFILL
SECONDARY BACKFILL SHALL CONSIST OF CEMENT STABILIZED SAND (5-1/2 SACKS CEMENT/CY, CEMENT STABILIZED SAND), MAXIMUM 12" LOOSE LIFTS, COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D558 WITH MOISTURE CONTENT WITHIN ±2 PERCENT OF OPTIMUM.
FINAL BACKFILL
FINAL BACKFILL SHALL CONSIST OF MATERIAL REMOVED FROM THE TRENCH AND SHALL BE FREE OF BRUSH DEBRIS AND TRASH. NO ROCK OR STONES HAVING ANY DIMENSIONS LARGER THAN SIX INCHES(6") AT THE LARGEST DIMENSIONS SHALL BE USED IN THE SECONDARY BACKFILLING ZONE. SECONDARY BACKFILL SHALL BE PRIMARILY COMPOSED OF COMPACTIBLE SOIL MATERIALS.

1 THERMAL WATER LINES TRENCH
SCALE: N.T.S.

FULL SIZE SHEET: 22X34

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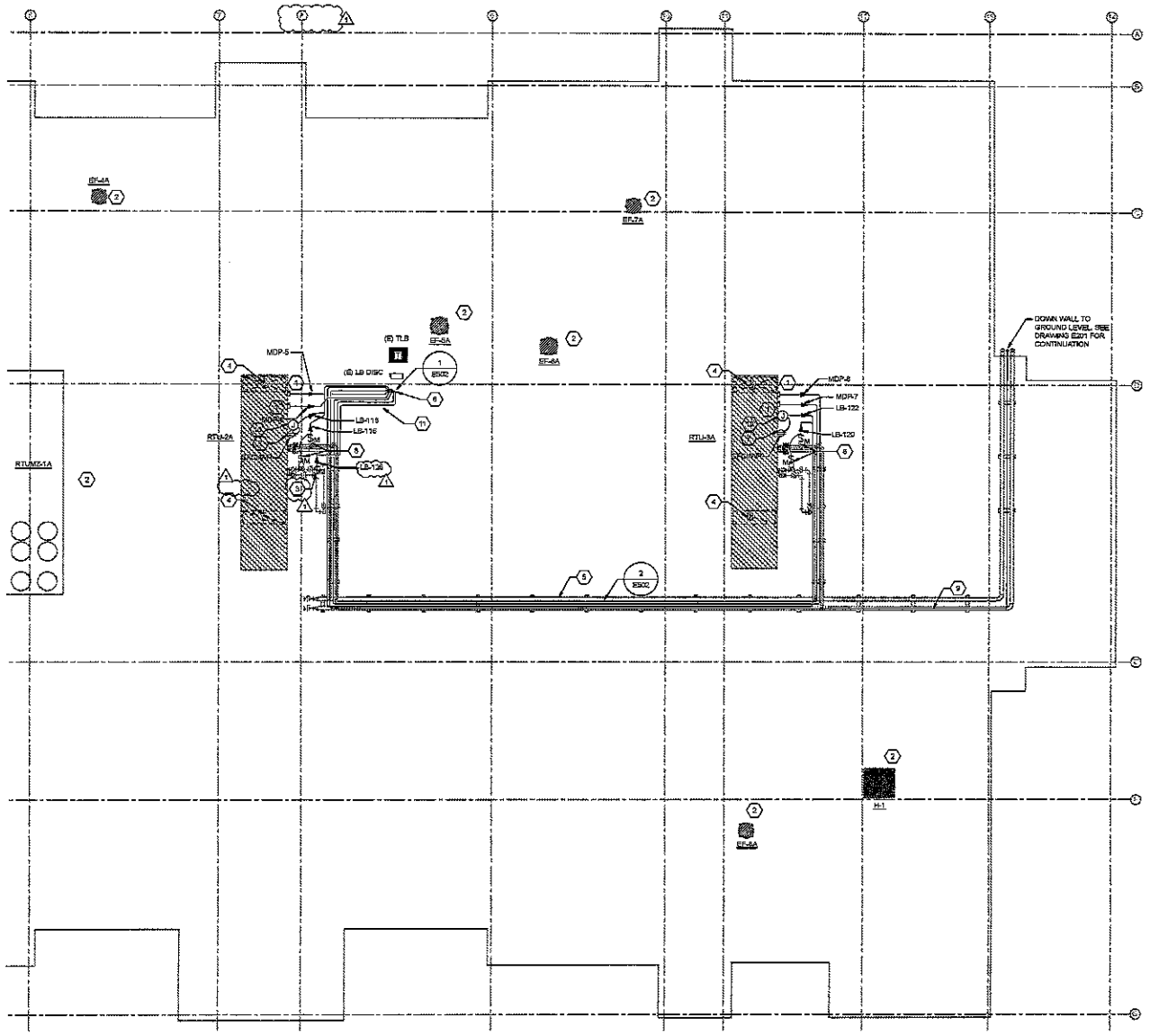
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1	9/23/25	ADDENDUM 1

RSE PROJECT NO: 1479

SHEET TITLE
MECHANICAL DETAILS

SHEET NUMBER
M505



1 ELECTRICAL RENOVATION ROOF PLAN - AREA B
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. REFER TO ELECTRICAL LEGEND SHEET E001 FOR PROJECT GENERAL NOTES

B. DRAWINGS ARE SCHEMATIC IN NATURE, VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

C. ELECTRICAL EQUIPMENT AND DEVICES SHOWN ON THIS SHEET HAVE BEEN GATHERED FROM FIELD INVESTIGATIONS. THERE MAY EXIST OTHER EQUIPMENT AND DEVICES IN FIELD THAT ARE NOT REFLECTED ON THIS SHEET. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND/OR RELOCATING EQUIPMENT, DEVICES AND RACEWAY SYSTEM IN CONFLICT WITH NEW CONSTRUCTION.

D. FIELD VERIFY EXACT LOCATIONS OF EXISTING FEEDERS ON SITE. EXISTING FEEDERS TO REMAIN IN WORKING ORDER DURING CONSTRUCTION. HAND DIG IN AREAS WHERE EXISTING FEEDERS ARE LOCATED.

E. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.

F. BRANCH CIRCUITS SHOWN ARE FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR SHALL CIRCUIT TRACE EXISTING BRANCH CIRCUITS IN THE AREA TO EVALUATE AVAILABILITY. CONTRACTOR SHALL REUSE EXISTING BRANCH CIRCUITS MADE AVAILABLE AFTER DEMOLITION WORK. UPDATE PANEL DIRECTORY CARD WITH FINAL BRANCH CIRCUIT DESIGNATIONS.

G. CONTRACTOR TO KEEP TRACK OF ALL BRANCH CIRCUIT WIRING IN ORDER TO PRODUCE AS-BUILTS THAT SHOW EXACT LOCATION AND ROUTING OF WIRING, RACEWAYS, AND JUNCTION BOXES FOR BRANCH CIRCUITS.

SHEET KEYED NOTES

1. FURNISH AND INSTALL POWER TO SERVE RTU. LOCAL DISCONNECTING MEANS IS PROVIDED WITH EQUIPMENT. REFER TO ONE-LINE DIAGRAM FOR BRANCH CIRCUIT INFORMATION. HOMERUN CIRCUIT VIA VFD LOCATED IN BOILER ROOM. REFER TO SHEET E601 FOR LOCATION.
2. EQUIPMENT IS EXISTING TO REMAIN, SHOWN FOR REFERENCE ONLY.
3. FURNISH AND INSTALL POWER TO SERVE HEAT TRACING. COORDINATE EXACT LOCATION OF PIPE TO BE HEAT TRACED WITH DIVISION 23. PROVIDE GROUND FAULT EQUIPMENT PROTECTION TYPE CIRCUIT BREAKER TO SERVE CIRCUIT. PROVIDE A MOTOR RATED SWITCH FOR LOCAL DISCONNECTING MEANS.
4. DIVISION 28 TO FURNISH AND INSTALL DUCT SMOKE DETECTOR. PROVIDE WIRING AND INTERFACE WITH RTU CONTROLS. COORDINATE WITH MECHANICAL CONTRACTOR.
5. ROUTE ELECTRICAL CONDUITS ALONG WITH CHILLED WATER LINES ON SAME UTILITY SUPPORT RACK. COORDINATE INSTALLATION WITH DIVISION 23.
6. PENETRATE ROOF TO ROUTE NEW ELECTRICAL CONDUITS. FIELD LOCATE BEST LOCATE TO AVOID CONFLICT WITH STRUCTURE BEAMS AND OTHER OBJECTS.
7. MOUNT RECEPTACLE ON UNISTRUT.
8. FURNISH AND INSTALL POWER TO SERVE MOTORIZED VALVE. PROVIDE MOTOR RATED SWITCH FOR LOCAL DISCONNECTING MEANS.
9. 1.5" CONDUIT WITH PULLSTRING SERVING DDC CONTROL WIRING.
10. FURNISH AND INSTALL POWER TO SERVE RTU CONTROLS. PROVIDE ELECTRICAL CONNECTIONS AS REQUIRED.
11. COORDINATE CONDUIT ROUTING WITH MECHANICAL FLUE AND VENT PENETRATIONS.

KEYPLAN

0' 4' 8' 16'
1/8" = 1'-0"
N

FULL SIZE SHEET: 22X34

Ramirez - Simon Engineering, LLC
Mechanical • Electrical • Plumbing
Texas Registered Engineering Firm F-14781
9805 Whitham Dr. | Houston, TX 77095
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SEAL

STATE OF TEXAS
OMER STICK TOMANOPOLOS
133807
LICENSED PROFESSIONAL ENGINEER
05/23/25

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FIRM REGISTRATION NUMBERS:
TBPE F-3461, TBPLS F-10193810

PROJECT INFORMATION

CLIENT NAME
WILLIAMSON COUNTY
1848

PROJECT NAME
Williamson County Jester Annex
Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

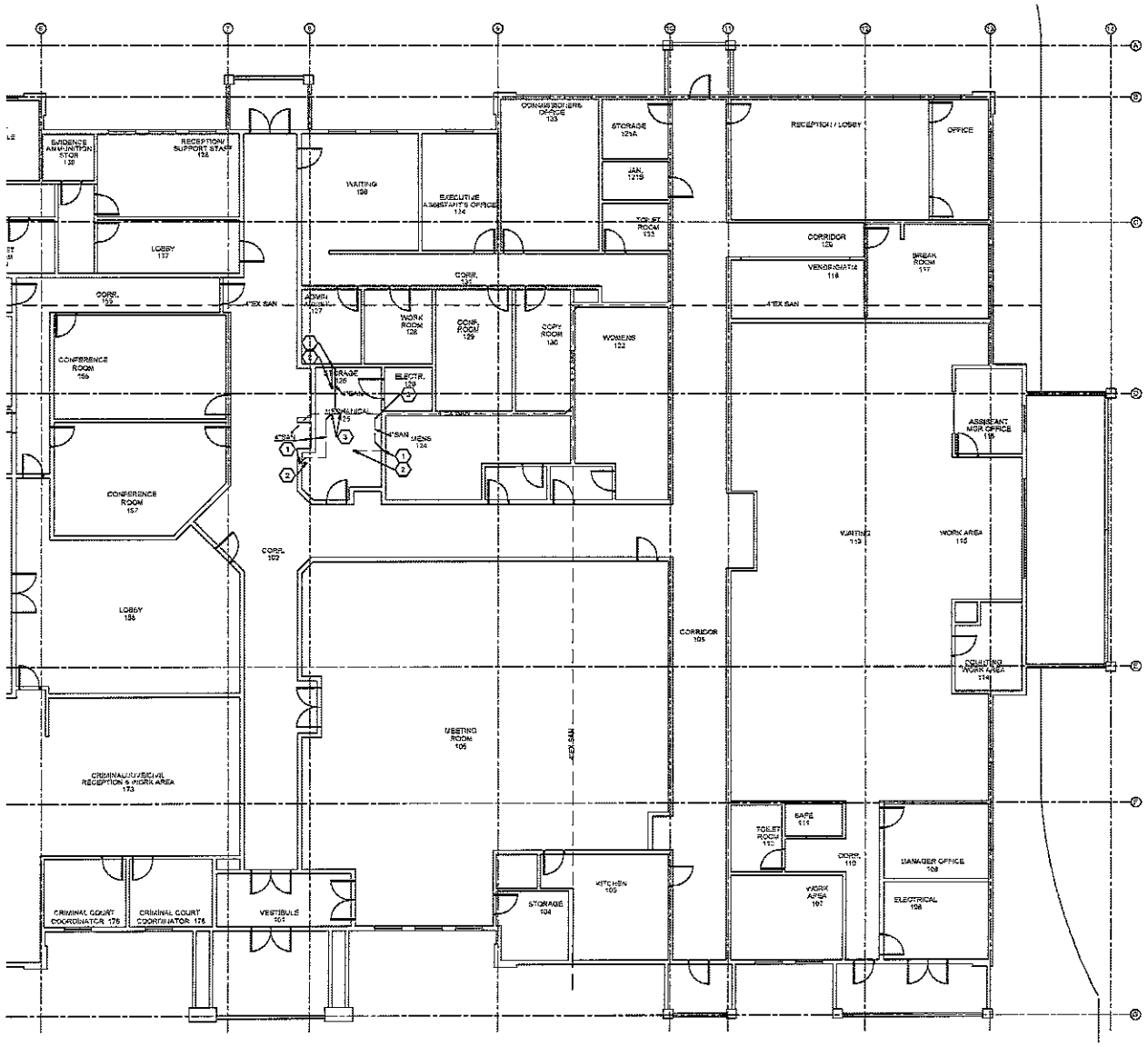
ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION
1	9/25/25	ADDENDUM 1

RSE PROJECT NO. 1479

SHEET TITLE
ELECTRICAL RENOVATION ROOF PLAN - AREA A

SHEET NUMBER
E203



1 PLUMBING RENOVATION UNDER FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

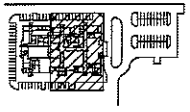
GENERAL NOTES

A. DRAWINGS ARE SCHEMATIC IN NATURE. VERIFY DIMENSIONS AND EQUIPMENT LOCATIONS IN THE FIELD. CONTRACTOR SHALL VERIFY EXACT LOCATION AND CONFIGURATION OF EXISTING INSTALLATIONS TO REMAIN.

SHEET KEYED NOTES

1. NEW 4" SANITARY DOWN 2" VENT UP.
2. NEW 4" SANITARY UP TO DRAIN ABOVE.
3. CONNECT NEW SANITARY TO EXISTING SANITARY HERE.

KEYPLAN



0' 4' 8' 16'
1/8" = 1'-0"

N

FULL SIZE SHEET: 22X34

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TBPE F-1451, TBPLS F-10193810

PROJECT INFORMATION

CLIENT NAME
WILLIAMSON COUNTY
1848

PROJECT NAME
Williamson County Jester Annex Rooftop HVAC Unit Replacement

RSE PROJECT No.
1479

PROJECT ADDRESS
1801 E Old Settlers Blvd
Round Rock, TX 78664

ISSUE

ISSUED FOR PERMIT
JULY 25, 2024

MARK	DATE	DESCRIPTION
1	8/26/25	ADDENDUM 1

RSE PROJECT NO: 1479

SHEET TITLE

PLUMBING RENOVATION UNDER FLOOR PLAN - AREA B

SHEET NUMBER

PU201

SECTION 22 7000
FACILITY NATURAL GAS SYSTEM

PART 1 - GENERAL

1.1 REQUIREMENTS

A. Conform with applicable provisions of the General Conditions and Supplemental General Conditions.

1.2 SCOPE

A. Connect to existing building natural gas system and extend piping to serve new HVAC roof-mounted equipment. Work shall include all necessary, piping, regulators, supports, anchoring, miscellaneous accessories coordination with roofing, coordination with mechanical equipment, and coordination with other utilities. All outages shall be coordinated with Owner and the Contractor shall verify that all existing equipment affected by the outage is back to normal operation.

PART 2 - PRODUCTS

2.1 PIPING

A. All underground gas piping shall be minimum SDR-11 High Density Polyethylene (HDPE) plastic pipe and fittings, ASTM D-2513, with heat-fused socket or butt-fused joints. Piping shall be intended for natural gas use.

B. Provide connection between buried plastic gas service piping and metallic riser in accordance with the gas code. Provide metallic riser consisting of HDPE fused coating on steel pipe for connection to above ground building distribution piping. Underground horizontal metallic portion of riser shall be at least twenty-four inches in length before connection to the plastic service pipe. An approved transition fitting or adaptor meeting design pressure rating and plastic pipe manufacturers recommendations shall be used where the plastic joins the metallic riser.

C. All-natural gas piping shall be painted yellow.

D. Above Ground Piping Outside of Building
   1. Piping 1½ inches and smaller shall be seamless Schedule 40 black steel, ASTM A106 or ASTM A53 Type "S", Grade A or B, with Class 150 black malleable iron threaded fittings conforming to ASME B16.3.
   2. Piping 2 inches and larger shall be Type "S" seamless or Type "E" electric resistance welded Schedule 40 black steel, ASTM A53, Grade A or B, with Schedule 40 wrought carbon steel fittings, ASTM A 234 and butt weld joints.
   3. Provide factory-applied, three-layer coating of epoxy, adhesive, and PE or field applied primer and epoxy paint coating on all pipe and fittings. Field applied coating is restricted to fittings and short sections of pipe necessarily stripped for threading or welding. Field coating shall be manufactured by Amercoat Type 240 or approved equal and applied in accordance with manufacturer's recommendations. Galvanizing shall not be considered adequate protection.

E. Above Ground Piping Exposed Inside of Building:

1. Piping 1½ inches and smaller shall be seamless Schedule 40 black steel, ASTM A106 or ASTM A53 Type "S", Grade A or B, with Class 150 black malleable iron threaded fittings conforming to ASME B16.3.
2. Piping 2 inches and larger shall be Type "S" seamless or Type "E" electric resistance welded Schedule 40 black steel, ASTM A53, Grade A or B, with Schedule 40 wrought carbon steel fittings, ASTM A 234 and butt weld joints.
   EXCEPTIONS:
   a. All exposed piping 1½ inches and smaller located within areas utilized as return air plenums shall have welded joints with Schedule 40 socket welded forged steel fittings conforming to ASME B16.11.

F. Above Ground Piping Concealed Inside of Building (Includes above all ceilings, within partitions, within chases, and all non-accessible locations):

1. Piping 2 inches and larger shall be Type "S" seamless or Type "E" electric resistance welded Schedule 40 black steel, ASTM A53, Grade A or B, with Schedule 40 wrought carbon steel fittings, ASTM A 234 and butt weld joints.

   EXCEPTIONS:
   a. Threaded piping 1½ inches and smaller may be installed in lieu of welded provided that all piping is encased within steel sleeve vented to the exterior of the building. Sleeve piping shall be Schedule 10 black steel pipe conforming to ASTM A53, Grade A or B, electric resistance welded or seamless, with roll-grooved ends. Sleeve pipe couplings shall be Victaulic Style 75 with Grade T nitrile gasket. Sleeve fittings shall be Victaulic grooved malleable or steel. Sleeve piping and fittings must be two pipe sizes, but not less than 1 inch larger than encased gas piping.

2.2 FITTINGS

A. Fittings for steel piping 2" and smaller shall be threaded or welded as described in Section 2.1 above. Threaded fittings shall be Class 150 standard black malleable iron conforming to ANSI B16.3. Weld fittings shall be either standard weight steel butt-weld fittings conforming to ANSI B16.9, or forged steel socket-weld fittings, 2000-pound Schedule 40 conforming to ANSI B16.11. Fittings for steel piping 2-1/2" and larger shall be standard weight steel butt-weld fittings conforming to ANSI B16.9.

2.3 FLANGES

A. Flanges for steel piping system shall be forged steel, weld neck, or slip-on, 1/16" raised face Class 150 flanges conforming to ANSI B16.5.

B. Flange connections for valves and equipment shall match the rating and drilling of the valves and equipment furnished.

C. Where specifically required by the application, black cast iron Class 125 standard threaded plain face companion flanges may be utilized for flanged connections in threaded piping systems.

D. Gaskets shall be 1/16" thick full face non-asbestos material suitable for the temperatures and pressure application.

E. Flange bolting shall be carbon steel machine bolts or studs and hex nuts, ASTM A307, Grade B.

2.4 VALVES

A. Valves shall be as specified in Section 22 0523, Valves.

B. Valves used in conjunction with gas piping shall be approved for the required service.

2.5 GAS METERS

A. Natural gas meters shall be furnished and installed by the natural gas utility company. All required permits and fees shall be secured and paid for by the Contractor in accordance with Section 22 0500. Gas meter shall be the type and capacity required for the application and shall be located as indicated on the drawings and in accordance with utility company requirements and applicable codes and ordinances.

B. All natural gas meters shall be preceded by a main gas supply shut-off valve serviceable and accessible outside the building.

2.6 NATURAL GAS REGULATOR

A. The incoming system natural gas pressure regulator shall be furnished and installed with the gas meter by the utility company, set for the required gas leaving pressure shown on the drawings.

B. Line gas pressure regulators shown on these documents shall be contractor furnished. Size the regulators per manufacturer recommendations for flow quantities and pressure as shown on the drawings. Provide Fisher/Emerson EZR, SENSUS 243, or approved equal.

C. Install pressure gauge adjacent to and downstream of each line pressure regulator.

D. Secondary natural gas appliance and equipment regulators required by the equipment manufacturer shall be furnished by the equipment manufacturer or supplier and sized for the system inlet pressure and the required appliance operating pressure.

E. Gas regulators located indoors shall be vented to the outdoors and termination point shall be 3ft above roof a minimum of 10ft separated from outdoor air intakes.

2.7 PIPING SUPPORTS

A. Piping hangers and supports shall be in accordance with Section 22 0504. Roof-mounted pipe supports shall be coordinated with roofing system to maintain existing warranty, if in place. Roof work shall be coordinated with SSC Services.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Piping installation shall conform to the requirements of Section 22 0500, Common Work Requirements for HVAC, and Section 22 0504, Pipe and Pipe Fittings. Installation of specialties shall conform to the requirements of Section 22 0505, Piping Specialties.

B. Installation of piping and equipment shall be in accordance with applicable codes and regulations, including International Plumbing Code, International Mechanical Code, International Fuel and Gas Code, and NFPA No. 54.

C. No gas piping shall be installed in or on the ground under any building or structure, and all exposed gas piping shall be at least 6-inches above grade.

D. Gas piping supplying the building or facility shall be provided with a shut-off valve located outside the building and readily accessible. Where gas piping supplies multiple buildings or facilities, each building shall be provided with a shut-off valve as described herein.

3.2 EQUIPMENT AND APPLIANCE CONNECTIONS

A. All gas fired equipment and appliances shall be connected to the gas piping system in an approved manner and shall be furnished with a shut-off valve and union installed ahead of the unit. Connections shall in no case be less than the unit inlet connection size and shall be rigidly connected, except as otherwise shown on the drawings and allowed by codes and regulations.

3.3 DRIPS

A. Accessible capped drip pockets shall be furnished at low points in piping system, connections to appliances and equipment, and other locations where condensation may tend to collect.

3.4 VENTS

A. All gas regulators and other required devices installed within the building shall be vented to the outside of the building in accordance with manufacturer's requirements, codes, and regulations.

3.5 TESTS

A. All gas piping shall be pressure tested using air, CO2, or nitrogen in accordance with the applicable codes and regulations, including International Plumbing, Mechanical Code, NFPA No. 54.

B. All new rough-in distribution piping and affected portions of existing systems connected to, shall be subjected to a pneumatic test pressure utilizing clean, dry air and must be demonstrated to be absolutely tight when subjected to the pressures and time durations listed herein. All equipment and components designed for operating pressures of less than the test pressure shall not be connected to the piping system during test.

1. Systems on which the normal operating pressure is less than 0.5 pounds per square inch gauge (psig), the test pressure shall be 5.0 psig and the time interval shall be 4 hours.
2. Systems on which the normal operating pressure is between 0.5 psig and 5.0 psig, the test pressure shall be 1.5 times the normal operating pressure or 5.0 psig, whichever is greater, and the time interval shall be 4 hours.
3. Systems on which the normal operating pressure is 5.0 psig or greater, the test pressure shall be 1.5 times the normal operating pressure, and the time interval shall be 8 hours.

END OF SECTION 22 7000

SECTION 23 2113
HEATING HOT WATER SYSTEM AND EQUIPMENT

PART 1 - GENERAL

1.1 REQUIREMENTS

A. Conform with applicable provisions of the General Conditions, Supplementary Conditions and General Requirements.

1.2 RELATED SECTIONS

A. See Section 23 0500, for Common Work Requirements for HVAC.

B. See Section 23 0504, for Pipe and Pipe Fittings.

C. See Section 23 0505, for Piping Specialties.

D. See Section 23 0523, for Valves.

E. See Section 23 0700, for HVAC Insulation.

F. See Division 26, Electrical.

PART 2 - PRODUCTS

2.1 PIPING

A. Copper Piping – 4" and less - The Contractor shall use Type L hard drawn copper tubing, ASTM B88 for heating water piping. Proper insulating fittings, as specified in Section 23 05 04, shall be installed to prevent electrolytic action between steel and copper piping connections.

B. Polypropylene Piping - Aquatherm Blue Pipe with multi-layer faser (SDR-9 MF), ASTM F2389 – All sizes. Pipe shall have certification from NSF to meet NSF 14 and 61 and shall be listed with ICC. Pipe minimum rating shall be 100 psi at 180 F deg. Certified of flame spread/smoke development rating of 25/50 in accordance with ASTM E84 when wrapped with standard pipe insulation, field installed. Contractor (all installers) shall be trained by factory authorized representative prior to installation. Contractor shall coordinate expansion control requirements with manufacturer and install as required. Acceptable manufacturers are Aquatherm, Niron, or approved equal.

2.2 FITTINGS

A. Fittings for copper piping shall be wrought copper conforming to ANSI B16.22, with 95-5 solder joints, as specified in Section 23 05 04.

B. Mechanically formed tee connections and couplings for copper piping system shall be as specified in Section 23 05 04.

C. Polypropylene pipe fittings shall match pipe material. Fittings shall be as specified in Section 23 0504.

2.3 FLANGES

A. Flanges connections shall be forged steel, 1/16" raised face Class 150 flanges conforming to ANSI B16.5.

B. Flange connections for valves and equipment shall match the rating and drilling of the valves and equipment furnished.

C. Gaskets shall be 1/16" thick ring type or full face non-asbestos material suitable for the temperatures and pressure application.

D. Flange bolting shall be carbon steel machine bolts or studs and hex nuts, ASTM A307, Grade B.

2.4 VALVES

A. Valves other than automatic control valves are specified in Section 23 0523, HVAC Valves.

B. Automatic control valves shall be as specified Division 25 Integrated Automation.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Piping installation shall conform to the requirements of Section 23 0500, Common Work Requirements for HVAC, Section 23 0504, Pipe and Pipe Fittings. Installation of specialties shall conform to the requirements of Section 23 0505, Piping Specialties.

3.2 CLEANING AND FLUSHING PIPING SYSTEMS

A. New heating water piping systems installed under this Contract shall be chemically cleaned of oils, greases, dirt and mill scale. The new piping system shall be inspected by the Owner's approved Water Treatment Agency.

B. Cleaning shall be performed in strict accordance with the chemical treatment agency and manufacturer's recommendations.

C. After the mechanical contractor has prepared the building and the piping to be flushed after it has been tested. Provide a complete water flushing and cleaning of the closed loop hot water systems as specified herein. Systems must be commissioned as clean and meet the water treatment specifications.

D. All hot water piping and related equipment shall be thoroughly flushed out with pre-cleaning chemicals designed to remove deposits such as pipe dope, oils, loose rust, mill scale and other extraneous materials. Recommended dosages of pre-cleaner chemical products shall be furnished by water treatment supplier, added and circulated throughout the water systems. The water systems shall then be drained, refilled and flushed thoroughly until no foreign matter is observed and total alkalinity of the rinse water is equal to or better than that of the make-up water.

E. All polypropylene piping and related equipment shall be thoroughly flushed out with high volume and velocity water designed to remove deposits such as pipe shavings, dirt, debris and any other

and other extraneous materials.

F. All temporary connections required for cleaning, purging, and circulating shall be included. Provide suitable pipe bypasses at each coil and heat exchanger during this cleaning operation.

G. Flushing & Cleaning – a third party flushing company should be used. Permanent facility pumps should not be used for circulating the cleaning water. However, if its impractical to use temporary pumps, the permanent facility pump may be used provided that the pump is unconditionally warranted for two years, parts and labor, after the date of substantial completion by the mechanical contractor. A documented flush plan may be required at the discretion of the engineer. All operators should be aware of and abide by the Safety and PPE regulations of the project site. Operation should be manned continuously during the flushing process.

H. Self-Contained Flush Unit Requirements – Should contain a pump or pumps connected that will meet or exceed the volume required to flush and purge the system at the required velocity rate through the largest pipe. A pump curve will be submitted along with other important documentation for the related equipment on the unit. This will include, at minimum, filtration, flow meter(s), pressure gauges, and unit description or picture.

I. Pre Flush - Bypass loops should be installed at all equipment components. Strainers can be removed when a self-contained purge unit is used in conjunction with on board filtration. Flush ports should be identified along with the type of high pressure hose or piping that will be used to connect to the system. The water source should be identified and must be adequate to fill and make up water in a timely manner to the system during the flush process.

J. Clear Water Flush – Fill the piping system with clean potable water. The first flush is a clear- water flush intended to circulate water through the system and force loose debris to low point drains and the flush cart filtration system. This flush should be at minimum velocity throughout the system of 5 to 7 ft/sec. Filtration should be 25 micron.
   1. For Polypropylene, HDPE Piping Systems – the minimum duration of the flush should be calculated using a formula of 1 hour per 1000 linear feet of pipe and until system water is comparable to make up water source.

K. Cleaning & Passivation
   1. For Metallic Piping Systems - The second flush cycle is a combined flushing cycle where cleaning and passivation chemicals are introduced into the system to clean the oils and treat the inside wall of the piping system. This process will be monitored by the chemical treatment company to meet the chemical specifications of the water. The cleaning velocity should be between 3 to 5 ft/sec and the circulation time will be baes on the chemical testing but will typically be up to 48 hours.

L. Treatment
   1. For Metallic Piping Systems - After cleaning and before adding chemical initial charge, system must be flushed to meet these minimum requirements:
      a. Conductivity no higher than 20 mmho above domestic water level
      b. No foam
      c. Copper level less than 0.5 ppm
      d. Iron level less than 1.0 ppm
      e. pH 9.4 or less
      f. Less than 1 ppm phosphates (ortho-phosphate PO4)

M. Final Chemical Fill – Once the chemical treatment company has determined the system has been brought back to the correct composition, the chemical treatment company will inject the final chemicals into the system. Once the system is filled with the final chemicals it is important that the water is not to be left stagnant. Chemical treatment shall be comparable to existing treatment program.

N. Verify satisfactory completion of clean pipe and a final flushing and chemical treatment report should be signed by field personnel and submitted. Refer to Appendix A for the Flush & Cleaning Hydronic Pipe Field Completion Report

O. In conjunction with piping system cleaning, clean and inspect all strainers and suction diffusers. Remove, bypass, or otherwise protect as necessary all piping system components which may be damaged due to chemical cleaning, including filters, instrumentation gauges, flow meters, etc.

P. After completion of chemical cleaning and flushing, the piping system shall be immediately refilled and maintained with treated water. Under no circumstances shall cleaned piping be allowed to sit empty or filled with untreated water.

3.3 TESTS

A. All piping shall be proven tight at a hydrostatic pressure of 150% of the system design operating pressure, but not less than 125 PSI. The system shall show no loss in pressure or indication of leakage at any joint or connection for a period of **one (8)** hours.

END OF SECTION 23 2113

Appendix A

Flush & Cleaning Hydronic Pipe Field Completion Report

Flush & Cleaning Hydronic Pipe Field Completion Report

Project Name _____

Date of Report: _____

Project Location: _____

Prime Contractor: _____

Mechanical Firm: _____

Chemical Treatment Firm: _____

Lead Flushing Technician On-Site During Process: _____

Project Type:

- Hot Water Flush _____
- Other: _____

Scope Summary:

_____
_____
_____
_____
_____

Start Time and Date: _____ End Time and Date: _____

_____
Mechanical Representative

_____
Chemical Representative

_____
Owner Representative

SECTION 23 21 19
UNDERGROUND THERMAL DISTRIBUTION SYSTEMS

PART 1 – GENERAL

1.01 REQUIREMENTS

A. Conform with applicable provisions of the General Conditions, the Special Conditions, and General Requirements.

1.02 RELATED SECTIONS

A. Section 23 2120 Underground Thermal Piping Insulation

1.03 WORK INCLUDED

A. Underground chilled water distribution system the use of extra high molecular weight plus (EHMW plus) high density polyethylene (HDPE) pipe due to its additional performance against abrasion, higher pressure and elevated temperatures. For chilled water a minimum of SDR 17 is required. Work shall include all piping, valves and pipe insulation to provide a complete system for chilled water piping as indicated. Pipes need to meet with the following minimum specifications:

1.04 MATERIALS

A. The pipe and fittings shall be made extra high molecular weight (EHMW) high-density polyethylene with a standard thermoplastic material designation code of PE3608 and having a cell classification of 345464c per ASTM D3350.

B. Materials used to manufacture pipe and fittings shall be listed under the manufacturer's name in the plastics pipe institute (PPI) TR-4, "PPI listing of hydrostatic design basis (HDB), strength design basis (SDB), pressure design basis (PDB) and minimum required strength (MRS) ratings for thermoplastic piping materials or pipe." The manufacturer shall supply a product with a standard grade HDB rating of 1600 PSI (minimum) at 73F and 800 PSI (minimum) for 180F. Upon request, the manufacturer shall supply certification that the materials used to manufacture the pipe and fittings meet the above requirements.

C. All materials, which come in contact with potable water, including lubricants, shall be evaluated, tested and certified for conformance with ANSI/NSF standard 61.

PART 2 – POLYETHILENE PIPE AND FITTINGS

2.01 Pipe and tubing furnished under this specification shall be manufactured from compounds in compliance with sections above. The dimensional and performance characteristics shall conform to the requirements of the most current version of AWWA C-901 (1.2" through 3") or C-906 (4" through 65"). Each lot of material shall be tested for melt index, density and % carbon. Upon request, the manufacturer shall furnish test data.

2.02 Polyethylene fabricated fittings shall be manufactured from polyethylene pipe, sheet stock or molded fittings meeting the material requirements of this specification and all appropriate requirements of AWWA C-901 or AWWA C-906.

2.03 Polyethylene fittings, including custom fabrications, shall have the same internal pressure rating as the mating pipe. At the point of fusion, the wall thickness and outside diameter of the fitting shall be in accordance with AWWA C-901 or AWWA C-906 for the same pipe size.

2.04 The Pipe Manufacturer's Quality System Shall Be Certified to Be In Accordance with ISO 9001:2000

PART 3 – JOINING

3.01 Heat fusion

A. Pipe and fittings shall be joined by one of the following types of thermal fusion per the manufacturer's recommended procedures: butt fusion, saddle fusion or socket fusion.

B. Upon request, the manufacturer shall provide fusion training by authorized personnel or an authorized representative. The contractor shall be responsible for ensuring that personnel have received proper training per the manufacturer's recommended procedure. Records of training shall be maintained by the contractor and should not exceed 12 months from date of construction.

C. Butt fusions performed between pipe ends or pipe ends, and fitting outlets shall be within the following allowable wall mismatches:
1. 2 DR difference for pipe and fitting diameters 6" and smaller.
2. 1 DR difference for above 6" through 18".
3. No difference for diameters above 18".
4. The difference in DR's is determined from the following DR values: 7.3, 9, 11, 13.5, 17, 21, 26 and 32.5.

3.02 Other methods of joining

A. Polyethylene pipe and fittings may be joined together or to other materials through the use of electrofusion fittings, flange adapters with back-up rings, mechanical couplings designed for connecting polyethylene pipe and fittings to itself or to another material, or mj adapters. The manufacturer of the joining device shall be consulted for proper installation procedures.

PART 4 – MARKING

4.01 Service identification stripes: permanent identification of piping service shall be provided by co-extruding four equally spaced color stripes into the pipe outside surface. The striping material shall be the same material as the pipe material except for color. The following colors shall be used to identify piping service:

A. No color stripe – chilled water pipe

4.02 Pipe and tubing shall be permanently marked in accordance with all applicable standards per this specification. Marking shall be heating stamped indent print and shall remain legible under normal handling and installation practices.

4.03 Fittings shall be marked on the body or hub. Marking shall be in accordance with the applicable standard depending upon the fitting type. Mechanical fittings shall be marked with size, body material designation code, pressure rating and the manufacturer's name or trademark.

4.04 All buried pipelines shall have detectable marking tape installed a minimum of 12" inches below final grade and 18" to 24" above each pipe. Tape shall be a 6" with a minimum 5.0 mil over all thickness. tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core and then laminated to a 3.75 mil clear virgin polypropylene film. Tape shall label to meet design guidelines. Marking tape shall meet or exceeds all applicable ASTM specifications.

PART 5 – WORKMANSHIP

5.01 Pipe, tubing and fittings shall be homogenous throughout, and free of visible cracks, holes, foreign inclusions, blisters, dents or other injurious defects. the pipe, tubing and fittings shall be as uniform as commercially practicable in color, opacity, density and other physical properties.

PART 6 – TESTING

6.01 The contractor shall be responsible for field set-up and performance of the fusion equipment and the fusion procedure used by the operator. Upon request, the contractor shall verify the fusion quality by making and testing per the manufacturer's recommended qualification procedure. The contractor shall be responsible for the necessary adjustments to the set-up, equipment, and operation and fusion procedure. Fusions that fail the qualification procedure shall be remade.

6.02 Hydrostatic testing shall be conducted in accordance with the manufacturer's recommended testing procedures. Hydrostatic testing shall be performed prior to installation of the insulation and backfill. At no time shall the pipe be covered prior to the completion of the hydrostatic testing. Hydrostatic test pressures shall be 100 psi for chilled water piping, 125 psi for domestic cold and hot water lines. Acceptance shall be zero pressure drop after 2 hours.

PART 7 – THIRD PARTY CERTIFICATION

7.01 The performance requirements of the pipe and fittings shall comply with the most current version of AWWA C-901 or AWWA C-906. The manufacturer shall be listed with NSF61certification and include the third-party certification within the print line of the product.

PART 8 – INSTALLATION

8.01 Installation of HDPE SDR11 pipes shall be in accordance with AWWA M55 (chapter 8).

Notes:

A. Minimum compaction shall be to 85% standard proctor density unless under a roadway where a minimum compaction shall be to 95% standard proctor density.
B. Due to the potential for ring buckling of empty pipe during roadway construction installation must have a minimum cover of 30 inches for pipe sizes up to 18-inches and 36 inches of cover from pipe sizes 18 to 24-inches.
C. The valves associated with this system shall be direct buried gate valve type.

END OF SECTION 23 21 19

SECTION 23 21 20
UNDERGROUND THERMAL PIPE INSULATION

PART 1 – GENERAL

1.02 REQUIREMENTS

A. Conform with applicable provisions of the General Conditions, the Special Conditions, and General Requirements.

1.03 RELATED SECTIONS

A. Section 23 2119 Underground Thermal Distribution System

1.04 WORK INCLUDED

A. Extent of underground piping insulation required by this section is indicated on drawings and schedules and by requirement of this section.

B. Types of underground piping insulation specified in this section include the following: Inorganic, engineered granular, underground pipe insulation. Pre-insulated pipes are an acceptable alternative.

C. An underground piping insulation system must be provided to enclose and provide thermal and waterproofing protection for piping specified and shown on Plans, including but not limited to the following:
- Piping insulation including expansion units.
- Miscellaneous materials incidental to complete installation of insulated underground sections.
- Supervision of installation as specified.

D. Piping located under building slab shall be pre-insulated type.

PART 2 – MINERAL POWDER INSULATION

2.02 GENERAL

A. Insulating material which adheres to or becomes joined in any manner to piping during cycle of operation shall not be used.

B. Contractors are solely responsible to complete work for entire run of piping between points specified and shown on plans.

C. Adequate space and clearance with insulated underground piping system shall be provided to allow free movement of piping and avoid stress or abrasions to piping. No wood, masonry, metal, or any other abrasive pipe supports or guides, shall be left in contact with piping.

D. Provide fittings and accessories necessary and incidental to type of system selected.

E. Store materials and equipment on work site on wood platforms or members; stack and pile in substantial and safe manner so products will not easily dislodge while in storage.

F. Replace or repair wet or damaged insulation as directed by Engineer or product installation requirements.

G. Complete hydrostatic tests for all new lines. Perform hydrostatic leak test at 1.5 times maximum operating pressure to ensure piping system is free from leaks before application of field applied insulation and closures. See HDPE Piping Installation Design Standard for testing pressures and acceptance requirements. Williamson County technical staff must be notified in advance of planned hydrostatic test and be present to witness the test. See pipe manufacturer's recommendations for testing procedures.

H. All parts of system to be intact, undamaged, and free from leaks before backfilling with insulation material. Upon completion of backfilling of insulation material, work must be approved by construction inspector and Williamson County representative before final backfilling is performed. Piping or insulation installation that is deemed to be inadequate or incorrect. by Engineer, construction inspector, or Williamson County representative must be corrected to meet.
specifications prior to backfilling.

2.03 QUALITY ASSURANCE

A. Manufacturer's Qualifications: Firm regularly engaged in the manufacture of granular insulation products of size and type required, whose product has been in satisfactory use in similar service for not less than 10 years.

B. Installers Qualifications: Firm with at least 3 years of successful installation experience on projects with elevated temperature mechanical insulation systems.

2.04 DELIVERY, STORAGE AND HANDLING

A. Deliver insulation, associated adhesives, form work and supplementary steel to site in manufacturer's containers with manufacturer's stamp or label clearly shown.

B. Protect insulation packaging and associated components against sun, dirt, water and chemical damage.

2.05 MANUFACTURER

A. Gilsulate International, Incorporated

2.06 PRODUCT

A. Gilsulate 500XR

C. Expansion Cushions: provide 3-to-5-pound density mineral fiber cushion to accommodate thermal expansion at expansion loops and elbows as required by the contract documents and insulation manufacturer's drawings and Design and Installation Manual.

2.10 EXAMINATION

A. Examine area and conditions under which engineered controlled density insulating fill & corrosion protection system is to be installed. Do not proceed with work until unsatisfactory conditions have been corrected. All standing water shall be removed from trench prior to installing insulation.

B. Pile dirt from trenching on one side of trench and work from opposite side. Ensure bottom of trench is free of debris and large stones.

C. Bottom of trench shall be undisturbed soil.

2.11 EXCAVATION, FILLING AND BACKFILLING

A. Final grading for setting pipe units to be performed immediately prior to setting units or concrete supporting pad in trenches; backfilling around completed insulated system to be under direction of supervisor for installation of insulated underground system.
B. Restore all finished grades and improvements as detailed.

2.12 INSTALLATION

A. Install and test carrier pipe: Install and test prior to installing insulation. Inspect welds and pressure test pipe as required by other sections of this specification. Clean pipe of all dirt, scale and foreign materials.

B. Installation of anchors: Install structural steel and concrete of the size and quantity shown on the contract documents. Pour 2000 psi concrete at 28 days around rebar and anchor post and against undisturbed soil. Ensure anchor post and support channel (if required) are at the proper elevation for installation of piping. Ensure the rebar and the bottom of the anchor post is within the concrete envelope. Just prior to pouring the insulation coat all exposed steel (anchor post, support channel and knee brace) with bitumastic. Bitumastic must be tacky during insulation.

C. Installation of guides: Install structural steel and concrete of the size and quantity shown on the contract documents. Pour 2000 psi concrete at 28 days around lower portion of guide brackets and against undisturbed soil. Weld the horizontal guide brackets at the proper pipe elevation. Just prior to pouring the insulation coat all exposed steel guide brackets and spacer angles with bitumastic. Bitumastic must be tacky during insulation installation.

D. Installation of expansion loop support: Pour concrete support pad of the size indicated on the contract documents. Ensure pad elevation is correct for proper pipe elevation when the concrete pipe support is installed. Coat pipe support with bitumastic. Bitumastic must be tacky during insulation installation.

E. Installation of temporary pipe supports: Provide temporary pipe support wires suspended from lumber bridging the trench. Temporary wood blocks located under the pipe may also be used. These supports must be removed as the insulation is poured and consolidated. No

object should be allowed to bridge the gap between the soil and the pipe except the insulation.

F. Installation of expansion cushions: Wrap mineral fiber cushions around pipe elbows on expansion elbows and expansion loops as indicated on the contract documents. Insure there is sufficient space or flexibility between cushions to allow insulation to pour and be consolidated under piping. Secure cushion to pipe with fiber reinforced tape. Specified Insulation thicknesses need to be maintained around fiber cushion areas.

G. Installation of forms: Provide gypsum board forms with support posts as shown in Gilsulate International, Inc.'s Design and Installation Manual. Posts must be located on the outside of the forms and spaced to prevent bowing of the gypsum board. After forms are in place, partially backfill outside of form to height of pipe.

H. Pouring of insulation: Pour insulation in short sections along the pipe axis. Apply bitumastic to structural steel surfaces and fill trench to centerline of pipe. Consolidate insulation using a rod-type concrete vibrator pulled along the sides and between the pipes. Pour and consolidate additional layers of insulation until the design coverage has been achieved. Proper consolidation is achieved when the insulation can be walked on with footprints less than 1" deep. No wood is to remain in contact with pipe(s) or left in insulation envelope. This could affect overall system efficiency (heat gain/loss) of non-metallic pipe(s) and/or cause corrosion to metallic pipe(s).

I. Inspector must physically be capable of confirming specified installed/compacted insulation thicknesses prior to placement of any backfill.

J. Backfill first 6" of soil (no stones) by hand. Complete backfilling and mechanically compact in uniform layers with suitable excavated soil to grade level.

K. Refer to Gilsulate International Inc. "Design & Installation Manual" for Installation Procedures.

PART 3 – PRE-INSULATED PIPE INSULATION

3.02 GENERAL

A. For underground thermal lines furnish a complete HDPE jacketed system of factory pre-insulated piping for the specified service. The jacket throughout the entire system shall incorporate electric fusion, butt fusion, or extrusion welding at all fittings, joint closures, or other points of connection. This shall create a jacket that is seamless throughout the entire system with the exception of anchors whose water shed rings are sealed with double lap Raychem Dirax, Canusa GTS-65, or WLNN wrap prohibiting the ingression of water.

B. All pre-insulated pipe, fittings, insulating materials and support shall be provided by the pre-insulated piping system manufacturer.

3.03 PRODUCTS

A. Insulation shall be polyurethane foam either spray applied or injected with one shot into the annular space between carrier pipe and jacket and shall be bonded to both. Insulation shall be rigid, minimum 90% closed cell polyurethane with a minimum of 2.0 lbs. per cubic foot density, compressive strength of 30 psi @ 75 degrees F, and coefficient of thermal conductivity (K-Factor) not higher than 0.16 @ 75 degrees F per ASTM C-518. Maximum

operating temperature of urethane shall not exceed 250 degrees F. Polyurethane foam shall be CFC free. CHW lines 12" and below shall have 1" of insulation. HHW lines shall have 2-1/2" of insulation.

B. Jacketing material shall be extruded, black, high-density polyethylene (HDPE) having a minimum wall thickness not less than 100 mils for pipe sizes less than or equal to 12", 125 mils for pipe sizes greater than 12" to 24" and 150 mils for pipe sizes greater than 24". No FRP, HDUP or tape jacket allowed. The inner surface of the HDPE jacket shall be oxidized by means of corona treatment or other approved methods. This will ensure a secure bond between the jacket and foam insulation preventing any ingression of water at the jacket/foam interface.

C. Straight run joints are insulated with flex foam to allow for expansion and contraction of the gasket joint. Straight field joints shall be covered with an HDPE split sleeve and sealed with a heat shrink sleeve to prevent the ingression of moisture or debris.

END OF SECTION 23 21 20

June 18, 2025

Joy Simonton, Purchasing Agent
Wilco Purchasing Department
100 Wilco Way
Georgetown, TX 78626

Re: 25RFCSP50
Jester Annex Rooftop Unit (RTU) Replacement
Recommendation of Agreement Award

After independently and collectively reviewing qualification submissions, the evaluation committee found **Trimbuilt Construction, Inc.** to be the best-suited candidate to upgrade the air conditioning system at the Williamson County Jester Annex.

Based on the Committee's evaluation, the Wilco Facilities Department recommends that the Williamson County Commissioners Court award the Agreement for Construction Services to **Trimbuilt Construction, Inc.**

Sincerely,

Dale Butler
Senior Director, Facilities Management

WILLIAMSON COUNTY
(512) 943-1599
dale.butler@wilcotx.gov www.wilcotx.gov
3101 SE Inner Loop
Georgetown, TX 78626

P611

25RFCSP50 - JESTER ANNEX HVAC RTU REPLACEMENT

06.12.2025

Evaluation Criteria	Max Points	Brandt	HCS, Inc	Hot Rod Mechanical	JT Vaughn	REC Industries	Trimbuilt
Company experience of similar type and size Projects	15	15	13	10	13	10	15
Company performance with Government Agencies	15	15	10	14	12	10	14
Site Superintendent professional experience	15	15	10	8	10	5	15
Project Manager professional experience	15	12	10	15	15	5	15
Bid Score	40	21	32	39	22	34	40
Proposed Amount		$4,316,265.00	$2,896,750.00	$ 2,380,500.00	$4,156,986.00	$2,697,000.00	$2,299,900.00
Total	100	78	75	86	72	64	99

[redacted]

Recommendation : Trimbuilt Construction, Inc.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1320557

Date Filed:
06/05/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Trimbuilt Construction, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
25RFCSP50
To serve as the General Contractor for a HVAC Rooftop Unit (RTU) Replacement for the Jester Annex

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Trimbuilt Construction, Inc.	Austin, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Larry Rucker, and my date of birth is [redacted]

My address is [redacted]

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 11 day of June (month), 2025 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1320557

Date Filed:
06/05/2025

Date Acknowledged:
07/03/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Trimbuilt Construction, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

25RFCSP50
To serve as the General Contractor for a HVAC Rooftop Unit (RTU) Replacement for the Jester Annex

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Trimbuilt Construction, Inc.	Austin, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **26.**

Meeting Date: 07/15/2025

Approval of Design and Engineering Services Agreement for the CJC Interim Remodel Plan with MWM Design Group, Inc. utilizing 24RFSQ53 for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding RFSQ #24RFSQ53 to MWM Design Group, Inc. for the CJC Interim Remodel Plan, in the amount of Sixty-Two Thousand Seven Hundred Seventy-Five and No/100 Dollars ($62,775.00), and authorize execution of the agreement.

Background

MWM Design Group, Inc is recommended for award through RFSQ #24RFSQ53, which established a pre-qualified consultant pool to be contracted on an as-needed basis, on 06.18.24 agenda item no.16. MWM Design Group, Inc is recommended for this project following a project specific evaluation of the firms from the 24RFSQ53 pool MWM Design Group, Inc. received the highest score for this project. This Agreement for Design Services between Williamson County and MWM Design Group, Inc. is to design and repurpose the interior within the Williamson County Criminal Justice Center Basement, located at 405 MLK, Georgetown, TX 78626. Contract Audit and General Counsel have reviewed the agreement. A detailed Scope of Work is attached. The funding source is 01.0100.1008.004100 and the point of contact is Gretchen Glenn.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Professional Service Agreement

Form 1295 MWM Design Group, Inc. Complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 08:57 AM
Form Started By: Michelle McKinney		Started On: 07/07/2025 08:41 AM
Final Approval Date: 07/10/2025		

AGREEMENT FOR DESIGN & ENGINEERING SERVICES

PROJECT: **Williamson County Criminal Justice Center Interim Remodel Plan** ("Project")

ARCHITECT/ ENGINEER: **MWM Design Group, Inc** ("A/E")
W. Owen Harrod PhD, AIA, Sr Project Manager
9001 N. IH-35, Suite 102
Austin, Texas 78753

COUNTY'S DESIGNATED REPRESENTATIVE: **Williamson County Facilities Department**
Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

THIS AGREEMENT FOR DESIGN AND ENGINEERING SERVICES ("Agreement") is made and entered into effective as of the latest date of the signatories indicated at the conclusion of this document (the "Effective Date"), by and between **Williamson County**, a body corporate and politic under the laws of the State of Texas ("County") and A/E.

R E C I T A L S

WHEREAS, **V.T.C.A., Government Code §2254.002(2)(A)(vii) under Subchapter A** entitled "Professional Services Procurement Act" provides for the procurement by counties of services of professional architects and engineers; and

WHEREAS, County intends to **design and repurpose interior within the Williamson County Criminal Justice Center Basement**; and

WHEREAS, County desires that A/E perform certain professional services in connection with the Project; and

WHEREAS, A/E represents that it is qualified and desires to perform such services;

NOW, THEREFORE, County and A/E, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

ARTICLE 1
SCOPE OF AGREEMENT

A/E agrees to perform professional services in connection with the Project as stated herein, and for having rendered such services, County agrees to pay to A/E compensation as stated in the articles to follow.

ARTICLE 2
CONTRACT DOCUMENTS AND APPLICABLE PROJECT DOCUMENTS

2.1 Contract Documents.
Contract Documents consist of this Agreement, any exhibits attached hereto (which exhibits are hereby incorporated into and made a part of this Agreement), and all fully executed Supplemental Agreements which are subsequently issued. These form the entire Agreement, and all are as fully a part of this Agreement as if attached to this Agreement or repeated herein.

2.2 Existing Information.
County shall provide A/E with all existing plans, maps, studies, reports, field notes, statistics, computations, and other data in its possession relative to existing facilities and to this particular Project at no cost to A/E; however, any and all such information shall remain the property of County and shall be returned, if County so instructs A/E.

2.3 Project Documents.
In addition to any other pertinent and necessary Project documents, the following documents shall be used in the development of the Project:

2.3.1
2012 Edition of the Texas Accessibility Standards (TAS) regarding the Elimination of Architectural Barriers Program, including latest revisions (*see* 16 Tex. Admin. Code § 68.100; *see also* Tex. Gov't Code, Ch. 469).

2.3.2
Americans with Disabilities Act (ADA)

2.3.3
Williamson County Facilities Building Code Adoption List, 2020 edition as updated

2.3.4
Williamson County Consultant Design Submittal Guidelines, 2020 edition as updated

ARTICLE 3
NON-COLLUSION; DEBARMENT; AND FINANCIAL INTEREST PROHIBITED

3.1 Non-collusion.
A/E warrants that it has not employed or retained any company or persons, other than a bona fide employee working solely for A/E, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or subconsultant any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this

Agreement. For breach or violation of this warranty, County reserves and shall have the right to annul this Agreement without liability or, in its discretion and at its sole election, to deduct from the Agreement price or compensation, or to otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

3.2 Debarment Certification.
A/E must sign the Debarment Certification enclosed herewith as **Exhibit E**.

3.3 Financial Interest Prohibited.
A/E covenants and represents that A/E, its officers, employees, agents, consultants, and subcontractors will have no financial interest, direct or indirect, in the purchase or sale of any product, materials, or equipment that will be recommended or required for the construction of the Project.

ARTICLE 4
CHARACTER AND SCOPE OF SERVICES

4.1
In consideration of the compensation herein provided, A/E shall perform professional design and engineering services for the Project, which are acceptable to County, based on standard architectural and engineering practices and the scope of work described on the Exhibits attached to this Agreement. A/E shall also serve as County's professional architect and engineer in those phases of the Project to which this Agreement applies and will consult with and give advice to County during the performance of A/E's services.

4.2
A/E shall perform the following Basic Scope of Services (sometimes referred to herein as the “Basic Scope of Services”, “Basic Services” or the “Scope of Services”):

4.2.1
The Basic Scope of Services shall generally consist of all elements of work, meetings, materials, and equipment required for the development of the Project in accordance with the requirements, policies, and general practices of Williamson County.

4.2.2
As part of the Basic Services, A/E shall submit its work products to County for review as requested by County.

4.2.3
The detailed Basic Services for the Project is set forth herein as **Exhibit A** to this Agreement, which is expressly incorporated and made a part hereof.

ARTICLE 5
TIME FOR PERFORMANCE

5.1 Commencement.

A/E shall not commence work until A/E has been thoroughly briefed on the scope of the Project and has been notified in writing to proceed, as evidenced by a Notice to Proceed.

5.2 Duration.

A/E agrees to complete the Basic Services within the time period set forth in **Exhibit C**. The time limits set out therein may, for good cause, be extended, in writing, by County as the Project proceeds.

ARTICLE 6
COMPENSATION AND EXPENSES

6.1 Basic Fee.

For and in consideration of the Basic Services rendered by A/E, County shall pay to A/E up to **Sixty-Two Thousand Seven Hundred Seventy-Five and No/100 Dollars ($62,775.00)** hereinafter called the "Basic Fee".

The Basic Fee is based upon all estimated labor costs required in the performance of all items and phases of the Basic Services set forth in **Exhibit A**. Compensation for Basic Services will be paid by County by monthly invoices of percentage completion of fees by phase of the Basic Fee as set forth in **Exhibit B**. County will only be obligated to pay A/E for the performance of items and phases of the Basic Services actually rendered and incurred, which may be less than the above stated Basic Fee.

6.2 Expenses.

A/E shall be reimbursed for actual non-labor and subcontract expenses incurred in the performance of the services under this Agreement in accordance with the Williamson County Vendor Reimbursement Policy set forth under **Exhibit D**. Invoices requesting reimbursement for costs and expenditures related to the Project (reimbursables) must be accompanied by copies of the provider's invoice and **must strictly comply with the Williamson County Vendor Reimbursement Policy**. The copies of the provider's invoice must evidence the actual costs billed to A/E without markup. Reimbursable Expenses are in addition to compensation for Basic and Additional Services and must not exceed **Six Hundred Twenty-Seven and No/100 Dollars ($627.00)**.

ARTICLE 7
ADDITIONAL SERVICES AND CHARGES

For the performance of services not specifically described as Basic Services under **Article 4** above (sometimes referred to herein as "Additional Services"), County shall pay and A/E shall receive, under a negotiated, written Supplemental Agreement, Additional Services compensation based upon invoices of percentage completion.

A/E shall not, however, be compensated for work made necessary by A/E's negligent errors or omissions. In the event of any dispute over the classification of A/E's services as Basic or Additional Services under this Agreement, the decision of County shall be final and binding on A/E.

It is expressly understood and agreed that A/E shall not furnish any Additional Services without the prior written authorization of County by a negotiated Supplemental Agreement. County shall have no obligation to pay for such Additional Services which have been rendered without prior written authorization of County as hereinabove required.

ARTICLE 8
TIME OF PAYMENT; PAYMENT AND INTEREST; AND RIGHT TO AUDIT

8.1 Time of Payment.

During the performance of the services provided for in this Agreement, monthly payments shall be made based upon that portion of the services which has been completed.

On or about the last day of each calendar month during the performance of the Basic Services to be provided under this Agreement, A/E shall submit to County working documents in any stage of completion to demonstrate incremental progress of Basic Services and the compensation which is due for percentage completion of Basic Services.

On or about the last day of each calendar month during the performance of the Additional Services to be provided under **Article 7**, A/E shall submit to County working documents in any stage of completion to demonstrate incremental progress of Additional Services under an applicable Supplemental Agreement related thereto, and the compensation which is due for percentage completion of particular Additional Services.

County shall review the documentation and shall pay each statement as set forth in this **Article 8**, however, the approval or payment of any statement shall not be considered evidence of performance by A/E to the point indicated by such statement or of receipt or acceptance by County of the services covered by such statement. Final payment does not relieve A/E of the responsibility of correcting any errors or omissions resulting from A/E's negligence.

Upon submittal of the initial invoice, A/E shall provide the County Auditor with an Internal Revenue Form W-9, Request for Taxpayer Identification Number and Certification that is complete in compliance with the Internal Revenue Code, its rules and regulations.

8.2 Prompt Payment Policy.

In accordance with **Chapter 2251, V.T.C.A., Texas Government Code**, payment to A/E will be made within **thirty (30) days** of the day on which the performance of services was complete, or within **thirty (30) days** of the day on which the County Auditor receives a correct invoice for services, whichever is later. A/E may charge a late fee (fee shall not be greater than that which is permitted by Texas law) for payments not made in accordance with this prompt payment policy; however, this policy does not apply in the event:

8.2.1
There is a bona fide dispute between County and A/E concerning the supplies, materials, or equipment delivered or the services performed that causes the payment to be late; or

8.2.2
There is a bona fide dispute between A/E and a subcontractor/ subconsultant or between a subcontractor/ subconsultant and its supplier concerning supplies, materials, or

equipment delivered or the Basic Services performed which causes the payment to be late; or

8.2.3
The invoice is not submitted to Williamson County in strict accordance with instructions, if any, on the purchase order, or this Agreement or other such contractual agreement.

The County Auditor shall document to A/E the issues related to disputed invoices within **ten (10) calendar days** of receipt of such invoice. Any non-disputed invoices shall be considered correct and payable per the terms of **Texas Government Code, Chapter 2251, V.T.C.A**.

ARTICLE 9
PROJECT TEAM

County's Designated Representative for purposes of this Agreement is as follows:

Williamson County Facilities Department
Attn: Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

County shall have the right, from time to time, to change the County's Designated Representative by giving A/E written notice thereof. With respect to any action, decision, or determination which is to be taken or made by County under this Agreement, the County's Designated Representative may take such action or make such decision or determination or shall notify A/E in writing of an individual responsible for, and capable of, taking such action, decision, or determination, and shall forward any communications and documentation to such individual for response or action. Actions, decisions or determinations by County's Designated Representative on behalf of County shall be done in his or her reasonable business judgment unless express standards or parameters therefor are included in this Agreement, in which case, actions taken by County's Designated Representative shall be in accordance with such express standards or parameters. Any consent, approval, decision, or determination hereunder by County's Designated Representative shall be binding on County; *provided, however,* County's Designated Representative shall not have any right to modify, amend, or terminate this Agreement or executed Supplemental Agreement. County's Designated Representative shall not have any authority to execute a Supplemental Agreement unless otherwise granted such authority by the Williamson County Commissioners Court.

A/E's Designated Representative for purposes of this Agreement is as follows:

MWM Design Group, Inc
W. Owen Harrod PhD, AIA, Sr Project Manager
9001 N. IH-35, Suite 102
Austin, Texas 78753

A/E shall have the right, from time to time, to change A/E's Designated Representative by giving County written notice thereof. With respect to any action, decision, or determination which is to be taken or made by A/E under this Agreement, A/E's Designated Representative may take such action or make such decision or determination, or shall notify County in writing of an individual

responsible for and capable of taking such action, decision, or determination and shall forward any communications and documentation to such individual for response or action. Actions, decisions, or determinations by A/E's Designated Representative on behalf of A/E shall be done in his or her reasonable business judgment unless express standards or parameters therefor are included in this Agreement, in which case, actions taken by A/E's Designated Representative shall be in accordance with such express standards or parameters. Any consent, approval, decision, or determination hereunder by A/E's Designated Representative shall be binding on A/E. A/E's Designated Representative shall have the right to modify, amend, and execute Supplemental Agreements on behalf of A/E.

ARTICLE 10
NOTICE

Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to County or A/E at the following addresses. If mailed, any notice or communication shall be deemed to be received **three (3) days** after the date of deposit in the United States Mail. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

County: Williamson County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

With copy to: Williamson County Facilities Department
Attn: Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

and to: Office of General Counsel
Williamson County Commissioners Court
401 W. 6th Street
Georgetown, Texas 78626

A/E: MWM Design Group, Inc.
9001 N. IH-35, Suite 102
Austin, Texas 78753

Attention: W. Owen Harrod PhD, AIA,
Sr Project Manager

Either party may designate a different address by giving the other party ten (10) days written notice.

ARTICLE 11
PROGRESS EVALUATION

A/E shall, from time to time during the progress of the Basic Services and, when applicable, progress of Additional Services, confer with County at County's election. A/E shall prepare and present such information as may be pertinent and necessary, or as may be reasonably requested by County, in order for County to evaluate features of the Basic Services and any applicable Additional Services. At the request of County or A/E, conferences shall be provided at A/E's office, the offices of County, or at other locations designated by County. When requested by County, such conferences shall also include evaluation of the Basic Services and any applicable Additional Services. County may, from time to time, require A/E to appear and provide information to the Williamson County Commissioners Court.

Should County determine that the progress in Basic Services or any applicable Additional Services does not satisfy the terms of this Agreement, then County shall review same with A/E to determine corrective action required.

A/E shall promptly advise County in writing of events which have or may have a significant impact upon the progress of the Basic Services and any applicable Additional Services, including but not limited to the following:

11.1
Problems, delays, adverse conditions which may materially affect the ability to meet the objectives of this Agreement or preclude the attainment of Project Basic Services and any applicable Additional Services by established time periods; and such disclosure shall be accompanied by statement of actions taken or contemplated, and County assistance needed to resolve the situation, if any; and

11.2
Favorable developments or events which enable meeting goals sooner than anticipated in relation to this Agreement or any applicable Supplemental Agreement.

ARTICLE 12
CHANGES IN COMPLETED BASIC SERVICES

If County deems it necessary to request changes to previously satisfactorily completed Basic Services or parts thereof which involve changes to the original Basic Services or character of Basic Services under this Agreement, then A/E shall make such revisions as requested and as directed by County. Such revisions shall be considered as Additional Services and paid for as specified under **Article 7** and **Article 8**. A/E shall make revisions to Basic Services authorized hereunder as are necessary to correct errors appearing therein, when required to do so by County. No additional compensation shall be due for such Basic Services.

ARTICLE 13
REVIEW PROCESS AND REVISIONS TO A/E WORK PRODUCT

13.1 Review Process.
A/E's Work Product will be reviewed by County under its applicable technical requirements and procedures, as follows:

13.1.1 Submittal.
Reports, plans, surveys, field notes, original drawings, computer tapes, graphic files, tracings, calculations, analyses, reports, specifications, data, sketches and/or schematics prepared by A/E and supporting documents (collectively referred to hereinabove and hereinafter as the "A/E Work Product(s)"), shall be submitted by A/E on or before the dates specified for completion, as set out in the Production Schedule set forth in **Exhibit C**.

13.1.2 Completion.
Reports, plans, specifications, and supporting documents shall be submitted by A/E on or before the dates specified in **Exhibit C**. Upon receipt of same, the submission shall be checked for completion. "Completion" or “Complete” shall be defined as all of the required items, as set out in **Exhibit A**, have been included in compliance with the requirements of this Agreement. The completeness of any Basic Services submitted to County shall be determined by County within thirty (30) days of such submittal and County shall notify A/E in writing within such thirty (30) day period if such Basic Services have been found to be incomplete. If the submission is Complete, County will notify A/E and County’s technical review process will begin.

If the submission is not Complete, County will notify A/E, who shall perform such professional services as are required to complete the Basic Services and resubmit it to County. This process shall be repeated until a submission is Complete.

13.1.3 Acceptance.
County will review the completed Basic Services in each design phase for compliance with this Agreement and general conformance with the Design Deliverable Guidelines. "Acceptance" or “Accepted” shall mean that in County’s reasonable opinion, substantial compliance with the requirements of this Agreement has been achieved.

If a lack of coordination between subconsultant documents is discovered in the A/E work product, which is not specifically called-out by A/E as a pending coordination item, the work product will be returned to A/E along with written email notification which may describe preliminary deficiencies discovered and may reference the terms of **Paragraph 13.1.3** of this Agreement. A/E shall perform any required corrections to Basic Services and resubmit to County.

Should this process need to be repeated for the same or subsequent deficiencies related to the initial deficiencies, County will issue a marked-up work product to A/E indicating specific deficiencies for correction. County will also issue a notice for A/E to deduct **One Thousand Dollars ($ 1,000)** from the A/E ‘s Basic Fee on the next invoice for each occurrence until the Basic Services are Accepted.

13.1.4 Final Approval.
After Acceptance, A/E shall perform any required modifications, changes, alterations, corrections, redesigns, and additional work necessary to receive Final Approval by County. "Final Approval" in this sense shall mean formal recognition that the Basic Services have been fully carried out.

13.2 Revision to A/E Work Product.

A/E shall make, without expense to County, such revisions to A/E Work Product as may be required to correct negligent errors or omissions so A/E Work Product meets the needs of County, but after the approval of A/E Work Product any revisions, additions, or other modifications made

at County's request which involve extra services and expenses to A/E shall entitle A/E to additional compensation for such extra services and expenses; provided, however, A/E hereby agrees to perform any necessary corrections to A/E Work Products which are found to be in negligent error or omission as a result of A/E's development of A/E Work Product, at any time, without additional compensation. If it is necessary, due to such error or omission by A/E, to revise any A/E Work Product in order to make the Project constructible, A/E shall do so without additional compensation. In the event of any dispute over the classification of A/E's Work Products as Complete, Accepted, or Approved under this Agreement, the decision of County shall be final and binding on A/E, subject to any civil remedy or determination otherwise available to the parties and deemed appropriate by the parties.

13.3 Days.

All references to a "day" in this Agreement shall mean a calendar day unless otherwise specified.

13.4 County's Reliance on A/E.

A/E's duties as set forth herein shall at no time be in any way diminished by reason of any review, evaluation, or approval by County nor shall A/E be released from any liability by reason of such review, evaluation or approval by County, it being understood that County, at all times, is ultimately relying upon A/E's skill, ability, and knowledge in performing the Basic Services required hereunder.

ARTICLE 14
SUSPENSION

Should County desire to suspend the Basic Services, but not to terminate this Agreement, then such suspension may be effected by County giving A/E **thirty (30) calendar days'** verbal notification followed by written confirmation to that effect. Such **thirty (30)-day** notice may be waived in writing by agreement and signature of both parties. The Basic Services may be reinstated and resumed in full force and effect within **sixty (60) days** of receipt of written notice from County to resume the Basic Services. Such **sixty (60)-day** notice may be waived in writing by agreement and signature of both parties. If this Agreement is suspended for more than **thirty (30) days**, A/E shall have the option of terminating this Agreement and, in the event, A/E shall be compensated for all Basic Services performed and reimbursable expenses incurred, provided such Basic Services and reimbursable expenses have been previously authorized and approved by County, to the effective date of suspension.

County assumes no liability for Basic Services performed or costs incurred prior to the date authorized by County for A/E to begin Basic Services, and/or during periods when Basic Services are suspended, and/or subsequent to the completion date.

ARTICLE 15
VIOLATION OF CONTRACT TERMS/ BREACH OF CONTRACT

Violation of contract terms or breach of contract by A/E shall be grounds for termination of this Agreement, and any increased costs arising from A/E's default, breach of contract, or violation of contract terms shall be paid by A/E.

ARTICLE 16
TERMINATION

This Agreement may be terminated as set forth below.

16.1
By mutual agreement and consent, in writing, of both parties.

16.2
By County, by notice in writing to A/E, as a consequence of failure by A/E to perform the Basic Services set forth herein in a satisfactory manner.

16.3
By either party, upon the failure of the other party to fulfill its obligations as set forth herein.

16.4
By County, for reasons of its own and not subject to the mutual consent of A/E, upon not less than **thirty (30) days** written notice to A/E.

16.5
By satisfactory completion of all Basic Services and obligations described herein.

Should County terminate this Agreement as herein provided, no fees other than fees due and payable at the time of termination plus reimbursable expenses incurred shall thereafter be paid to A/E. In determining the value of the Basic Services performed by A/E prior to termination, County shall be the sole judge. Compensation for Basic Services at termination will be based on a percentage of the Basic Services completed at that time. Should County terminate this Agreement under **Section 16.4** above, then the amount charged during the **thirty (30)-day** notice period shall not exceed the amount charged during the preceding **thirty (30) days**.

If A/E defaults in the performance of this Agreement or if County terminates this Agreement for fault on the part of A/E, then County shall give consideration to the actual costs incurred by A/E in performing the Basic Services to the date of default, the amount of Basic Services required which was satisfactorily completed to date of default, the value of the Basic Services which are usable to County, the cost to County of employing another firm to complete the Basic Services required and the time required to do so, and other factors which affect the value to County of the Basic Services performed at the time of default.

The termination of this Agreement and payment of an amount in settlement as prescribed above shall extinguish all rights, duties, and obligations of County under this Agreement. If the termination of this Agreement is due to the failure of A/E to fulfill its contractual obligations, then County may take over the Project and prosecute the Basic Services to completion. In such case, A/E shall be liable to County for any additional and reasonable costs incurred by County.

A/E shall be responsible for the settlement of all contractual and administrative issues arising out of any procurements made by A/E in support of the Basic Services under this Agreement.

ARTICLE 17
USE OF DOCUMENTS

All documents, including but not limited to drawings, specifications, and data or programs stored electronically, (hereinafter referred to as "A/E Work Products") prepared by A/E and its subcontractors/ subconsultants are related exclusively to the services described in this Agreement and are intended to be used with respect to this Project. However, it is expressly understood and agreed by and between the parties hereto that all of A/E's designs under this Agreement (including but not limited to tracings, drawings, estimates, specifications, investigations, studies and other documents, completed or partially completed), shall be the property of County to be thereafter used in any lawful manner as County elects. Any such subsequent use made of documents by County shall be at County's sole risk and without liability to A/E.

By execution of this Agreement and in confirmation of the fee for services to be paid under this Agreement, A/E hereby conveys, transfers, and assigns to County all rights under the Federal Copyright Act of 1976 (or any successor copyright statute), as amended, all common law copyrights and all other intellectual property rights acknowledged by law in the Project Designs and Work Product developed under this Agreement. Copies may be retained by A/E. A/E shall be liable to County for any loss or damage to any such documents while they are in the possession of or while being worked upon by A/E or anyone connected with A/E, including agents, employees, Engineers or subcontractors/ subconsultants. All documents so lost or damaged shall be replaced or restored by A/E without cost to County.

Upon execution of this Agreement, A/E grants to County permission to reproduce A/E's work and documents for purposes of constructing, using, and maintaining the Project, provided that County will comply with its obligations, including prompt payment of all sums when due, under this Agreement. A/E shall obtain similar permission from A/E's subcontractors/ subconsultants consistent with this Agreement. If and upon the date A/E is adjudged in default of this Agreement, County is permitted to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections, or additions to the work and documents for the purposes of completing, using, and maintaining the Project.

County shall not assign, delegate, sublicense, pledge, or otherwise transfer any permission granted herein to another party without the prior written consent of A/E. However, County shall be permitted to authorize the contractor, subcontractors, and material or equipment suppliers to reproduce applicable portions of A/E Work Products appropriate to and for use in the execution of the Work. Submission or distribution of A/E Work Products to meet official regulatory requirements or for similar purposes in connection with the Project is permitted. Any unauthorized use of A/E Work Products shall be at County's sole risk and without liability to A/E and its subconsultants.

Prior to A/E providing to County any A/E Work Products in electronic form or County providing to A/E any electronic data for incorporation into A/E Work Products, County and A/E shall, by separate written agreement, set forth the specific conditions governing the format of such A/E Work Products or electronic data, including any special limitations not otherwise provided in this Agreement. Any electronic files are provided by A/E for the convenience of County and use of them is at County's sole risk. In the case of any defects in electronic files or any discrepancies between them and any hardcopy of the same documents prepared by A/E, the hardcopy shall prevail. Only printed copies of documents conveyed by A/E shall be relied upon.

A/E shall have no liability for changes made to the drawings by other consultants subsequent to the completion of the Project. Any such change shall be sealed by A/E making that change and shall be appropriately marked to reflect what was changed or modified.

ARTICLE 18
PERSONNEL, EQUIPMENT, AND MATERIAL

A/E shall furnish and maintain, at its own expense, quarters for the performance of all Basic Services, and adequate and sufficient personnel and equipment to perform the Basic Services as required. All employees of A/E shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any employee of A/E who, in the reasonable opinion of County, is incompetent or whose conduct becomes detrimental to the Basic Services shall immediately be removed from association with the Project when so instructed by County. A/E certifies that it presently has adequate qualified personnel in its employment for performance of the Basic Services required under this Agreement, or will obtain such personnel from sources other than County. A/E may not change the Project Manager without prior written consent of County.

ARTICLE 19
SUBCONTRACTING

A/E shall not assign, subcontract, or transfer any portion of the Basic Services under this Agreement without prior written approval from County. All subcontracts shall include the provisions required in this Agreement. No subcontract shall relieve A/E of any responsibilities under this Agreement.

ARTICLE 20
MODIFICATIONS

This instrument contains the entire Agreement between the parties relating to the right herein granted and obligations herein assumed. Any oral or written representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent written modification signed by both parties hereto.

ARTICLE 21
COMPLIANCE WITH LAWS

21.1 Compliance.
A/E shall render the services hereunder in accordance with generally accepted standards applicable thereto and shall use that degree of care and skill commensurate with the architecture and engineering professions, and in recognition of such standards, A/E shall comply with all applicable federal, state, and local laws, statutes, codes, ordinances, rules and regulations, and the orders and decrees of any court, or administrative bodies or tribunals in any manner affecting the performance of this Agreement, including, without limitation, minimum/ maximum salary and wage statutes and regulations, and licensing laws and regulations. A/E shall furnish County with satisfactory proof of its compliance.

A/E shall further obtain all permits and licenses required in the performance of the Basic Services contracted for herein.

21.2 Taxes.

A/E shall pay all taxes, if any, required by law arising by virtue of the Basic Services performed hereunder. County is qualified for exemption pursuant to the provisions of **Section 151.309 of the Texas Limited Sales, Excise, and Use Tax Act**.

ARTICLE 22
INDEMNIFICATION

A/E AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD COUNTY HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, LOSSES, PENALTIES, JUDGMENTS, CLAIMS, LAWSUITS, DAMAGES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ("LOSSES") TO THE EXTENT SUCH LOSSES ARE CAUSED BY OR RESULTS FROM A NEGLIGENT ACT OR OMISSION, NEGLIGENCE, OR INTENTIONAL TORT COMMITTED BY A/E, A/E'S EMPLOYEES, AGENTS, OR ANY OTHER PERSON OR ENTITY UNDER CONTRACT WITH A/E INCLUDING, WITHOUT LIMITATION, A/E'S SUBCONSULTANTS, OR ANY OTHER ENTITY OVER WHICH A/E EXERCISES CONTROL.

A/E FURTHER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD COUNTY HARMLESS FROM ANY AND ALL LIABILITIES, LOSSES, PENALTIES, JUDGMENTS, CLAIMS, LAWSUITS, DAMAGES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ("LOSSES") TO THE EXTENT SUCH LOSSES ARE CAUSED BY OR RESULTS FROM A/E'S FAILURE TO PAY A/E'S EMPLOYEES, SUBCONTRACTORS, SUBCONSULTANTS, OR SUPPLIERS, IN CONNECTION WITH ANY OF THE WORK PERFORMED OR TO BE PERFORMED UNDER THIS AGREEMENT BY A/E.

A/E FURTHER AGREES TO INDEMNIFY AND HOLD COUNTY HARMLESS FROM ANY AND ALL LIABILITIES, LOSSES, PENALTIES, CLAIMS, LAWSUITS, DAMAGES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ("LOSSES") TO THE EXTENT SUCH LOSSES ARE CAUSED BY OR RESULTS FROM THE INFRINGEMENT OF ANY INTELLECTUAL PROPERTY ARISING OUT OF THE USE OF ANY PLANS, DESIGN, DRAWINGS, OR SPECIFICATIONS FURNISHED BY A/E IN THE PERFORMANCE OF THIS AGREEMENT.

THE LIMITS OF INSURANCE REQUIRED IN THIS AGREEMENT AND/OR THE CONTRACT DOCUMENTS SHALL NOT LIMIT A/E'S OBLIGATIONS UNDER THIS **ARTICLE 22**. THE TERMS AND CONDITIONS CONTAINED IN THIS **ARTICLE 22** SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT AND/OR CONTRACT DOCUMENTS OR THE SUSPENSION OF THE WORK HEREUNDER. TO THE EXTENT THAT ANY LIABILITIES, PENALTIES, DEMANDS, CLAIMS, LAWSUITS, LOSSES, DAMAGES, COSTS AND EXPENSES ARE CAUSED IN PART BY THE ACTS OF COUNTY OR THIRD PARTIES FOR WHOM A/E IS NOT LEGALLY LIABLE, A/E'S OBLIGATIONS SHALL BE IN PROPORTION TO A/E'S FAULT. THE OBLIGATIONS HEREIN SHALL ALSO EXTEND TO ANY ACTIONS BY COUNTY TO ENFORCE THIS INDEMNITY OBLIGATION.

IN THE EVENT THAT CONTRACTORS INITIATE LITIGATION AGAINST COUNTY IN WHICH CONTRACTOR ALLEGES DAMAGES AS A RESULT OF ANY ACTS, ERRORS OR OMISSIONS OF A/E OR ANY OF ITS EMPLOYEES OR ANY PERSON, FIRM OR CORPORATION DIRECTLY OR INDIRECTLY EMPLOYED BY A/E, INCLUDING, BUT NOT LIMITED TO, DEFECTS, ERRORS, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR IN THE ADMINISTRATION OF THIS AGREEMENT BY A/E OR ANY OF ITS EMPLOYEES OR

ANY PERSON, FIRM OR CORPORATION DIRECTLY OR INDIRECTLY EMPLOYED BY A/E, AND/OR INADEQUATE SERVICES PURSUANT TO THE CONSTRUCTION PHASE-ADMINISTRATION OF THE CONSTRUCTION CONTRACT AS DEFINED AND REQUIRED BY THIS AGREEMENT, AGREEMENT EXHIBITS AND THE CONSTRUCTION CONTRACT DOCUMENTS, THEN COUNTY SHALL HAVE THE RIGHT TO JOIN A/E AT COUNTY'S COST. A/E SHALL ALSO HOLD COUNTY HARMLESS AND INDEMNIFY COUNTY TO THE EXTENT THAT A/E, ANY OF ITS EMPLOYEES, AGENTS, SUBCONTRACTORS, SUBCONSULTANTS, OR SUPPLIERS, OR OTHER ENTITIES OVER WHICH A/E EXERCISES CONTROL, CAUSED SUCH DAMAGES TO CONTRACTOR, INCLUDING ANY AND ALL COSTS AND ATTORNEYS' FEES INCURRED BY COUNTY IN CONNECTION WITH THE DEFENSE OF ANY CLAIMS WHERE A/E, ITS EMPLOYEES, AGENTS, SUBCONTRACTORS, SUBCONSULTANTS, OR SUPPLIERS, OR OTHER ENTITIES OVER WHICH A/E EXERCISES CONTROL, ARE ADJUDICATED AT FAULT.

ARTICLE 23
PROFESSIONAL'S RESPONSIBILITIES

A/E shall be responsible for the accuracy of its Professional Services and shall promptly make necessary revisions or corrections to its Work Product resulting from errors, omissions, or negligent acts, and same shall be done without compensation. County shall determine A/E's responsibilities for all questions arising from design errors and/or omissions, subject to the dispute resolution provisions of **Article 31**. A/E shall not be relieved of responsibility for subsequent correction of any such errors or omissions in its work product, or for clarification of any ambiguities until after the construction phase of the Project has been completed.

ARTICLE 24
PROFESSIONAL'S SEAL

The responsible architect and engineer shall sign, seal, and date all appropriate submissions to County in accordance with Texas laws and the rules of the State Boards of Registration for Professionals.

ARTICLE 25
INSURANCE

A/E must comply with the following insurance requirements at all times during this Agreement:

25.1 Coverage Limits.

A/E, at A/E's sole cost, shall purchase and maintain during the entire term while this Agreement is in effect the following insurance:

25.1.1
Worker's Compensation in accordance with statutory requirements.

25.1.2
Commercial General Liability Insurance with a combined minimum Bodily Injury and Property Damage limits of $1,000,000.00 per occurrence and $2,000,000.00 in the aggregate.

25.1.3
Business Automobile Liability Insurance for all owned, non-owned, and hired vehicles with combined minimum limits for Bodily Injury and Property Damage of $1,000,000.00 each accident.

25.1.4
Professional Liability Insurance in the amount of $2,000,000.00 per claim and annual aggregate.

25.2 Certification of Coverage.

Prior to the performance of any A/Eing Services, A/E shall furnish County with a Certificate of Insurance issued by the insurer evidencing the required coverages and terms under this article. The initial Certificate of Insurance is evidenced as **Exhibit F** herein entitled "Certificates of Insurance." As further set out below, A/E shall not allow any subcontractor/subconsultant(s) to commence work to be performed in connection with this Agreement until all required insurance has been obtained and approved and such approval shall not be unreasonably withheld. Approval of the insurance by County shall not relieve or decrease the liability of A/E hereunder.

25.3 Additional Insureds; Waiver of Subrogation.

"Williamson County, Texas, its directors, officers and employees" shall be added as additional insureds under policies listed under (2) and (3) above, and on those policies where "Williamson County, Texas, its directors, officers and employees" are additional insureds, such insurance shall be primary and any insurance maintained by County shall be excess and not contribute with it. Such policies shall also include waivers of subrogation in favor of County.

25.4 Certificate Holder.

The name of the Certificate Holder in the Certificate of Insurance issued by the insurer shall be as follows:

Williamson County, Texas
C/O: Williamson County Risk Management
301 SE Inner Loop
Georgetown, TX. 78626
Email: coi.submission@wilco.org

25.5 Insurance Policy Endorsements.

Each insurance policy shall include the following conditions by endorsement to the policy:

25.5.1
County shall be notified ten (10) days prior to the expiration, cancellation, non-renewal or any material change in coverage, and such notice thereof shall be given to County by certified mail, and by email to:

Williamson County, Texas
C/O: Williamson County Risk Management
301 SE Inner Loop
Georgetown, TX. 78626
Email: coi.submission@wilco.org

25.5.2
The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by County, to any such future coverage, or to County's Self-Insured Retentions of whatever nature.

25.6 Notices by A/E.

A/E shall not cause any insurance to be canceled nor permit any insurance to lapse. **In addition to any other notification requirements set forth hereunder, A/E shall also notify County, within twenty-four (24) hours of receipt of any notices of expiration, cancellation, non-renewal, or material change in coverage it receives from its insurer.**

25.7 Premiums and Deductible.

A/E shall be responsible for payment of premiums for all of the insurance coverages required under this section. A/E further agrees that for each claim, suit or action made against insurance provided hereunder, with respect to all matters for which the A/E is responsible hereunder, A/E shall be solely responsible for all deductibles and self-insured retentions. Any deductibles or self-insured retentions over **$50,000** in the A/E's insurance must be declared and approved in writing by County in advance.

25.8 Insurance Company Rating.

The required insurance must be written by a company approved to do business in the State or Texas with a financial standing of at least an A- rating, as reflected in Best's insurance ratings or by a similar rating system recognized within the insurance industry at the time the policy is issued.

25.9 No Arbitration.

It is the intention of the County and agreed to and hereby acknowledged by the A/E, that no provision of this Agreement shall be construed to require the County to submit to mandatory arbitration in the settlement of any claim, cause of action or dispute, except as specifically required in direct connection with an insurance claim or threat of claim under an insurance policy required hereunder or as may be required by law or a court of law with jurisdiction over the provisions of this Agreement.

25.10 Subcontractor/Subconsultant's Insurance.

Without limiting any of the other obligations or liabilities of A/E, A/E shall require each subcontractor/subconsultant performing work under this Agreement (to the extent a subcontractor/subconsultant is allowed by County) to maintain during the term of this Agreement, at the subcontractor/subconsultant's own expense, the same stipulated minimum insurance required in this Article, including the required provisions and additional policy conditions as shown below in this Article. Any requests for consent to reduce any insurance coverage limits requirements for A/E's subcontractors/subconsultants must be provided to County in writing and must set forth reasoning and justifications for decreasing such coverage limits. County may, at its sole discretion, consent to a reduction in the insurance coverage limits requirements for A/E's subcontractors/subconsultants; provided, however, consent by County must be in writing and such consent shall not relieve or decrease the liability of A/E hereunder.

A/E shall obtain and monitor the Certificates of Insurance from each subcontractor/subconsultant in order to assure compliance with the insurance requirements. A/E must retain the Certificates of Insurance for the duration of this Agreement and shall have the responsibility of enforcing these insurance requirements among its subcontractor/subconsultants. County shall be entitled, upon request and without expense, to receive copies of these Certificates of Insurance.

25.11 Cost of Insurance.

The cost of all insurance required herein to be secured and maintained by A/E shall be borne solely by A/E.

ARTICLE 26
SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, lawful assigns, and legal representatives. A/E may not assign, sublet, or transfer any interest in this Agreement, in whole or in part, by operation of law or otherwise, without obtaining the prior written consent of County.

ARTICLE 27
SEVERABILITY

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

ARTICLE 28
PRIOR AGREEMENTS SUPERSEDED

This Agreement constitutes the sole agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter defined herein. This Agreement may only be amended or supplemented by mutual agreement of the parties hereto in writing.

ARTICLE 29
A/E'S ACCOUNTING RECORDS

A/E agrees to maintain, for a period of **three (3) years** after final payment under this Agreement, detailed records, books, documents, and papers which are directly pertinent to the services to be performed under this Agreement and records of reimbursable costs and expenses of other providers and provide such other details as may be requested by the County Auditor for the purposes of making audits, examinations, excerpts and transcriptions. A/E agrees that County or its duly authorized representatives shall, until the expiration of **three (3) years** after final payment under this Agreement, have access to and the right to examine and photocopy any and all detailed records, books, documents, and papers which are directly pertinent to the services to be performed under this Agreement and records of reimbursable costs and expenses of other providers for the purposes of making audits, examinations, excerpts, and transcriptions. A/E further agrees that County shall have access during normal working hours to all necessary A/E facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this **Article 29**. County shall give A/E reasonable advance notice of intended audits.

ARTICLE 30
GENERAL PROVISIONS

30.1 Time is of the Essence.
A/E understands and agrees that time is of the essence and that any failure of A/E to complete the Basic Services within the agreed Production Schedule set out in **Exhibit C** may constitute a material breach of this Agreement. A/E shall be fully responsible for its delays or for failures to use its reasonable efforts in accordance with the terms of this Agreement and A/E's standard of performance as defined herein. Where damage is caused to County due to A/E's negligent failure to perform, County may accordingly withhold, to the extent of such damage, A/E's payments hereunder without waiver of any of County's additional legal rights or remedies.

30.2 Force Majeure.
Neither County nor A/E shall be deemed in violation of this Agreement if prevented from performing any of their obligations hereunder by reasons for which they are not responsible or circumstances beyond their control. However, notice of such impediment or delay in performance must be timely given, and all reasonable efforts undertaken to mitigate its effects.

30.3 Enforcement and Venue.
This Agreement shall be enforceable in Georgetown, Williamson County, Texas, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas excluding, however, its choice of law rules.

30.4 Standard of Performance.
The standard of care for all professional architecture, engineering, consulting and related services performed or furnished by A/E and its employees under this Agreement will be the care and skill ordinarily used by members of A/E's profession, practicing under the same or similar circumstances at the same time and in the same locality.

30.5 Opinion of Probable Cost.
Any opinions of probable Project cost or probable construction cost provided by A/E are made on the basis of information available to A/E and on the basis of A/E's experience and qualifications and represents its judgment as an experienced and qualified professional. However, since A/E has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s') methods of determining prices, or over competitive bidding or market conditions, A/E does not guarantee that proposals, bids or actual Project or construction cost will not vary from opinions of probable cost A/E prepares.

30.6 Opinions and Determinations.
Where the terms of this Agreement provide for action to be based upon opinion, judgment, approval, review, or determination of either party hereto, such terms are not intended to be and shall never be construed as permitting such opinion, judgment, approval, review, or determination to be arbitrary, capricious, or unreasonable.

30.7 Reports of Accidents.

Within **twenty-four (24) hours** after A/E becomes aware of the occurrence of any accident or other event which results in, or might result in, injury to the person or property of any third person (other than an employee of A/E), whether or not it results from, or involves, any action or failure to act by A/E or any employee or agent of A/E and which arises in any manner from the performance of this Agreement, A/E shall send a written report of such accident or other event to County, setting forth a full and concise statement of the facts pertaining thereto. A/E shall also immediately send to County a copy of any summons, subpoena, notice, or other documents served upon A/E, its agents, employees, or representatives, or received by it or them, in connection with any matter before any court arising in any manner from A/E's performance of work under this Agreement.

30.8 Gender, Number, and Headings.

Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Agreement.

30.9 Construction.

Each party hereto acknowledges that it and its counsel have reviewed this Agreement and that the normal rules of construction are not applicable and there will be no presumption that any ambiguities will be resolved against the drafting party in the interpretation of this Agreement.

30.10 Independent Contractor Relationship.

Both parties hereto, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purposes whatsoever.

30.11 No Waiver of Immunities.

Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to County, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. County does not waive, modify, or alter, to any extent whatsoever, the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

30.12 Texas Public Information Act.

To the extent, if any, that any provision in this Agreement is in conflict with **Texas Government Code 552.001** et seq., as amended (the "Public Information Act"), the same shall be of no force or effect. Furthermore, it is expressly understood and agreed that County, its officers and employees may request advice, decisions and opinions of the Attorney General of the State of Texas in regard to the application of the Public Information Act to any items or data furnished to County as to whether or not the same are available to the public. It is further understood that County's officers and employees shall have the right to rely on the advice, decisions and opinions of the Attorney General, and that County, its officers and employees shall have no liability or obligation to any party hereto for the disclosure to the public, or to any person or persons, of any items or data furnished to County by a party hereto, in reliance of any advice, decision or opinion of the Attorney General of the State of Texas.

30.13 Governing Terms and Conditions.

If there is an irreconcilable conflict between the terms and conditions set forth in this Agreement or any Supplemental Agreement and the terms and conditions set forth in any Exhibit, Appendix to this Agreement, the terms and conditions set forth in this Agreement or any Supplemental Agreement shall control over the terms and conditions set forth in any Exhibit, Appendix to this Agreement.

30.14 Appropriation of Funds by County.

County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Agreement. A/E understands and agrees that County's payment of amounts under this Agreement is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Agreement. It is further understood and agreed by A/E that County shall have the right to terminate this Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may affect such termination by giving written notice of termination to A/E.

ARTICLE 31
DISPUTE RESOLUTION

Except as otherwise specifically set forth herein, County and A/E shall work together in good faith to resolve any controversy, dispute, or claim between them which arises out of or relates to this Agreement, whether stated in tort, contract, statute, claim for benefits, bad faith, professional liability or otherwise ("Claim"). If the parties are unable to resolve the Claim within **thirty (30) days** following the date in which one party sent written notice of the Claim to the other party, and if a party wishes to pursue the Claim, such Claim shall be addressed through non-binding mediation. A single mediator engaged in the practice of law, who is knowledgeable about subject matter of this Agreement, shall be selected by agreement of the parties and serve as the mediator. Any mediation under this Agreement shall be conducted in Williamson County, Texas. The mediator's fees shall be borne equally between the parties. Such non-binding mediation is a condition precedent to seeking redress in a court of competent jurisdiction, but this provision shall not preclude either party from filing a lawsuit in a court of competent jurisdiction prior to completing a mediation, if necessary to preserve the statute of limitations, in which case such lawsuit shall be stayed pending completion of the mediation process contemplated herein. This provision shall survive the termination of this Agreement.

ARTICLE 32
EQUAL OPPORTUNITY IN EMPLOYMENT

The parties to this Agreement agree that during the performance of the services under this Agreement they will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The parties to this Agreement will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; termination; rates of pay or other forms of compensation, and selection for training, including apprenticeship.

ARTICLE 33
MERGER

The Parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Agreement.

ARTICLE 34
PUBLIC CONTACT

Contact with the news media, citizens of Williamson County or governmental agencies shall be the responsibility of County. Under no circumstances shall A/E release any material or information developed in the performance of its services hereunder without the express written permission of County.

ARTICLE 35
A/E's REPRESENTATIONS

A/E represents that it is financially solvent, able to pay its debts as they become due, and possesses sufficient working capital to complete the services and perform its obligation under this Agreement and under the Contract Documents. A/E further represents and acknowledges that: (a) it is a sophisticated business entity that possesses the required level of experience and expertise in business administration, construction, and contract administration of projects of similar or like size, complexity, and nature as the Project and (b) the fee stated in this Agreement is adequate compensation for the timely completion of the Basic Services.

ARTICLE 36
CONFIDENTIALITY

A/E hereby acknowledges the services to be performed hereunder pertain to a secured correctional facility (Williamson County Jail) and that A/E must ensure that information relating all areas of the Williamson County Jail must not be disclosed to third parties. A/E expressly agrees that its employees, agents, or any other person or entity under contract with A/E including, without limitation, A/E's subconsultants, or any other entity over which A/E exercises control will not use any information relating to the Williamson County Jail that may be obtained while providing services hereunder for any purpose other than for what is necessary to perform the required services. A/E agrees to use the same degree of care as it uses to protect the confidentiality of its own confidential information, but no less than reasonable precautions to maintain confidentiality with respect to the Williamson County Jail, and to prevent disclosure thereof to persons other than its employees, agents, any other person or entity under contract with A/E including, without limitation, A/E's subconsultants, or any other entity over which A/E exercises control who need access to information regarding the Williamson County Jail to carry out their obligations under this Agreement. A/E agrees that A/E and its employees, agents, any other person or entity under contract with A/E including, without limitation, A/E's subconsultants, or any other entity over which

A/E exercises control will not enter any unauthorized areas of the Wiliamson County Jail and will not disclose any information to unauthorized third parties and will take care to guard the security of the information at all times. A/E agrees that all of its employees, agents, any other person or entity under contract with A/E including, without limitation, A/E's subconsultants, or any other entity over which A/E exercises control shall be subject to background checks and that the Williamson County Sheriff or his agent will perform checks. County shall retain the right to deny right of entry to the Williamson County Jail to anyone.

ARTICLE 37
SIGNATORY WARRANTY

The undersigned signatory for A/E hereby represents and warrants that the signatory is an officer of the organization for which he/she has executed this Agreement and that he/she has full and complete authority to enter into this Agreement on behalf of the firm. The above-stated representations and warranties are made for the purpose of inducing County to enter into this Agreement.

IN WITNESS WHEREOF, County has caused this Agreement to be signed in its name by its duly authorized County Judge, or presiding officer of the Williamson County Commissioners Court in the absence of the County Judge, thereby binding the parties hereto, their successors, assigns and representatives for the faithful and full performance of the terms and provisions hereof. NO OFFICIAL, EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND, TERMINATE OR MODIFY THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT.

A/E:
MWM Design Group, Inc

By: _____
Signature

David Cazares
Printed Name

Vice President | Principal
Title

Date Signed: 19 June 2025

COUNTY:
Williamson County, Texas

By: _____
Signature

_____
Printed Name

_____
Title

Date Signed: _____

EXHIBIT A

SCOPE OF BASIC SERVICES

THE FOLLOWING SCOPE OF SERVICES IS INTENDED TO BE CONSISTENT WITH THE AGREEMENT. TO THE EXTENT THIS SCOPE OF SERVICES IS INCONSISTENT WITH THE AGREEMENT, THE AGREEMENT WILL SUPERSEDE THE SCOPE OF SERVICES AND WILL BE CONTROLLING.

In consideration of the Basic Fee provided in the Agreement, A/E shall perform the following Basic Services, based on standard architectural and engineering practices:

These services may include, but are not limited to as-built drawings, programming, architectural, structural, civil, mechanical, plumbing, electrical, hazardous materials, IT and security, landscape and irrigation, cost estimates and construction administration, master planning, facility condition assessment, forensic investigations, real estate evaluations, and specialized studies and analyses as agreed to by County and A/E.

GENERAL REQUIREMENTS

Design Criteria. A/E shall prepare all work in accordance with the latest version of applicable County's procedures, specifications, manuals, guidelines, standard drawings, and standard specifications. A/E shall prepare each Plans, Specifications, and Estimates (PS&E) package in a form suitable for letting through County's construction contract bidding and awarding process.

Right-of-Entry and Coordination. A/E shall notify County and secure permission to enter private property to perform any surveying, environmental, engineering or geotechnical activities needed off County property. In pursuance of County's policy with the general public, A/E shall not commit acts which would result in damages to private property, and A/E shall make every effort to comply with the wishes and address the concerns of affected private property owners. A/E shall contact each property owner prior to any entry onto the owner's property and shall request concurrence from County prior to each entry.

A/E shall notify County and coordinate with adjacent A/Es on all controls at project interfaces.

A/E shall prepare each exhibit necessary for approval by each utility, and other governmental or regulatory agency in compliance with the applicable format and guidelines required by each entity and as approved by County. A/E shall notify County in writing prior to beginning any services on any outside agency's exhibit.

Progress Reporting. A/E shall submit monthly (at a minimum) a progress status e-mail to County's Project Manager (PM) regardless of whether A/E is invoicing for that month.

A/E shall prepare and maintain a design and estimated construction schedule in a format reasonably acceptable to County during project phases prior to the Construction Administration Phase. A/E shall schedule milestone submittals per **Exhibit C – Production Schedule**. Contractor shall prepare and maintain a construction schedule in Gantt chart format during the

project Construction Administration Phase through the Close-out Phase.

Within **thirty (30) days** of completion of construction of the project, A/E shall deliver all electronic files in formats reasonably acceptable to County.

Final payment is contingent upon County's receipt and confirmation by County's PM that the electronic files function and are formatted in accordance with the Agreement and all review comments are addressed.

A/E shall prepare a letter of transmittal to accompany each document submittal to County. At a minimum, the letter of transmittal must include County's project name, Agreement and Work Authorization numbers, as well as facility name and address.

Coordination. A/E shall coordinate issues through County's PM. County will communicate, in writing, resolution of issues and provide A/E direction through County's PM.

Level of Effort. A/E shall base the level of effort at each phase on the prior work developed in earlier phases without unnecessary repetition or re-study.

Quality Assurance (QA) and Quality Control (QC). A/E shall provide peer review at all levels. For each deliverable, A/E shall maintain evidence of A/E's internal review and mark-up of that deliverable as preparation for submittal. When internal mark-ups are requested by County in advance, County, at its sole discretion, may reject the deliverable should A/E fail to provide the evidence of internal mark-ups. A/E shall clearly label each document submitted for quality assurance as an internal mark-up document.

A/E shall perform QA and QC on all consultant products (when applicable to the project) prior to delivery to County. If, during the course of reviewing a submittal, it becomes apparent to County that the submittal contains unreasonable errors, omissions, or inconsistencies, County may cease its review and immediately return the submittal for appropriate action by A/E.

A submittal returned to A/E for this reason is not a submittal for purposes of the submission schedule. Rejected submittals shall neither impact the overall deadline of the Project nor the review period allotted to County officials. A/E shall provide an updated schedule showing interim submission date changes to make-up for any lost time. A/E shall not submit an invoice until County accepts the submittal as reasonably complete.

Organization of Plan Sheets. The PS&E package shall be complete and organized in a manner that is suitable for the bidding and awarding of a construction contract.

Naming of Electronic Project Files and Organization of Design Project Folders. A/E shall use succinct and understandable file names including project name, document content, and date created (i.e. "*Project_DOCUMENT_yyyy.mm.dd*"). A/E shall maintain files in an organized folder structure that is readily understandable to outside users to facilitate communication and minimize complications in project close-out.

Referenced Documents. County standardized design and procedure documents are provided for public reference at the following web address:

https://www.wilcotx.gov/376/Facilities-Management

SCOPE OF WORK:

Williamson County Criminal Justice Center
405 MLK, Georgetown, TX 78626
4100.1009

The Project scope consists of renovations within the existing Williamson County Justice Center including repurposing of basement space to be vacated by the present County Clerk Records Division and subsequent repurposing of second floor space presently occupied by the County Clerk Criminal and Probate departments.

In order to assist the County in developing and budgeting a definitive scope of work for the project,

A/E shall:

- Provide Preliminary Phase services, which will be documented in an Architectural Design Program Narrative (ADPN). This document, with its supporting drawings, attachments and appendices (as applicable), will constitute the deliverable for the Preliminary Phase, and will establish the program, budget and scope for subsequent project phases.
- Evaluate the existing condition project areas for life safety, serviceability, code compliance, and suitability to accommodate planned improvements. Assessment shall specifically include the observation and review of existing mechanical and electrical systems.
- Conduct interviews with Client and project stakeholders to confirm and prioritize programmatic and budgetary objectives for the project.
- Consult with regulatory officials having jurisdiction over the project.
- Develop recommendations, in consultation with Client, for project approaches consistent with the Fixed Construction Budget.
- Prepare the ADPN for the project.
- Provide management and oversight of the project team, including scheduling and preliminary review and coordination of project deliverables.

County shall:

- Provide A/E with all available record documentation of the existing Justice Center.



JUSTICE CENTER BASEMENT

① REFURB. SPACE VACATED BY COUNTY CLERK. RELOCATE SYSTEMS FURNITURE FROM ROOM N0860 TO ROOM N0980 FOR FUTURE OFFICE SPACE FOR COUNTY ATTORNEY
② RELOCATE FILE STORAGE FROM COUNTY CLERK SPACES ON SECOND FLOOR TO ROOM N0880



JUSTICE CENTER FLOOR 2

② RELOCATE FILE STORAGE TO BASEMENT RM. N0880.
③ RELOCATE SYSTEMS FURNITURE & STAFF FROM RM. S2201 TO CONSOLIDATE COUNTY CLERK OPERATIONS IN ROOM N2420.
④ REMODEL SPACE TO ACCOMMODATE DISTRICT ATTORNEY OFFICE GROWTH.

Design services shall be conducted in phases as outlined herein. Phases may be combined to expedite design process when defined in **Exhibit C – Production Schedule**. Individual phases or groups of phases shall be authorized herein or by fully executed Supplemental Agreement.

Phase I - SCHEMATIC DESIGN - 30% Program, Plans, Outline Specifications and Estimate

Upon receipt of written Notice to Proceed, A/E shall accomplish the following:

A. Investigate site/facility and verify known existing or available utility locations.

B. Review International Building Code (IBC), ASHRAE 90.1, ASHRAE 62.1, International Mechanical Code (IMC), National Electric Code (NEC), International Energy Conservation Code (IECC), and any other applicable codes and ordinances.

C. Advise County of any changes, additions, or corrections to the preliminary program, plans, specifications, and budget.

D. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase II - DESIGN DEVELOPMENT – 60% Plans, Specifications and Estimate

Upon County acceptance of previous phase, A/E shall proceed with the following:

A. Consult freely with County concerning the principal phases of the work and immediately advise County of any unusual requirements or features not apparent during execution of the Schematic Design Phase.

B. Develop plans and specifications, which indicate materials, construction methods and buildings systems. These building systems may include (but are not limited to) structural, mechanical, plumbing, and electrical.

C. Provide preliminary materials selection board to County for review with internal departments.

D. Prepare a Design Development level cost estimate in a form acceptable to County.

E. Submit Plans, Specifications, and all other required documentation for Site Development Permit application for the project with the local jurisdiction having review authority. Notify County's PM of any required submittal fees to be paid by County.

F. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase III - CONSTRUCTION DOCUMENTS – 100% Plans, Specifications, and Estimate

Upon County acceptance of previous phase, A/E shall proceed with the following:

A. Prepare complete plans, specifications and engineering calculations (without professional seals) setting forth in detail the work required for the architectural,

structural, civil, mechanical, plumbing, electrical, landscaping and irrigation, and site work.

B. Consult freely with County concerning the principal phases of the work immediately advise County of any unusual requirements or features not apparent during execution of the Schematic Design and Design Development Phases.

C. Prepare a detailed cost estimate of the project on a form acceptable to County.

D. Prepare a construction schedule with a Gantt chart or other County approved format which lists the anticipated major activities required to complete the project.

E. Complete the PS&E for the entire Project and its component parts. The Project detailed cost estimate shall not exceed the project construction budget as approved in writing by County.

F. Update preliminary materials selection board or provide new for County project records.

G. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase IV – REGULATORY REVIEW AND PERMITS - Plans, Specifications, and Permits:

Upon County acceptance of previous phase, A/E shall proceed with the following:

A. When applicable, register the project with the Texas Department of Licensing and Regulation (TDLR) and obtain an EABPRJ number for inclusion on the project coversheet prior to Permit application submittal to the local jurisdiction having review authority. Register as the Owner's Designated Agent for further correspondence with TDLR and Registered Accessibility Specialist (RAS).

B. Participate in any Pre-submittal Meetings required by local jurisdiction prior to Permit application submittal.

C. Submit Plans, Specifications, and all other required documentation for construction Permit application for the project with the local jurisdiction having review authority. Notify County's PM of any required submittal fees to be paid by County.

D. Submit Construction Documents and Specifications to the Registered Accessibility Specialist (RAS) approved by County for Architectural Barriers plan review.

E. Receive and respond to permitting comments by the local jurisdiction having review authority.

F. Revise plans and specifications as necessary to conform to permitting, accessibility, and budget requirements without additional charge to County.

G. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase V – CONSTRUCTION CONTRACT BIDDING, AWARD, AND EXECUTION

Upon County acceptance of previous phase, A/E shall proceed with the following:

A. Participate in a Pre-bid Meeting, answer RFI's from Contractors and suppliers, and prepare addenda items as required.

B. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase VI - CONSTRUCTION ADMINISTRATION - Project Observation

Upon County acceptance of previous phase, A/E shall perform the following services:

A. Provide general administration and be County's representative during the construction of the project. Advise, consult, and issue County's instructions to Contractor in writing with copies furnished to all parties. Prepare change orders and supplementary drawings.

B. Provide conformed construction drawing and specification sets for each issuance of Architect's Supplemental Instructions.

C. Conduct and oversee pre-construction meeting.

D. Process/ respond to Requests for Information, Change Proposals, Change Orders, Change Directives.

E. Review/ approve shop drawings, submittals, samples and mock-ups. Submit copies of each shop drawing and submittal of materials and equipment to County.

F. Conduct and oversee bi-weekly progress meetings.

G. Conduct site visits with personnel technically qualified by education and experience to competently observe relevant aspects of construction. Make necessary observations to determine if workmanship and quality of materials generally conform to the plans and specifications, and that provisions of the contract are complied with.

H. Reject work performed by Contractor which does not meet the requirements of the Construction Documents; and, order removal and replacement of such work.

I. Review progress estimates of work performed and invoiced by Contractor. Within **three (3) business days** of receipt, submit written reviews to County.

J. Coordinate Texas Accessibility Standards (TAS) Inspection to be concurrent with Substantial Completion Inspection.

K. Accompany County on Substantial Completion Inspection with appropriate staff and affiliates. Prepare a punch list of items needing correction. After Contractor has performed the required corrections, notify County in writing that the contract has been performed in general conformance with the plans and specifications and is ready for Final Inspection.

L. Provide deliverables in accordance with County's Design Submittal Guidelines.

Phase VII – PROJECT CLOSE-OUT – Final Inspection and Document Review:

Upon County acceptance of previous phase, A/E shall perform the following services:

A. Accompany County on Final Inspection to determine if construction has been completed in general accordance with the Contract Documents.

B. Review warranties, guarantees, bonds, equipment operating instructions, and similar deliverables to verify receipt, and general conformance to requirements of the Contract.

C. After determining that the general requirements of the Plans and Specifications have been met, certify and approve Contractor's Final Application for Payment.

D. Upon completion of construction and prior to the request for final payment, make changes in the original REVIT or model CAD files of the Project to show changes made and noted by Contractor of the work and final location of the mechanical service lines and outlets including outside utilities. Develop project Record Construction Drawings and Specifications.

E. Provide deliverables in accordance with County's Design Submittal Guidelines.

EXHIBIT B

FEE SCHEDULE

This schedule indicates fees by Phase of the Basic Fee:		**$**	**62,775**	100%
50%	**MWM Design Group, Inc**	**$**	**31,275**	
50%	**Encotech**	**$**	**31,500**	
Phase I - SCHEMATIC DESIGN		**$**	**62,775**	100%
	MWM Design Group, Inc	$	31,275	
	Encotech	$	31,500	

EXHIBIT C

PRODUCTION SCHEDULE

A/E agrees to complete the professional design services called for in **Exhibit A** of this Agreement within **Ninety-Seven (97) calendar days** from the date of this Agreement.

The above time limits may, for good cause, be extended, in writing, by County as the Project proceeds.

The schedule below indicates various project milestones and estimated target dates. Standard end-of-phase review periods for County shall be (21) calendar days.

Agreement Execution Date	**06/24/25**

Phase I - SCHEMATIC DESIGN

Preliminary Scope and Budget analysis deliverables	07/30/25
30% Plans, Specifications and Estimate deliverables	08/29/25
County written authorization to proceed to next phase	09/19/25

All services shall be complete on, or before:	**09/29/25**

EXHIBIT D

Williamson County
Vendor Reimbursement Policy

The purpose of this Williamson County Vendor Reimbursement Policy ("Policy") is to provide clear guidelines to vendors on Williamson County's expectations and requirements regarding allowable reimbursable expenditures and required backup. The Policy will also minimize conflicts related to invoice payments and define non-reimbursable items. This Policy is considered a guideline and is not a contract.

This Policy may be altered, deleted or amended, at any time and without prior notice to vendors, by action of the Williamson County Commissioners Court. Unenforceable provisions of this Policy, as imposed by applicable law, regulations, or judicial decisions, shall be deemed to be deleted. Any revisions to this Policy will be distributed to all current vendors doing business with the County.

1. Invoices and Affidavits

1.1 Invoices must adequately describe the goods or services provided to County and include all required backup (i.e. reimbursable expenses, mileage log, timesheets, receipts detailing expenses incurred etc.) that is in a form acceptable to the Williamson County Auditor. Invoices that do not adequately describe the goods or services provided to County or contain backup that is satisfactory to the Williamson County Auditor will be returned to vendor for revisions and the provision above relating to invoice errors resolved in favor of the County shall control as to the required actions of vendor and when such invoice must be paid by the County.

1.2 In the event an invoice includes charges based upon hourly billing rates for services or any other rates based upon the amount of time worked by an individual or individuals in performing services, whether the charges are being billed directly to the County or whether they are the basis of invoices from subcontractors for which the vendor seeks reimbursement from the County, the charges shall be accompanied by an affidavit signed by an officer or principal of the vendor certifying that the work was performed, it was authorized by the County and that all information contained in the invoice that is being submitted is true and correct.

1.3 Upon County's request, vendor must submit all bills paid affidavits wherein vendor must swear and affirm that vendor has paid each of its subcontractors, laborers, suppliers and material in full for all labor and materials provided to vendor for or in connection with services and work performed for County and, further, vendor must swear and affirm that vendor is not aware of any unpaid bills, claims, demands, or causes of action by any of its subcontractors, laborers, suppliers, or material for or in connection with the furnishing of labor or materials, or both, for services and work performed for County.

2. Travel Reimbursement

2.1 The County will only cover costs associated with travel for vendors outside a 45-mile radius from the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626.

2.2 The County will only cover costs associated with travel as documented work for County. If a vendor is also doing business for another client, the travel costs must be split in proportion to the amount of work actually performed for the County and the other client. The only allowable travel expense will be for the specific days worked for Williamson County.

2.3 No advance payments will be made to vendor for travel expenditures. The travel expenditure may only be reimbursed after the expenditure/trip has already occurred and vendor has provided the Williamson County Auditor with all necessary and required backup.

2.4 Vendors must submit all travel reimbursement requests on each employee in full. Specifically, a travel reimbursement request must include all related travel reimbursement expenses relating to a particular trip for which vendor seeks reimbursement. Partial travel reimbursement requests will not be accepted (i.e. vendor should not submit hotel and mileage one month then the next month submit rental car and airfare). If the travel reimbursement appears incomplete, the invoice will be sent back to the vendor to be submitted when all information is ready to submit in full.

2.5 Reimbursement for transportation costs will be at the most reasonable means of transportation (i.e.: airline costs will be reimbursed for coach rate, rental car costs will only be reimbursed if rental car travel was most reasonable means of travel as compared to travel by air).

2.6 The County will not be responsible for, nor will the County reimburse additional charges due to personal preference or personal convenience of individual traveling.

2.7 The County will not reimburse airfare costs if airfare costs were higher than costs of mileage reimbursement.

2.8 Additional expenses associated with travel that is extended to save costs (i.e. Saturday night stay) may be reimbursed if costs of airfare would be less than the cost of additional expenses (lodging, meals, car rental, mileage) if the trip had not been extended. Documentation satisfactory to the Williamson County Auditor will be required to justify expenditure.

2.9 County will only reimburse travel expense to necessary personnel of the vendor (i.e. no spouse, friends or family members).

2.10 Except as otherwise set forth herein, a vendor must provide a paid receipt for all expenses. If a receipt cannot be obtained, a written sworn statement of the expense from the vendor may be substituted for the receipt.

2.11 Sales tax for meals and hotel stays are the only sales taxes that will be reimbursed. Sales tax on goods purchased will not be reimbursed. A sales tax exemption form is available from the Williamson County Auditor's Office upon request.

2.12 The County will not pay for any late charges on reimbursable items. It is the responsibility of the vendor to pay the invoice first and seek reimbursement from the County.

3. Meals

3.1 Meal reimbursements are limited to a maximum of $59.00 per day on overnight travel. On day travel (travel that does not require an overnight stay), meal reimbursements are limited to a maximum of $25.00 per day. The travel must be outside the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by a 45-mile radius.

3.2 Receipts are required on meal reimbursement amounts up to the maximum per day amount stated for overnight or day travel. If receipts are not presented, the vendor can request per diem (per diem limits refer to 3.2). However, a vendor cannot combine per diem and meal receipts. Only one method shall be allowed.

3.3 Meals are reimbursable only to vendors who do not have necessary personnel located within a 45-mile radius of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626, who are capable of carrying the vendor's obligations to the County. Meals will not be reimbursed to vendors who are located within a 45-mile radius of the Williamson County Courthouse.

3.4 County will not reimburse for alcoholic beverages.

3.5 Tips are reimbursable but must be reasonable to limitation of meal allowance

3.6 No meals purchased for entertainment purposes will be allowed.

3.7 Meal reimbursement must be substantiated with a hotel receipt.

4. Lodging

4.1 Hotel accommodations require an itemized hotel folio as a receipt. The lodging receipt should include name of the motel/hotel, number of occupant(s), goods or services for each individual charge (room rental, food, tax, etc.) and the name of the occupant(s). Credit card receipts or any other form of receipt are not acceptable.

4.2 Vendors will be reimbursed for a single room rate charge plus any applicable tax. If a single room is not available, the vendor must provide documentation to prove that a single room was not available in order to justify the expense over and above the single room rate. A vendor may also be required to provide additional documentation if a particular room rate appears to be excessive.

4.3 Personal telephone charges, whether local or long distance, will not be reimbursed.

5. Airfare

5.1 The County will only reimburse up to a coach price fare for air travel.

5.2 The County will exclude any additional charges due to personal preference or personal convenience of the individual traveling (i.e. seat preference charges, airline upgrades, etc. will not be an allowable reimbursement)

5.3 Air travel expenses must be supported with receipt copy of an airline ticket or an itinerary with actual ticket price paid. If tickets are purchased through a website, vendor must submit a copy of the webpage showing the ticket price if no paper ticket was issued.

5.4 Cancellation and/or change flight fees may be reimbursed by the County but vendor must provide the Williamson County Auditor with documentation in writing from a County department head providing authorization for the change.

5.5 The County will not reimburse vendor for tickets purchased with frequent flyer miles.

6. Car Rental

6.1 Vendors that must travel may rent a car at their destination when it is less expensive than other transportation such as taxis, airport shuttles or public transportation such as buses or subways.

6.2 Cars rented must be economy or mid-size. Luxury vehicle rentals will not be reimbursed. Any rental costs over and above the cost of a mid-size rental will be adjusted.

6.3 Vendors will be reimbursed for rental cars if the rental car cost would have been less than the mileage reimbursement cost (based on the distance from vendor's point of origin to Williamson County, Texas) had the vendor driven vendor's car.

6.4 Vendors must return a car rental with appropriate fuel levels as required by rental agreement to avoid the car rental company from adding fuel charges.

6.5 Rental agreement and credit card receipt must be provided to County as back up for the request for reimbursement.

6.6 Insurance purchased when renting vehicle may also be reimbursed.

6.7 Car Rental optional extras such as GPS, roadside assistance, and administrative fees on Tolls will not be reimbursed.

7. Personal Car Usage

7.1 Personal vehicle usage will be reimbursed in an amount equal to the standard mileage rate allowed by the IRS.

7.2 Per code of Federal Regulations, Title 26, Subtitle A, Chapter 1, Subchapter B, Part IX, Section 274(d), all expense reimbursement requests must include the following:

7.2.1.1 Date

7.2.1.2 Destination

7.2.1.3 Purpose

7.2.1.4 Name of traveler(s)
7.2.1.5 Correspondence that verifies business purpose of the expense

7.3 The mileage for a personal vehicle must document the date, location of travel to/from, number of miles traveled and purpose of trip.

7.4 Mileage will be reimbursed on the basis of the most commonly used route.

7.5 Reimbursement for mileage shall not exceed the cost of a round trip coach airfare.

7.6 Reimbursement for mileage shall be prohibited between place of residence and usual place of work.

7.7 Mileage should be calculated from employee's regular place of work or their residence, whichever is the shorter distance when traveling to a meeting or traveling to Williamson County, Texas for vendors who are located outside of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by at least a 45-mile radius.

7.8 When more than one person travels in same vehicle, only one person may claim mileage reimbursement.

7.9 Tolls, if reasonable, are reimbursable. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement (administrative fees on Tolls will not be reimbursed).

7.10 Parking fees, if reasonable are reimbursable for meetings and hotel stays. For vendors who contract with a third party for visitor parking at vendor's place of business, Williamson County will not reimburse a vendor based on a percentage of its contracted visitor parking fees. Rather, Williamson County will reimburse Vendor for visitor parking on an individual basis for each time a visitor uses Vendor's visitor parking. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement.

7.11 Operating and maintenance expenses as well as other personal expenses, such as parking tickets, traffic violations, and car repairs and collision damage are not reimbursable.

8. Other Expenses

8.1 Taxi fare, bus tickets, conference registrations, parking, etc. must have a proper original receipt.

9. Repayment of Non-reimbursable Expense.

Vendors must, upon demand, immediately repay County for all inappropriately reimbursed expenses whenever an audit or subsequent review of any expense reimbursement documentation finds that such expense was reimbursed contrary to these guidelines and this Policy. Williamson County reserves the right to retain any amounts that are due or that become due to a vendor in order to collect any inappropriately reimbursed expenses that a vendor was paid.

10. Non-Reimbursable Expenses

In addition to the non-reimbursable items set forth above in this Policy, the following is a non-exhaustive list of expenses that will not be reimbursed by Williamson County:

10.1 Alcoholic beverages/tobacco products
10.2 Personal phone calls
10.3 Laundry service
10.4 Valet service (excludes hotel valet)
10.5 Movie rentals
10.6 Damage to personal items
10.7 Flowers/plants

10.8 Greeting cards
10.9 Fines and/or penalties
10.10 Entertainment, personal clothing, personal sundries and services
10.11 Transportation/mileage to places of entertainment or similar personal activities
10.12 Upgrades to airfare, hotel and/or car rental
10.13 Airport parking above the most affordable rate available
10.14 Excessive weight baggage fees or cost associated with more than two airline bags
10.15 Auto repairs
10.16 Babysitter fees, kennel costs, pet or house-sitting fees
10.17 Saunas, massages or exercise facilities
10.18 Credit card delinquency fees or service fees
10.19 Doctor bills, prescription and other medical services
10.20 Hand tools
10.21 Safety Equipment (hard hats, safety vests, etc.)
10.22 Office Supplies
10.23 Lifetime memberships to any association
10.24 Donations to other entities
10.25 Any items that could be construed as campaigning
10.26 Technology Fees
10.27 Sales tax on goods purchased
10.28 Any other expenses which Williamson County deems, in its sole discretion, to be inappropriate or unnecessary expenditures.

EXHIBIT E
DEBARMENT CERTIFICATION

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

1. I, the undersigned, being duly sworn or under penalty of perjury under the laws of the United States and the State of Texas, certifies that A/E and its principals:

    a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal department or agency:

    b. Have not, within a three-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public* transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

    c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity* with commission of any of the offenses enumerated in **Paragraph 1(b)** of this certification;

    d. Have not, within a three-year period preceding this application/proposal, had one or more public transactions* terminated for cause or default; and

    e. Have not been disciplined or issued a formal reprimand by any State agency for professional accreditation within the past three years.

MWM Design Group, Inc

Dave

Signature of Certifying Official

David Cazares

Printed Name of Certifying Official

Vice President | Principal

Title of Certifying Official

19 June 2025

Date

2. Where the PROVIDER is unable to certify to any of the statements in this certification, such PROVIDER shall attach an explanation to this certification.

* federal, state, or local

SUBSCRIBED and sworn to before me, the undersigned authority, by David Cazares (Signatory Name) the Vice President | Principal (Signatory Title) of MWM Design Group (Entity Name), on behalf of said firm.

JESSICA GRATE
Notary ID #133017395
My Commission Expires
April 14, 2029

Jessica Grate

Notary Public in and for the
State of Texas

My commission expires: April 14, 2029

EXHIBIT F

CERTIFICATES OF INSURANCE

A/E and Subconsultant Certificates of Insurance attached:

CONSULTANT
DESIGN DELIVERABLE
GUIDELINES



Facilities Management Division
3101 SE Inner Loop
Georgetown, TX 78626

Design services shall be conducted in Phases as outlined herein. Depending on project scope, not all items apply. Depending on project complexity and scope, Phases may be consolidated to expedite design delivery. Rejection procedures are outlined at the end of this document.

SCHEMATIC DESIGN PHASE

The interim deliverable early in this phase shall be used to document and validate project requirements and allocated construction budget.

This deliverable shall consist of the following PDF documents:

1) Opinion of probable cost to validate or modify preliminary construction budget provided by County.
2) Detailed design narrative to validate or modify Preliminary Scope of Work provided by County.
3) Initial design delivery schedule.

The deliverable at the end of this phase represents approximately 30% of the design effort and shall be of sufficient detail to show how the users' functional and technical requirements will be met.

This deliverable shall consist of the following PDF documents:

1) Budget Analysis
    a. If self-performed, provide an updated opinion of probable cost.
    b. If utilizing a professional cost estimator, participating in a CMAR or Design-Build project, coordinate with Cost Estimator or General Contractor to provide a preliminary cost estimate based upon schematic design information.
2) Design narrative
    a. include modifications to Preliminary Scope of Work provided by County.
    b. include preliminary engineering calculations for ALL disciplines required for project scope.
3) Schematic Specifications
    a. include completed Cover Sheet with draft Table of Contents for ALL disciplines required for project scope.
4) Schematic drawing set for ALL disciplines required for project scope
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
    c. include completed Cover Sheet with draft Index of Drawings for ALL disciplines required for project scope and applicable code compliance list.
    d. See specific minimum requirements for each discipline (if required for project scope):

Civil:	Provide concept Site Plan with grading and roadway layout
	Determine water supply and wastewater service
	If septic system is required, determine system type and size
Structural:	Determine concept structural system(s)
Architecture:	Plans, Elevations, overall Sections marked for Detail Sections
	Block-out window, door, finish and wall type schedules
Electrical:	Determine lighting type(s)
	Determine electrical distribution type(s)
	Review drawings for adequate space for electrical system(s)
	Initiate contacts with electric and telephone service providers
Mechanical:	Determine HVAC type(s)
	Review drawings for adequate space for HVAC system(s)
Plumbing:	Verify adequate sanitary sewer fall from building elevation
IT / Security:	TBD

5) Updated design delivery schedule.

DESIGN DEVELOPMENT PHASE

The deliverable at the end of this phase represents approximately 60% of the design effort and is intended to verify that the drawings, design analysis, specifications, and cost estimate are proceeding in a timely manner and that the design criteria and previous review comments have been correctly interpreted.

This deliverable shall consist of the following PDF documents:

1) Budget Analysis
    a. If self-performed, Architect shall provide an updated opinion of probable cost
    b. If utilizing a professional cost estimator or participating in a CMAR project, coordinate with Cost Estimator or General Contractor to provide a detailed cost estimate based upon design development information.
2) Design Analysis developed to approximately 60% completion
3) Red-lined marked-up specification sections for ALL disciplines required for project scope.
4) Approximately 60% complete drawings including those addressing construction phasing
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
    c. See specific requirements for each discipline (if required for project scope):

Civil:	Provide refined Site Plan with grading, roadway and parking
	Establish license / service agreements for water and wastewater
	If septic system is required, submit permit application to Wilco OSSF
Structural:	Provide preliminary design of structural systems
	Assist in obtaining Geotech borings
Architectural:	Noted Plans, Elevations, and Sections
	Floor, wall, roof Sections marked for Details
	Draft window, door, finish and wall type Schedules
Electrical:	Light fixtures located on drawings
	Receptacles located on drawings
	Panels located on drawings
	Circuits laid-out in single-line form
	Fixture schedule 60% complete
	Panels schedule 60% complete
	Riser diagram(s) 60% complete
Mechanical:	Equipment schedule complete
	Equipment located
	Ductwork laid-out
	Diffuser schedule complete
Plumbing:	Plumbing fixtures located on drawings
	Plumbing lines laid-out
	Fixture schedule(s) 60% complete
	Riser diagram(s) 60% complete
IT / Security:	TBD

5) Preliminary Material Finishes and Selections board
6) Updated design delivery schedule.
7) Sealed Site Permit drawings.

CONSTRUCTION DOCUMENTATION PHASE

*The deliverable at the end of this phase represents completion of proposed Construction Documents (**NO SEALS**) subject to incorporation of any review comments resulting from review of deliverable*.

This deliverable shall consist of the following PDF documents:

1) Budget Analysis
    a. If self-performed, Architect shall provide an updated opinion of probable cost
    b. If utilizing a professional cost estimator or participating in a CMAR project, coordinate with Cost Estimator or General Contractor to provide a final detailed cost estimate based upon construction documents.
2) Design Analysis with all items complete. It shall include all backup material previously submitted and revised (as necessary), all design calculations, all explanatory material giving the design rationale for any design decisions which would not be obvious to an engineer reviewing the final drawings and specifications.
3) Final edited specifications (**NO SEALS**).
4) Complete Drawings including those addressing project construction phasing. (**NO SEALS**)
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
    c. TDLR registration number included on Cover Sheet.
    d. See specific requirements for each discipline (if required for project scope):

Civil:	Details complete
	Approved licensing agreements and permits
Structural:	Details complete
Architecture:	Door / Window schedules complete
	Interior finish schedule(s) complete
	Details complete
Electrical:	Fixture schedule complete
	Panels schedule complete
	Riser diagram(s) complete
	Details complete
Mechanical:	Equipment schedule complete
	Diffuser schedule complete
	Details complete
Plumbing:	Fixture schedule complete
	Riser diagram(s) complete
	Irrigation connections complete (if required)
	Details complete
IT / Security	TBD

5) Final Material Finishes and Selections board
6) Proposed construction schedule.

REGULATORY REVIEW & PERMITTING PHASE

The deliverable at the end of this phase includes BIM/AutoCAD files and permitted Construction Documents.

At the beginning of this phase provide the following PDF documents for record:

1) Sealed Construction Drawings.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
2) Sealed Specifications.
3) Complete Drawings submitted to Registered Accessibility Specialist (RAS) for review.

This deliverable shall consist of updated **REVIT model / AutoCAD DWGs** and the following PDF documents:

1) Permitted Site Development Drawings.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
2) Permitted Construction Drawings.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
3) Permitted Specifications.

CONSTRUCTION CONTRACT BIDDING, AWARD, & EXECUTION PHASE

The deliverable at the end of this phase includes BIM/AutoCAD files and revised Construction Documents.

This deliverable shall consist of updated **REVIT model / AutoCAD DWGs** and the following PDF documents:

1) Construction Drawings Addenda.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
2) Specifications Addenda.
3) Bid Tabulation

CONSTRUCTION ADMINISTRATION PHASE

Various deliverables are required throughout this phase

As required, provide the following PDF documents:

1) Copies of Change Orders and Supplementary Drawings
2) Copies of reviewed shop drawings and submittals
3) Conformed drawing set for each issuance of Architect's Supplemental Instructions.
4) Reviews of Contractor's Pay Applications
5) Punch list of items needing correction before Substantial Completion Inspection
6) Written notice that contract has been performed in general conformance with plans and specifications and is ready for Final Inspection.

PROJECT CLOSE-OUT PHASE

The deliverable at the end of this phase includes record BIM/AutoCAD files and record Construction Documents.

This deliverable shall consist of updated **REVIT model / AutoCAD DWGs** and the following PDF documents:

1) "Clean" PDF of Building Plan(s) w/ Room #s coordinated with Fire Marshal review.
2) Record Construction Drawings.
    a. Sheet size shall not exceed ANSI-D (22x34) at 150 dpi max.
    b. PDF documents shall be of emailable size (i.e. 10MB max.)
3) Record Specifications.
4) Reviewed and compiled warranties, guarantees, and operation manuals

DELIVERABLE REVIEW STAMP

For standardization purposes during design Phases:

1) DO NOT track design review deliverables in the Revisions table of the Title Block.

2) Affix Interim Stamp with appropriate information in the location the Architect / Engineer seal will appear on each drawing sheet and Specifications title page.

3) See adjacent example for "Interim Stamp"



REJECTION OF DELIVERABLE

If the requirements of any deliverable phase are not met, the County will implement the following procedures:

1) The County will provide e-mail notice to Consultant that deliverable is rejected as soon as practical. Notice may include summary of deficiencies, red-line mark-ups, etc.

2) Consultant shall have seven (7) business days to resubmit with all required elements of the given review phase.

3) Within two (2) days of receipt of resubmission, the County will provide notice to Consultant that deliverable is accepted. At which point, the regular the County review process shall restart for the given review phase.

4) Rejected Consultant deliverables shall not impact overall deadline of the Project nor the review period allotted to the County officials.

5) Consultant shall provide an updated schedule showing interim submission date changes to make-up for any lost time.

6) Consultant shall not submit an invoice until the County accepts a Phase deliverable as functionally complete.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1330727

Date Filed:
06/30/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
MWM Design Group Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
CJC Basement Interim Remodel
professional services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Harrod, Julia	Austin,, TX United States	X	
Buonodono, Tony	Manor, TX United States	X	
Warner , Debbie	Liberty Hill, TX United States	X	
Salem, Imad	Austin, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Julia Harrod, and my date of birth is [redacted].

My address is [redacted]r, Austin, TX, [redacted], USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 30 day of June, 2025.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1330727

Date Filed:
06/30/2025

Date Acknowledged:
07/07/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

MWM Design Group Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

CJC Basement Interim Remodel
professional services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Harrod, Julia	Austin,, TX United States	X	
Buonodono, Tony	Manor, TX United States	X	
Warner , Debbie	Liberty Hill, TX United States	X	
Salem, Imad	Austin, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **27.**

Meeting Date: 07/15/2025

LAN 21RFSQ14 WA3 SA1 Limmer Loop & CR 110

Submitted For: Robert Daigh **Submitted By:** Vicky Edwards, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on Supplemental Work Authorization No 1 to Work Authorization No 3 under Williamson County Contract between Lockwood, Andrews & Newnam (LAN) and Williamson County dated June 2, 2022, for Engineering Services for Intersection Improvements at Limmer Loop and CR 110. Adding dedicated right turn lanes from Limmer Loop to CR 110 (Westbound to Northbound) and from North Red Bud Lane to CR 110 (Eastbound to Southbound). Funding source: 01.0200.0210.004100.

Background

This supplemental is to extend the expiration date to March 31, 2026. The current Work Authorization dollar amount will remain the same.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

LAN 21RFSQ14 WA3 SA1 Limmer Loop & CR 110

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	06/30/2025 04:56 PM
County Judge Exec Asst.	Delia Colon	07/01/2025 03:19 PM
Form Started By: Vicky Edwards		Started On: 06/30/2025 03:36 PM
Final Approval Date: 07/01/2025		

SUPPLEMENTAL WORK AUTHORIZATION NO. _1__
TO
WORK AUTHORIZATION NO. __3__

WILLIAMSON COUNTY ROAD AND BRIDGE PROJECT:

Engineering Services for Intersection Improvements at Limmer Loop and CR 110. Adding Dedicated Right Turn Lanes from Limmer Loop to CR 110 (Westbound to Northbound), and from North Red Bud Ln to CR 110 (Eastbound to Southbound).

This Supplemental Work Authorization No. _1__ to Work Authorization No. _3___ is made pursuant to the terms and conditions of the Williamson County Contract for Engineering Services, being dated **June 2, 2022** ("Contract") and entered into by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and **Lockwood, Andrews & Newnam (LAN)** (the "Firm").

WHEREAS, the County and the Firm executed Work Authorization No. __3__ dated effective February 6, 2024 (the "Work Authorization");

WHEREAS, pursuant to the Contract, amendments, changes and modifications to a fully executed Work Authorization shall be made in the form of a Supplemental Work Authorization; and

WHEREAS, it has become necessary to amend, change and modify the Work Authorization.

AGREEMENT

NOW, THEREFORE, premises considered, the County and the Firm agree that the Work Authorization shall be amended, changed and modified as follows:

I. The above referenced Work Authorization termination date shall be modified to **March 31, 2026**. The Services to be Provided by the Firm shall be fully completed on or before said date unless extended by an additional Supplemental Work Authorization. The revised Work Schedule is attached hereto as Attachment "C" (must be attached).

County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Supplemental Work Authorization. Firm understands and agrees that County's payment of amounts under this Supplemental Work Authorization is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under the Supplemental Work Authorization. It is further understood and agreed by Firm that County shall have the right to terminate this Supplemental Work Authorization at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination to Firm.

Except as otherwise amended by prior or future Supplemental Work Authorizations, all other terms of the Work Authorization are unchanged and will remain in full force and effect.

This Supplemental Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

IN WITNESS WHEREOF, the County and the Firm have executed this Supplemental Work Authorization, in duplicate, to be effective as of the date of the last party's execution below.

FIRM:	**COUNTY:**
By: Travis Michel	By:
Signature	Signature
Travis Michel	Steven Snell
Printed Name	Printed Name
Senior Associate	Williamson County Judge
Title	Title
6/26/2025	
Date	Date

Attachment C - Work Schedule

LAN will provide a work schedule for the assigned tasks.

Commissioners Court - Regular Session **28.**

Meeting Date: 07/15/2025

Gray Engineering 21RFSQ14 WA5 CR 222, CR 378, CR 383, CR 467, CR 417

Submitted For: Robert Daigh **Submitted By:** Vicky Edwards, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on Work Authorization No 5 in the amount of $300,847.12 to expire on September 30, 2025, under Williamson County Contract between Gray Engineering, Inc. and Williamson County dated May 31, 2022, for Engineering Design Services for Drainage Improvements on CR 222, CR 378, CR 383, CR 467, CR 417. Funding source: 01.0200.0210.004100.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Gray Engineering 21RFSQ14 WA5 CR 222, CR 378, CR 383, CR 467, CR 417

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	07/11/2025 08:54 AM
County Judge Exec Asst.	Delia Colon	07/11/2025 09:22 AM
Form Started By: Vicky Edwards		Started On: 07/10/2025 08:55 AM
Final Approval Date: 07/11/2025		

WORK AUTHORIZATION NO.5

PROJECT: Engineering Design Services for Drainage Improvements on CR 222, CR 378, CR 383, CR 467, CR 417

This Work Authorization is made pursuant to the terms and conditions of the Williamson County Contract for Engineering Services, being dated **May 31, 2022** and entered into by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and **Gray Engineering Inc.** (the "Engineer").

Part1. The Engineer will provide the following Engineering Services set forth in Attachment "B" of this Work Authorization.

Part 2. The maximum amount payable for services under this Work Authorization without modification is **$300,847.12**

Part 3. Payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the Contract.

Part 4. This Work Authorization shall become effective on the date of final acceptance and full execution of the parties hereto and shall terminate on **September 30, 2025**. The Engineering Services set forth in Attachment "B" of this Work Authorization shall be fully completed on or before said date unless extended by a Supplemental Work Authorization.

Part 5. This Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

Part 6. County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Work Authorization. Engineer understands and agrees that County's payment of amounts under this Work Authorization is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Contract. It is further understood and agreed by Engineer that County shall have the right to terminate this Contract at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination to Engineer.

Part 7. This Work Authorization is hereby accepted and acknowledged below.

EXECUTED this ____ day of _____, 2020.

ENGINEER:	COUNTY:
_____	Williamson County, Texas
By: _____	By: _____
Signature	Signature
Brian Williams, P.E.	Steven Snell
Printed Name	Printed Name
Managing Partner	Williamson County Judge
Title	Title

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by County

Attachment B - Services to be Provided by Engineer

Attachment C - Work Schedule

Attachment D - Fee Schedule

Attachment A - Services to be Provided by County

Williamson County Road & Bridge Division personnel will provide:

- Project direction, review, and oversight.
- Existing LIDAR contours and apparent ROW (Wilco's GIS Department)
- Existing culvert sizes and elevations.
- Construction oversight, administration, and management.

Attachment B - Services to be Provided by Engineer

Project Locations:

1. **CR 222 from the Burnet/Williamson County Line to SH 138 (approximately 8,659')**
2. **CR 378 from CR 347 to the east end (approximately 7,730')**
3. **CR 383 from the north end to CR 327 (approximately 1,636')**
4. **CR 467 from the Lee/Williamson County Line to CR 327 (approximately 25,978')**
5. **CR 417 from CR 412 to CR 487 (approximately 22,018')**

Task 1: Project Management

Maintain direction of the project with Williamson County via scheduled meetings. Provide monthly schedule and memo updates.

Task 2: Topographic and R.O.W information, culvert inventory, sizing, and elevations.

To be provided by Williamson County

Task 3: Preliminary Engineering

Create an existing base from information provided by Williamson County. Delineate drainage areas and perform runoff calculations for 2-yr, 5-yr, 10-yr, 25-yr, and 100-yr storm events for parallel driveway culverts and non-bridge class cross culverts within the project limits, including data collection, and field reconnaissance. Provide a scroll plot (1" = 100') showing drainage area boundaries, time of concentration path, drainage area I.D., 2' LIDAR contours and aerial background provided by the County. Provide table showing runoff calculations and existing culvert capacity analysis results.

Task 4: Final Engineering (CR 222, CR 378, CR 383, CR 467, CR 417)

Calculate capacity of existing parallel driveway culverts and non-bridge class cross culverts. Determine parallel driveway culverts and non-bridge class culverts in need of replacement due to condition, inadequate capacity, or safety treatment. Provide 11x17 Plan sheets (1" = 50') for proposed improvements to parallel driveway culverts and non-bridge class cross culverts showing roadway centerline, stationing, approximate ROW, 2' LIDAR contours (provided by the County), and aerial background. Provide Quantity summary table for proposed drainage facility improvements. The scope of this deliverable will be to provide a plan view of the improvements and computations in tabular format for culverts in need of replacement.

Final Engineering (CR 417 Only)

Plan Sheets (11" x 17"):

- Cover Sheet
- Estimate of Quantities Summary
- Construction Notes & Typical Sections
- Drainage Area Map and Calculations
- Erosion Control Plan
- Traffic Control Plan and Detour Plan (if necessary)
- TxDOT Standard Details

- Roadway & Culvert Plan Sheets (1” = 50’) (showing roadway centerline, stationing, apparent ROW, and aerial background)
- Williamson County Driveway Detail Sheets
- Driveway Detail Summary Table
- Culvert Summary Table

In addition to the above plan sheets, the Engineer will provide the following:

- Cost Estimate
- Estimate of Quantities Summary
- Bid form for proposed drainage facility improvements
- General Notes
- Technical Specifications
- Provide exhibits (8.5”x 11” plan view) for temporary construction and/or drainage easements to facilitate construction of proposed drainage improvements. Exhibits shall show roadway centerline, approximate ROW line, boundary, and dimensions of proposed easement for the use in preparing easement documents by others.

Attachment C - Work Schedule

Please see next page.

Attachment C - Work Schedule

Project: **Williamson County**
WA#5
Prepared By: **Gray Engineering, Inc.**
Date: **July 8, 2025**
Date Revised:

WILCO CR H&H Various Roadways			Complete
50% Submittal	37	Calendar Days	8/21/2025
100% Submittal	28	Calendar Days	9/18/2025
Final Signed and Sealed Set	12	Calendar Days	9/30/2025
Total	77	Calendar Days	

Start	7/15/2025
End	9/30/2025

Attachment D - Fee Schedule

Please see next pages.

Attachment D - Fee Schedule

WILCO CR H&H Various Roadways
Work Authorization No. 5

	WILCO CR H&H Various Roadways - WORK SHEET	Principal			Project Manager			Project Engineer			EIT			CAD Designer			Total
Task	**Sub Task**	HRS	Rate	Total	HRS	Rate	Total	HRS	Rate	Total	HRS	Rate	Total	HRS	Rate	Total	
Project Management	Coordination	0	$357.36	$ -	40	$302.38	$12,095.20	0	$230.91	$ -	0	$175.93	$ -	0	$153.94	$ -	$12,095.20
	Monthly Progress Reports & Schedules	0	$357.36	$ -	16	$302.38	$4,838.08	0	$230.91	$ -	0	$175.93	$ -	0	$153.94	$ -	$4,838.08
	Subtotal	**0**		**$0.00**	**56**		**$16,933.28**	**0**		**$0.00**	**0**		**$0.00**	**0**		**$0.00**	**$16,933.28**
Preliminary Engineering	Import Base & Survey Information(WilCo)	0	$357.36	$ -	0	$302.38	$ -	0	$230.91	$ -	24	$175.93	$ 4,222.32	60	$153.94	$9,236.40	$13,458.72
	Drainage Analysis & Runoff Calculations **(50% Submittal)**	10	$357.36	$ 3,573.60	40	$302.38	$12,095.20	100	$230.91	$23,091.00	100	$175.93	$ 17,593.00	0	$153.94	$ -	$56,352.80
	Scroll Plot **(50% Submittal)**	2	$357.36	$ 714.72	18	$302.38	$5,442.84	36	$230.91	$8,312.76	0	$175.93	$ -	60	$153.94	$9,236.40	$23,706.72
	Culvert Analysis Table **(50% Submittal)**	8	$357.36	$ 2,858.88	30	$302.38	$ 9,071.40	40	$230.91	$9,236.40	40	$175.93	$ 7,037.20	0	$153.94	$ -	$28,203.88
	50% Progress Set (CR 417 Only) **(50% Submittal)**	5	$357.36	$ 1,786.80	10	$302.38	$ 3,023.80	20	$230.91	$4,618.20	20	$175.93	$ 3,518.60	60	$153.94	$ 9,236.40	$22,183.80
	Site Visits	0	$357.36	$ -	9	$302.38	$ 2,721.42	16	$230.91	$3,694.56	16	$175.93	$ 2,814.88	16	$153.94	$ 2,463.040	$11,693.90
	Subtotal	**25**		**$ 8,934.00**	**107**		**$32,354.66**	**212**		**$48,952.92**	**200**		**$35,186.00**	**196**		**$30,172.24**	**$155,599.82**
Final Engineering	100% Progress Set **(100% Submittal)**	17	$357.36	$ 6,075.12	45	$302.38	$13,607.10	75	$230.91	$17,318.25	85	$175.93	$14,954.05	80	$153.94	$12,315.20	$64,269.72
	Preliminary Quantities Estimate **(100% Submittal)**	8	$357.36	$ 2,858.88	4	$302.38	$1,209.52	18	$230.91	$4,156.38	0	$175.93	$0.00	0	$153.94	$ -	$8,224.78
	Culvert Design Table **(100% Submittal)**	4	$357.36	$ 1,429.44	24	$302.38	$7,257.12	38	$230.91	$8,774.58	50	$175.93	$8,796.50	0	$153.94	$ -	$26,257.64
	Final Set **(Final Submittal)**	8	$357.36	$ 2,858.88	16	$302.38	$4,838.08	24	$230.91	$5,541.84	24	$175.93	$4,222.32	40	$153.94	$6,157.60	$23,618.72
	Final Quantities Estimate **(Final Submittal)**	3	$357.36	$ 1,072.08	4	$302.38	$1,209.52	9	$230.91	$2,078.19	9	$175.93	$1,583.37	0	$153.94	$ -	$5,943.16
	Subtotal	**40**		**$ 14,294.40**	**93**		**$28,121.34**	**164**		**$37,869.24**	**168**		**$29,556.24**	**120**		**$18,472.80**	**$128,314.02**
	TOTAL	**65**		**$ 23,228.40**	**256**		**$77,409.28**	**376**		**$86,822.16**	**368**		**$64,742.24**	**316**		**$48,645.04**	**$300,847.12**

Note: This Attachment D - Fee Schedule includes engineering services associated with all of the ROW improvements for the following County roadways:

1. **CR 222 from the Burnet/Wilco County Line to SH 138 (approximately 8,659')**
2. **CR 378 from CR 347 to the east end (approximately 7,730')**
3. **CR 383 from the north end to CR 327 (approximately 1,636')**
4. **CR 467 from the Lee/Wilco County Line to FM 619 (approximately 25,978')**
5. **CR 417 from CR 412 to CR 487 (approximately 22,018')***

***Includes PS&E package for drainage features**

Commissioners Court - Regular Session **29.**

Meeting Date: 07/15/2025

On-Call Environmental - SWCA - SWA#1 to WA#1

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplement No. 1 to Work Authorization No. 1 to the Road Bond Environmental On-Call Services contract executed May 9, 2024, between Williamson County and SWCA Environmental Consultants, relating to the 2023 Road Bond Program. Project: P588 Fund Source: Road Bonds

Background

This Supplemental No. 1 to Work Authorization No. 1 is for additional environmental services in the amount of $50,000.00 and extends the termination date to 12/31/2026.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

On-Call Environmental - SWCA - SWA#1 to WA#1

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:18 AM
Form Started By: Marie Walters		Started On: 07/09/2025 02:17 PM
Final Approval Date: 07/10/2025		

SUPPLEMENTAL WORK AUTHORIZATION NO. 1
TO
WORK AUTHORIZATION NO. 1

WILLIAMSON COUNTY ROAD BOND PROJECT:
Road Bond Environmental On-Call Services

This Supplemental Work Authorization No. 1 to Work Authorization No. 1 is made pursuant to the terms and conditions of the Williamson County Contract for Consulting Services, being dated May 9, 2024 ("Contract") and entered into by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and SWCA Environmental Consultants (the "Firm").

WHEREAS, the County and the Firm executed Work Authorization No. 1 dated effective May 14, 2024 (the "Work Authorization");

WHEREAS, pursuant to Article 14 of the Contract, amendments, changes and modifications to a fully executed Work Authorization shall be made in the form of a Supplemental Work Authorization; and

WHEREAS, it has become necessary to amend, change and modify the Work Authorization.

AGREEMENT

NOW, THEREFORE, premises considered, the County and the Firm agree that the Work Authorization shall be amended, changed and modified as follows:

I. The Work Authorization shall terminate on December 31, 2026. The Services to be Provided by the Engineer shall be fully completed on or before said date unless extended by an additional Supplemental Work Authorization. The revised Work Schedule is attached hereto as Attachment "C".

II. The maximum amount payable for services under the Work Authorization is hereby increased from $50,000 to $100,000, reflecting a fee increase of $50,000. The Fee Schedule is attached hereto as Attachment "D".

Except as otherwise amended by prior or future Supplemental Work Authorizations, all other terms of the Work Authorization are unchanged and will remain in full force and effect.

This Supplemental Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

IN WITNESS WHEREOF, the County and the Firm have executed this Supplemental Work Authorization, to be effective as of the date of the last party's execution below.

FIRM:	**COUNTY:**
By: 	By: _____
Signature	Signature
Matthew McMillan	_____
Printed Name	Printed Name
Natural Resources Director – Austin	_____
Title	Title
May 21, 2025	_____
Date	Date

LIST OF ATTACHMENTS

Attachment C - Work Schedule

Attachment D - Fee Schedule

APPROVED
By Christen Eschberger at 2:10 pm, Jul 01, 2025

ATTACHMENT C
WORK SCHEDULE
ROAD BOND ENVIRONMENTAL ON-CALL SERVICES

WORK AUTHORIZATION NO. 1
PROJECT: Road Bond Environmental On-Call Services

The Firm is prepared to continue working on assigned tasks as given. All work is expected to be completed and finalized by December 31, 2026.

ATTACHMENT D
FEE SCHEDULE
ROAD BOND ENVIRONMENTAL ON-CALL SERVICES

WORK AUTHORIZATION NO. 1
PROJECT: Road Bond Environmental On-Call Services

The Firm's most recently approved Exhibit D Rate Schedule through Professional Services Agreement or subsequently approved Contract Amendments.

Commissioners Court - Regular Session **30.**

Meeting Date: 07/15/2025

Ronald Reagan, Seg D1 - RR&K - SWA#2 to WA#1

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplement No. 2 to Work Authorization No. 1 to the Ronald Reagan Boulevard, Segment D1 contract executed March 19, 2024, between Williamson County and Rummel, Klepper & Kahl, LLP dba RK&K, relating to the 2023 Road Bond Program. Project: P673 Fund Source: Road Bonds

Background

This Supplemental No. 2 to Work Authorization No. 1 extends the termination date to 12/31/2025.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Ronald Reagan, Seg D1 - RR&K - SWA#2 to WA#1

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:21 AM
Form Started By: Marie Walters		Started On: 07/09/2025 02:20 PM
Final Approval Date: 07/10/2025		

SUPPLEMENTAL WORK AUTHORIZATION NO. 2
TO
WORK AUTHORIZATION NO. 1

WILLIAMSON COUNTY ROAD BOND PROJECT:
Ronald Reagan Blvd. – Segment D1

This Supplemental Work Authorization No. 2 to Work Authorization No. 1 is made pursuant to the terms and conditions of the Williamson County Contract for Engineering Services, being dated March 19, 2024 ("Contract") and entered into by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and Rummel, Klepper & Kahl, LLP dba RK&K (the "Engineer").

WHEREAS, the County and the Engineer executed Work Authorization No. 1 dated effective March 22, 2024 (the "Work Authorization");

WHEREAS, pursuant to Article 14 of the Contract, amendments, changes and modifications to a fully executed Work Authorization shall be made in the form of a Supplemental Work Authorization; and

WHEREAS, it has become necessary to amend, change and modify the Work Authorization.

AGREEMENT

NOW, THEREFORE, premises considered, the County and the Engineer agree that the Work Authorization shall be amended, changed and modified as follows:

I. The Work Authorization shall terminate on December 31, 2025. The Services to be Provided by the Engineer shall be fully completed on or before said date unless extended by an additional Supplemental Work Authorization. The revised Work Schedule is attached hereto as Attachment "C" (must be attached).

Except as otherwise amended by prior or future Supplemental Work Authorizations, all other terms of the Work Authorization are unchanged and will remain in full force and effect.

This Supplemental Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

IN WITNESS WHEREOF, the County and the Engineer have executed this Supplemental Work Authorization, to be effective as of the date of the last party's execution below.

ENGINEER:

By: _____
Signature

Stacey Benningfield
Printed Name

Director
Title

06/25/2025
Date

COUNTY:

By: _____
Signature

_____
Printed Name

_____
Title

_____
Date

LIST OF ATTACHMENTS

Attachment C - Work Schedule

APPROVED
By Christen Eschberger at 2:13 pm, Jul 01, 2025

Start Date: 22-Mar-24
Finish Date: 31-Dec-25
Data Date: 01-Jul-25

Attachment C-Work Schedule

Activity ID	Activity Name	Start	Finish	Original Duration	Total Float
C -RRD1 Design (DD: 7-1-25)		22-Mar-24 A	31-Dec-25	449	0
01	NTP		22-Mar-24	0	
Project Management		22-Mar-24 A	29-Dec-25	363	2
03	Kickoff Meeting	05-Apr-24 A		0	
04	QA/QC Plan to County		09-Apr-24	0	
05	Design Schedule		09-Apr-24	0	
02	Project Management	22-Mar-24 A	29-Dec-25	363	0
Public Involvement		05-Apr-24 A	28-Aug-25	320	0
06	Public Involvement	05-Apr-24 A	28-Aug-25	320	0
Utility Coordination Support		05-Apr-24 A	04-Nov-25	402	7
08	Project Control From County	03-Jun-24 A		0	
09	Utility Conflict Analysis	15-Nov-24 A	10-Jul-25	80	7
07	Utility Coordination Support	05-Apr-24 A	28-Aug-25	320	0
79	Coordinate with Cobb Fendley for joint bid utility plans	11-Jul-25	04-Nov-25	82	7
Surveying		19-Apr-24 A	14-Jun-24	40	
10	Gather and Process Data	19-Apr-24 A	14-Jun-24	40	
11	Design Survey Deliverables		14-Jun-24	0	
Drainage Study		10-Jun-24 A	24-Jul-25	285	0
14	Preliminary Drainage Report		03-Jul-24 A	0	
13	Interim Condition	10-Jun-24 A	15-Jul-24 A	25	
14.1	Review Preliminary Drainage Report	23-Jul-24 A	05-Aug-24	10	
15	Final Drainage Study	15-Nov-24 A	07-Jul-25	40	0
16	Final Drainage Report		10-Jul-25	0	0
16.1	Review Final Drainage Report	11-Jul-25	24-Jul-25	10	0
Environmental Services		16-Jul-24 A	05-Aug-25	268	81
23	Wetlands/ Jurisdictional Water Assessment	01-Apr-25 A	19-May-25	35	
24	Draft Wetlands/ Jurisdictional Water Assessment	20-May-25 A	27-May-25	5	
25	Review Draft Wetlands/ Jurisdictional Water Assessment	28-May-25 A	10-Jun-25	10	
22	Field Investigations	16-Jul-24 A	11-Jun-25	90	
34	Draft Archaeological Survey Report	23-Jun-25 A	25-Jun-25	1	
32	Prepare Final Historic Resources Survey Report	24-Jun-25 A	27-Jun-25	5	
36	Prepare Final Archaeological Survey Report	24-Jun-25 A	27-Jun-25	5	
35	Review Draft Archaeological Survey Report	25-Jun-25 A	27-Jun-25	5	
26	Prepare Final Wetlands/ Jurisdictional Water Assessment	11-Jun-25 A	01-Jul-25	10	85
18	Regulatory Records Review	03-Sep-24 A	03-Jul-25	30	81
27	Draft Endangered Species Letter	27-Jun-25 A	03-Jul-25	10	81
19	Draft Haz Mat ESA	23-Jun-25 A	03-Jul-25	5	81
20	Review Draft Haz Mat ESA	07-Jul-25	11-Jul-25	5	81
28	Review Endangered Species Letter	07-Jul-25	11-Jul-25	5	81
29	Draft Final Endangered Species Letter	09-Jul-25	15-Jul-25	5	81
36.1	Review Final Archaeological Survey Report	01-Jul-25	15-Jul-25	10	86
26.1	Review Final Wetlands/ Jurisdictional Water Assessment	02-Jul-25	16-Jul-25	10	85
21	Prepare and Submit Final Haz Mat ESA	14-Jul-25	18-Jul-25	5	81
37	THC Coordination Archaeological Survey Report	30-Jun-25 A	22-Jul-25	20	81
21.1	Review Final Haz Mat ESA	21-Jul-25	22-Jul-25	2	81



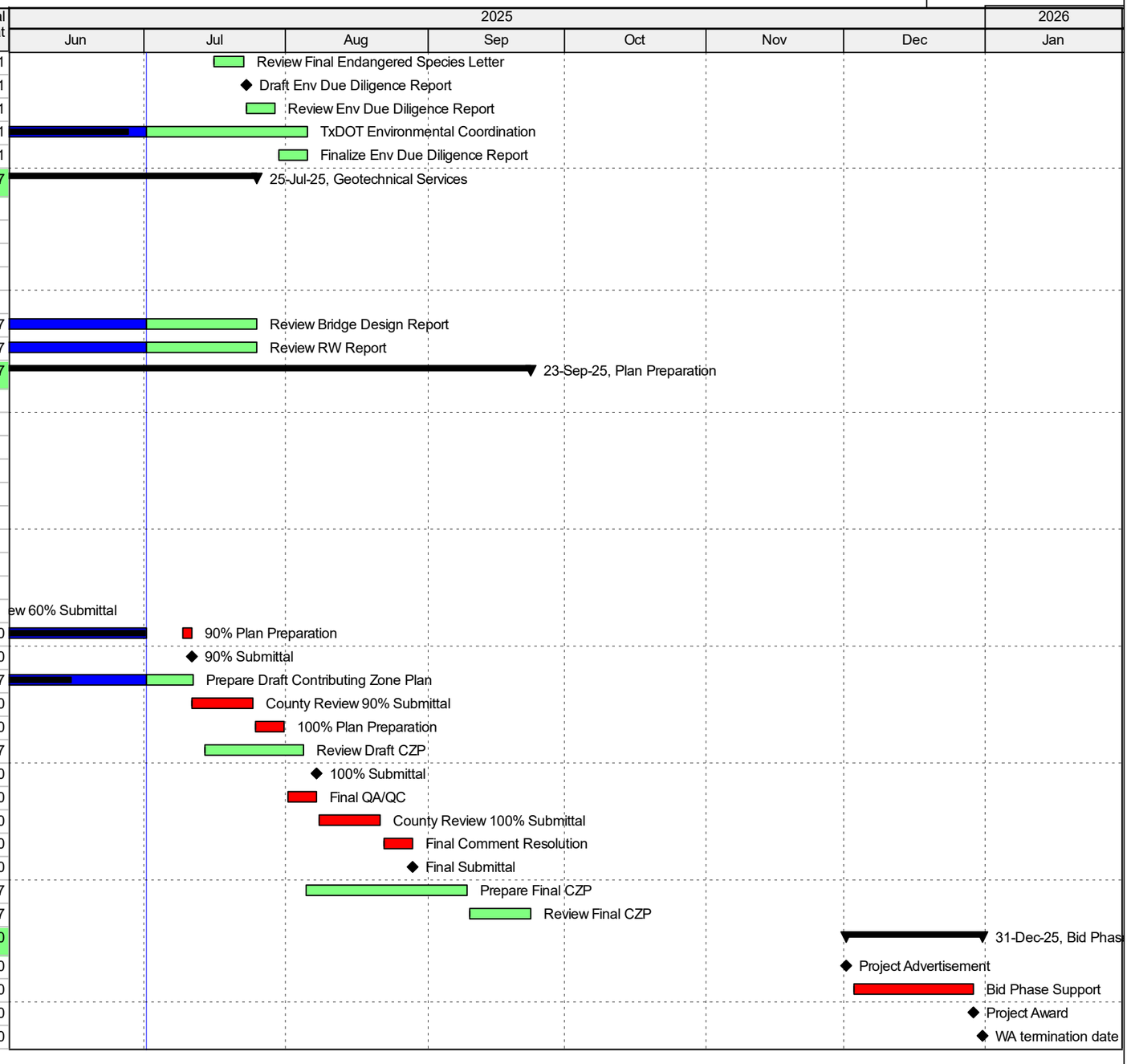
Actual Work | Critical Remaining Work | % Complete
Remaining Work | Milestone | Summary

All Activity Layout

Start Date: 22-Mar-24
Finish Date: 31-Dec-25
Data Date: 01-Jul-25

Attachment C-Work Schedule

Activity ID	Activity Name	Start	Finish	Original Duration	Total Float
29.1	Review Final Endangered Species Letter	16-Jul-25	22-Jul-25	5	81
38	Draft Env Due Diligence Report	23-Jul-25		0	81
39	Review Env Due Diligence Report	23-Jul-25	29-Jul-25	5	81
41	TxDOT Environmental Coordination	01-Mar-25 A	05-Aug-25	100	81
40	Finalize Env Due Diligence Report	30-Jul-25	05-Aug-25	5	81
Geotechnical Services		03-Jun-24 A	25-Jul-25	85	7
43	Collect and Process Data	03-Jun-24 A	26-Aug-24	60	
44	Prepare and Submit Pavement Design Report	27-Aug-24 A	13-Mar-25	15	
46	Prepare and Submit RW Report	27-Aug-24 A	13-Mar-25	15	
45	Prepare and Submit Bridge Design Report	27-Aug-24 A	20-Mar-25	15	
44.1	Review Pavement Design Report	18-Sep-24 A	26-Mar-25	10	
45.1	Review Bridge Design Report	18-Sep-24 A	25-Jul-25	10	7
46.1	Review RW Report	18-Sep-24 A	25-Jul-25	10	7
Plan Preparation		17-May-24 A	23-Sep-25	342	67
48	Prepare and Submit Criteria and Typicals	17-May-24 A	20-May-24	30	
49	Pre 30% Submittal		27-Jun-24	0	
48.1	Prepare and Submit Geometry and Layouts	17-May-24 A	28-Jun-24	30	
50	County Review Pre 30% Submittal	01-Jul-24 A	15-Jul-24 A	10	
52	30% Submittal		29-Oct-24	0	
51	30% Plans	06-Aug-24 A	29-Oct-24	54	
53	County Review 30% Submittal	01-Nov-24 A	14-Nov-24	10	
54	60% Plan Preparation	18-Nov-24 A	27-Feb-25	50	
55	60% Submittal		28-Feb-25	0	
56	County Review 60% Submittal	01-Mar-25 A	12-May-25	15	
57	90% Plan Preparation	01-Apr-25 A	11-Jul-25	20	0
58	90% Submittal		11-Jul-25	0	0
67	Prepare Draft Contributing Zone Plan	28-Feb-25 A	11-Jul-25	40	67
59	County Review 90% Submittal	11-Jul-25	24-Jul-25	10	0
60	100% Plan Preparation	25-Jul-25	31-Jul-25	5	0
68	Review Draft CZP	14-Jul-25	04-Aug-25	16	67
62	100% Submittal		07-Aug-25	0	0
61	Final QA/QC	01-Aug-25	07-Aug-25	5	0
63	County Review 100% Submittal	08-Aug-25	21-Aug-25	10	0
64	Final Comment Resolution	22-Aug-25	28-Aug-25	5	0
65	Final Submittal		28-Aug-25	0	0
69	Prepare Final CZP	05-Aug-25	09-Sep-25	25	67
69.1	Review Final CZP	10-Sep-25	23-Sep-25	10	67
Bid Phase Services		01-Dec-25	31-Dec-25	20	0
91	Project Advertisement		01-Dec-25	0	0
70	Bid Phase Support	03-Dec-25	29-Dec-25	17	0
71	Project Award		29-Dec-25	0	0
81	WA termination date		31-Dec-25	0	0



Actual Work
Remaining Work
Critical Remaining Work
Milestone
% Complete
Summary

All Activity Layout

Commissioners Court - Regular Session **31.**

Meeting Date: 07/15/2025

Indigent/Abandoned Burial

Submitted For: Steven Snell **Submitted By:** Andrea Schiele, County Judge

Department: County Judge

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take any necessary action to approve an Order for Interment by cremation of deceased (James Eller) who passed away in Williamson County, Texas, where the County has discretion to inter, pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home to move forward with interment.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Order for Interment

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst. (Originator)	Andrea Schiele	07/11/2025 08:51 AM
Form Started By: Andrea Schiele		Started On: 07/11/2025 08:37 AM
Final Approval Date: 07/11/2025		

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

ORDER OF COMMISSIONERS COURT
OF WILLIAMSON COUNTY, TEXAS
AUTHORIZING INTERMENT
OF DECEDENT'S REMAINS
(James Eller)

Pursuant to the Laws and Rules of the State of Texas, the Texas Health & Safety Code, Chapter 711, Section 711.002(e), and the common law granting the County authority to regulate the public health and safety, the Commissioners Court of Williamson County finds that:

James Eller (SSN xxx-xx-2583) passed away on May 5, 2025, at the age of 69, at a hospice facility located in Williamson County.

The Court also finds that there has been an investigation to obtain information regarding next of kin and the ability to pay for interment expense. However, all attempts to contact any known next of kin of the deceased's family have failed to identify any responsible or known next of kin with the ability to pay for necessary expenses. In the facts presented in this case, the deceased's body has either become abandoned or those with the ability to pay are unable to do so.

The Court finds that this case involves either an abandoned body or is qualified for indigent burial; therefore, the duty to cover the costs of interment falls to Williamson County.

IT IS THEREFORE ORDERED THAT the deceased body shall be interred (*i.e.,* permanent disposition of remains by entombment, burial, or placement in a niche).

IT IS FURTHER ORDERED THAT costs of cremation of the deceased be paid by Williamson County, Texas in accordance with its policies and regulations and that Beck Funeral Home is granted authority to cremate the deceased.

Signed and entered this 15th day of July 2025.

_____
Hon. Steve Snell
Williamson County Judge

Commissioners Court - Regular Session **32.**

Meeting Date: 07/15/2025

Supplement County Court #4

Submitted For: Cynthia Long **Submitted By:** Kathy Pierce, Commissioner Pct. #2

Department: Commissioner Pct. #2

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for County Court at Law #4.

Background

This line-item transfer would cover funds needed to complete Fiscal Year 2025. The line-item transfer will provide funding for a supplement for Judge McMaster's employee who is filling the duties with the Director of County Courts at Law (#2109) and the Senior Court Administrator position (#0709).

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM:	0100.0429.001100	Salaries	$5,538.00
TO:	0100.0429.001925	Supplemental Salary	$5,538.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 10:54 AM
Form Started By: Kathy Pierce		Started On: 07/10/2025 10:24 AM
Final Approval Date: 07/10/2025		

Commissioners Court - Regular Session **33.**

Meeting Date: 07/15/2025

B-Chart

Submitted For: Cynthia Long **Submitted By:** Kathy Pierce, Commissioner Pct. #2

Department: Commissioner Pct. #2

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on instructing the Human Resources Department to review and recommend possible changes to the minimums and maximums on the B-Chart for each pay grade in conjunction with salary studies or COLA action and other related salary issues or policies.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 11:03 AM
Form Started By: Kathy Pierce		Started On: 07/10/2025 10:46 AM
Final Approval Date: 07/10/2025		

Commissioners Court - Regular Session **34.**

Meeting Date: 07/15/2025

Stipend County Court 4

Submitted For: Cynthia Long **Submitted By:** Kathy Pierce, Commissioner Pct. #2

Department: Commissioner Pct. #2

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on adding a supplement of $2,000 per month to the Budget Order for a Senior Court Administrator for County Court at Law #4.

Background

One of Judge McMaster's employees recently accepted the position of Director of County Courts at Law (#2109). The employee of Judge McMaster previously served as the Senior Court Administrator for his County Court at Law #4. Judge McMaster does not plan to fill the vacant Senior Court Administrator position (#0709). Instead, he is requesting a portion of the budgeted salary dollars on this vacant position to be used as a supplement for the employee (employee #10608) who will continue to serve the duties of Senior Court Administrator for County Court at Law #4 and also serve as the Director of County Courts at Law for the remainder of Judge's term. Once the position is eventually filled, the supplement will be removed.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 10:30 AM
Form Started By: Kathy Pierce		Started On: 07/10/2025 10:04 AM
Final Approval Date: 07/10/2025		

Commissioners Court - Regular Session **35.**

Meeting Date: 07/15/2025

B-Chart

Submitted For: Cynthia Long **Submitted By:** Kathy Pierce, Commissioner Pct. #2

Department: Commissioner Pct. #2

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving $150,000 to add five percent to the maximum on the B-Chart to allow merit (if awarded) for employees who have reached the max of their pay grade.

Background

There are currently 28 employees at the max of the grade and six that are near the max of their grade.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 10:58 AM
Form Started By: Kathy Pierce		Started On: 07/10/2025 10:38 AM
Final Approval Date: 07/10/2025		

Commissioners Court - Regular Session **36.**

Meeting Date: 07/15/2025

Foreign Trade Zone Application - Flextronics

Submitted For: Steven Snell **Submitted By:** Andrea Schiele, County Judge

Department: County Judge

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a letter regarding the Foreign Trade Zone application of Flextronics America LLC Round Rock Site.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Letter

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst. (Originator)	Delia Colon	07/09/2025 09:25 AM
Form Started By: Andrea Schiele		Started On: 07/09/2025 09:12 AM
Final Approval Date: 07/09/2025		

July 15, 2025

Elizabeth Whiteman
Executive Secretary
Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Ave., NW., Room 21013
Washington, DC 20230

RE: Application for FTZ Designation of Flextronics America LLC Round Rock Site

Dear Ms. Whiteman,

I am writing regarding the Foreign Trade Zone of Central Texas, Inc.'s sponsorship of Flextronics America LLC's application to designate its site in Round Rock, Texas.

The Foreign Trade Zone of Central Texas, Inc., grantee of Foreign Trade Zone No. 183, has applied for Foreign Trade Zone designation of Flextronics' Round Rock site. This site is under the jurisdiction of Williamson County and the Williamson County R/FM taxing districts, both of which are governed by Williamson County. Imported inventory and inventory held for export at the site will be exempt from ad valorem tax. We have no objection to Foreign Trade Zone designation at the site located at 2050 Chisholm Trail, Suite 100, Round Rock, TX 78681.

Sincerely,

Hon. Judge Steven Snell
Williamson County Judge

Commissioners Court - Regular Session **37.**

Meeting Date: 07/15/2025

Termination of MOU with Rollkall Technologies LLC

Submitted By: Jacqueline Lentz, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the termination of a MOU with RollKall Technologies, LLC, effective October 13, 2025, and the appropriate officials take necessary actions to provide notice of such termination of the MOU.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Termination Letter

MOU

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/01/2025 04:04 PM
Form Started By: Jacqueline Lentz		Started On: 07/01/2025 11:57 AM
Final Approval Date: 07/01/2025		

GENERAL COUNSEL
WILLIAMSON COUNTY COMMISSIONERS COURT

401 W 6TH STREET, GEORGETOWN, TEXAS 78626

HAL C. HAWES
GENERAL COUNSEL

SHANNON C. FRANCIS
ASSISTANT GENERAL COUNSEL

JACQUELINE LENTZ
ASSISTANT GENERAL COUNSEL

JENNIFER MILLER
SENIOR PARALEGAL

July 15, 2025

Via First Class U.S. Certified Mail:
Rollkall Technologies, LLC/ Rollkall Managed Services
Attn: Brett Westbrook
600 E. Las Colinas Blvd., Suite 900
Irving, Texas 75039

RE: NOTICE OF TERMINATION

Dear Mr. Westbrook:

Section 3, *Term and Termination*, of the Memorandum of Understanding (MOU) states that the "MOU, including any Scope of Services which may be in effect at the time, may be terminated for reasons of convenience by either Party by giving ninety (90) days written notice to the other Party."

Therefore, the purpose of this letter is to give you official notice that the Williamson County Commissioners Court, as the legislative and governing body for Williamson County, has decided to terminate the MOU. The MOU will be terminated as of midnight on Tuesday, October 13, 2025.

Williamson County would like to thank you for your assistance, cooperation, and services provided. If you would like to discuss this matter in further detail, please do not hesitate to contact me.

Sincerely,

Jacqueline C. Lentz
Assistant General Counsel
Phone: (512) 943-3824
Email: Jacqueline.lentz@wilcotx.gov

cc: Rollkall Technologies, LLC., Attn: Brett Westbrook, Client Executive, 909 Lake Carolyn, Suite 1500, Irving, TX 75039

MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (this "MOU") is made and entered into as of January 26, 2022, by and between ROLLKALL TECHNOLOGIES LLC , a Delaware limited liability company (the "Service Provider") and the Williamson County Sheriff's Office (the "Client"). Service Provider and Client are sometimes individually referred to herein as a "Party" and collectively as the "Parties."

BACKGROUND:

A. Service Provider provides administrative and operational management services to law enforcement agencies in connection with their law enforcement officer off-duty programs and activities.

B. Client desires to engage Service Provider to provide such services in connection with its off-duty program.

AGREEMENT:

1) **Services.** Service Provider will perform the services (the "***Services***") for Client as defined in each statement of work mutually agreed to by the Parties in writing in the format attached as Exhibit A to this MOU ("***Scope of Services***") The Scope of Services will set forth the basis on which the Service Provider will charge the end user of Services, for and on behalf of Client, and will collect all such charges directly from the end user.

2) **Obligations.** Client will (a) cooperate with Service Provider in all matters relating to the Services; (b) respond promptly to any Service Provider request to provide direction, information, approvals, authorizations or decisions that are reasonably necessary for Service Provider to perform the Services in accordance with this MOU; and (c) provide such materials or information as Service Provider may reasonably request to carry out the Services in a timely manner and ensure that such materials or information are complete and accurate in all material respects. Additionally, each Party shall, at its cost and expense, obtain and maintain all necessary licenses and consents needed, and comply with all applicable laws in relation to, performance of its obligations under this Agreement.

3) **Term and Termination.** This MOU will be effective as of the Effective Date and will continue until terminated under this section. Service Provider may terminate this MOU for any material breach of a term of this MOU by delivering ten (10) days prior written notice to Client. In the event that Service Provider materially breaches any term of this MOU, Service Provider will use reasonable commercial efforts to promptly cure any such breach; provided, that if Service Provider cannot cure such breach within a reasonable time (but no more than thirty (30) days) after Client's written notice of such breach, Client may, at its option, terminate the MOU by serving written notice of termination. This entire MOU, including any Scope of Services which may be in effect at the time, may be terminated for reasons of convenience by either Party by giving ninety (90) days written notice to the other Party. Termination will not affect either Party's obligations under Sections **8** and **9**.

4) **Billing and Payment.** In consideration of the provision of the Services by the Service Provider and the rights granted to Client under this MOU, Service Provider will bill end users directly for all Services performed, which fees will include Service Provider's service fees set forth in the applicable Scope of Services, and any and all taxes, however designated, that are based on the Services provided by Service Provider pursuant to this MOU. Payment from the end user

to Service Provider of the service fees pursuant to this Section 4 will constitute payment in full for the performance of the Services, and, Client will not be responsible for paying any other fees, costs or expenses.

5) **Relationship.** The Services will be provided by employees or agents of Service Provider as set forth on the respective Scope of Services executed by the Parties and made part of this MOU. The Parties intend that the relationship created between them is one of independent contractor. Neither Service Provider nor any employee or agent of Service Provider will be, or will be deemed to be, the agent or employee of Client. The manner and means of providing the Services are within the sole discretion, direction and control of Service Provider. Client provides none of the benefits provided by Client to its employees to Service Provider or any employee or agent of Service Provider. Nothing contained in this MOU will be construed as creating any agency, partnership, joint venture or other form of joint enterprise, employment or fiduciary relationship between the Parties, and neither Party will have authority to contract for or bind the other Party in any manner whatsoever.

6) **Authority**. The parties expressly agree that this MOU falls within the zone of authority and operational control of the Williamson County Sheriff as an independent elected official who may sign this MOU on behalf of Client law enforcement agency regarding policies affecting employees of Client. The parties further expressly agree that this is not a traditional procurement in that that the services being managed by Service Provider involve third parties and deputies outside of their employment environment who are acting as independent contractors themselves.

7) **Warranties.** The Parties acknowledge and agree that in providing the Services, Service Provider is acting merely as a facilitator of a potential engagement between an end user and Client and its law enforcement officers. Service Provider will execute instructions provided by Client pursuant to a Statement of Work for purposes of coordinating and placing Client's law enforcement officers on off-duty jobs requested by end users. Service Provider makes no representations or warranties, except as provided below regarding legal compliance with all applicable laws and Client policies as provided, whatsoever regarding any end user or any off-duty job requested for placement, including whether the activity or placement is covered by liability insurance of the end user or Client. Service Provider will have no obligation to undertake any investigation or vetting of any end users or any proposed off-duty job placement and will have no liability to Client or any of Client's law enforcement officers with respect to any proposed placement. Client and its law enforcement officers will be solely responsible for evaluating each proposed placement and the applicable end user and may accept or reject any proposed placement in their sole and absolute discretion. Service Provider warrants that it will perform and provide the Services in compliance with all reasonable policies and procedures of Client as may be provided from time to time by Client in writing, and all laws, rules, and regulations applicable to the Services and/or Service Provider in its performance and delivery of the Services.

8) **Confidentiality**. To the extent authorized under Texas law, each Party agrees not to disclose and to retain in confidence, and not use for its benefit or the benefit of others, any confidential or proprietary information disclosed pursuant to this MOU or in connection with the Services (the ***"Confidential Information").*** Neither Party may disclose any such Confidential Information to anyone, except with the express written consent of the Party providing such information, or as required by applicable law or in connection with disputes over the terms of this MOU. The term "Confidential information" does not include any information which becomes publicly known through no wrongful act of any Party, is or becomes readily ascertainable from public or published information or trade sources or is received from a third party not under an obligation to keep such information confidential.

9) **Exculpation; Limitations on Liability**. To the extent authorized under Texas law, neither Service Provider nor any of its officers, managers, members, partners, joint venturers, employees, agents or servants will be liable, in damages or otherwise, to Client for any error of judgment or other act or omission performed or omitted under or otherwise in respect of this MOU, except if such error of judgment or other act or omission results from the willful misconduct or gross negligence of Service Provider. TO THE EXTENT AUTHORIZED UNDER TEXAS LAW, IN NO EVENT WILL SERVICE PROVIDER BE LIABLE FOR ACTUAL DAMAGES RESULTING FROM ITS WILLFUL MISCONDUCT OR GROSS NEGLIGENCE IN EXCESS OF AMOUNTS PAID TO SERVICE PROVIDER FOR SERVICES (NOT EXPENSES) UNDER THIS MOU, AND SERVICE PROVIDER WILL NOT BE LIABLE FOR ANY CONSEQUENTIAL OR PUNITIVE DAMAGES UNDER THIS MOU.

10) Assignment. Neither Party to this MOU may assign its rights or obligations hereunder without the prior written consent of the other Party hereto. Any attempted assignment without such prior written consent will be void. Notwithstanding the foregoing, Service Provider may assign its rights or obligations hereunder in connection with a sale or transfer of all or substantially all of its assets.

11) **Entire Agreement.** This MOU, including Scope of Services, constitutes the entire agreement among the Parties hereto with respect to the matters governed hereby. This MOU and any Scope of Services may be amended only by a written instrument signed by each Party to this MOU.

12) **Performance of MOU; Applicable Law.** Each Party hereby agrees that this MOU is performable in Dallas County, Texas. This MOU, and the rights and obligations of Service Provider and Client, will be governed by, and construed and enforced in accordance with, the internal substantive laws of the State of Texas, without regard to principles of conflicts of laws.

13) **Notices.** Any notice, approval, consent, waiver or other communications required or permitted to be given or to be served upon any person in connection with this MOU will be in writing given or served at the Party's address set forth below or as such Parties will otherwise direct.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this MOU as of the date first written above.

CLIENT: Williamson County Sheriff's Office

By: Michael T. Gleason
Signature

Print Name: Michael T. Gleason

Title: Sheriff

Address: 508 S. Rock Street
Georgetown, TX 78626

Attention: Virginia Johnson

Work Phone: 512-244-8633

vjohnson@wilco.org

SERVICE PROVIDER: ROLLKALL TECHNOLOGIES, LLC

By: _____
Signature

Print Name: Albert Vasquez

Title: Vice President of Sales

Address:

RollKall Technologies, LLC / RollKall Managed Services
600 E. Las Colinas Blvd., Suite 900
Irving, Texas 75039

Attention: Brett Westbrook, Client Executive

Work Phone: (903) 941-2853

Exhibit A - "Scope of Services"

RollKall Managed Services (RMS) Features:

RollKall Smartphone Platform & RK Pay

- Special Duty Jobs Scheduled Posted, Assigned & Tracked via the RollKall Platform
- RollKall App Used by Officers to Clock In & Out, Track Jobs & View Job History
- Job Reminders & Alerts for Late Shows/Offsite
- Web based Agency Portal for Oversight and Audit
- App Based Officer Invoicing
- App Training for Officers & Staff/ App Tech Support for Officers & Staff
- Business Sets Up RKPay Account/ Officers paid by Direct Deposit
- Officers Have Access to Job & Payment Histories; Status of Payments Due Them
- Transmits Agency Administrative, Vehicle Use or Other Fees Due to Your Agency

RMS Service Staff

- Your Agency's "Executive Assistant" for Special-Duty Management - With One Call
- Account Manager Assigned Works Directly with You to Set-Up & Monitor Your Jobs & Program
- Account Manager Supports Your Officers, Helps You Solve Problems & Keeps Things on Track
- Service Desk Receives Inbound Calls to Your Agency for Special Duty Requests & Questions
- Service Desk Assists Businesses with RKPay Account Setup for Easy Payment to Your Officers/ Department
- Schedules Jobs According to Your Agency Rules, Policies & Instructions - Your Program, Your Way
- Coordinate Directly with Your Officers for Individual Job Details & Requirements
- Address Business Questions, Concerns & Complaints
- Provide Monthly/Quarterly Reports to Command Staff as desired for Off-Duty Hours, Jobs, Payments & Issues

Initiation/Terms of Service/Pricing

- Initiation Date: January 26, 2022
- Term of Service – Month to Month service from signature of Memorandum of Understanding (MOU)
- Per officer hour worked, Service Provider will add a 5% processing fee for the RollKall platform and RKPay for payment transactions, plus an additional 2.5% if payment is made via Credit Card
- Additionally, Service Provider will add $1.50 per hour (or equivalent) for administering off-duty management for all businesses/entities.
- Current HOA and MUD businesses/entities will be charged $0.00 per hour (or equivalent) for the off-duty management administration and will be processed outside of RKPay with no-cost to the HOA/MUD. Therefore, current HOA and MUD businesses/entities, officers, and department will not receive the RKPay benefits.
    - Current HOA and MUD businesses/entities will be invoiced manually through the RollKall platform on a bi-weekly basis with payments due upon receipt.
    - Invoice payment options are as follows:
        - Directly to the officer via check by mail at No Cost to the current HOA/MUD

- Direct deposit to deputies/officers via ACH at 3% of total invoice, optional.
- Direct deposit to deputies/officers via Credit Card at 5.5% of total invoice, optional.

- Current HOA and MUD businesses/entities are listed as follows:
  - Anderson Mill Limited District
  - Block House
  - Bushy Creek MUD
  - Chandler Creek (Meadows)
  - Fern Bluff
  - Ranch at Cypress Creek MUD #1
  - Highlands at Mayfield Ranch
  - Paloma Lake MUD #1
  - Parkside@Mayfield Ranch
  - Rancho Sienna
  - Rattan Creek
  - Siena MUD #1
  - Siena MUD #2
  - Sonterra MUD
  - Star Ranch
  - Tera Vista
  - Vista Oaks

Commissioners Court - Regular Session **38.**

Meeting Date: 07/15/2025

Assignment

Submitted For: Valerie Covey **Submitted By:** Rachel Rull, Commissioner Pct. #3

Department: Commissioner Pct. #3

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on a Commercial Contract Assignment of Buyer's Interest between Hwy 195 Cobb Springs Ranch LTD, as Sellers, Scott Stribling, as Assignor, and Wiliamson County, Texas, as Assignee/Buyer, relating to the assignment of a Commercial Contract for Unimproved Property to Williamson County, Texas for the purchase of the real property located at 6400 State Highway 195, Florence, Texas 76527 (AW0244 AW0244-Gravis, J.a.f. Sur., ACRES 160.525; AW0070 BULL, P. SUR., ACRES 130.0; and AW0244 AW0244 -Gravis, J.a.f. Sur., ACRES 190) for the potential future site of the Williamson County Justice and Jail Complex.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Assignment

Contract

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 11:48 AM
Form Started By: Rachel Rull		Started On: 07/10/2025 11:08 AM
Final Approval Date: 07/10/2025		

Docusign Envelope ID: FD8A8F24-8A96-44C3-A466-1AA202E872FE

TEXAS REALTORS

COMMERCIAL CONTRACT ASSIGNMENT OF BUYER'S INTEREST

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2014

ASSIGNOR: Scott Stribling

ASSIGNEE: Williamson County, Texas

Address: 710 Main Street, Suite 101 Georgetown, Texas 78626
Phone: (512)943-1550 E-mail: steve.snell@wilcotx.gov
Fax: _____ Other: _____

SELLER: Hwy 195 Cobb Springs Ranch LTD

PROPERTY: 6400 State Highway 195, Florence, TX 76527

CONTRACT: A Commercial Contract - ☐ Improved Property ☒ Unimproved Property executed by Assignor (as Buyer) and Seller concerning the Property, having an effective date of June 26, 2025.

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid by Assignee to Assignor, Assignor hereby assigns Assignor's interest in the Contract, including Assignor's interest as Buyer and Assignor's interest in the earnest money in the amount of $ 10,000.00 to Assignee, and Assignee hereby assumes all of Assignor's responsibilities and obligations associated with Assignor's interest in the Contract.

SPECIAL PROVISIONS:

This Assignment shall be effective as of June 30, 2025.

Century 21 Hellmann Stribling, 801 S Main St Georgetown TX 78626 Phone: 5128630021 Fax: 512.863.8228 Cobb Springs
Scott Stribling
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Commercial Contract Assignment concerning: 6400 State Highway 195, Florence, TX 76527

Assignor: Scott Stribling

By: DocuSigned by: Scott Stribling 2040130D622F426...

By (signature): _____

Printed Name: Scott Stribling

Title: _____ Date: 6/26/2025

By: _____

By (signature): _____

Printed Name: _____

Title: _____ Date: _____

Assignee: Williamson County, Texas

By: _____

By (signature): _____

Printed Name: Steven Snell Williamson County Judge

Title: Williamson County Judge Date: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____ Date: _____

Seller consents to the assignment of Assignor's interest in the Contract to Assignee.

Seller: Hwy 195 Cobb Springs Ranch LTD

By: Signed by: David Hays A29026B9F8E14A5...

By (signature): _____

Printed Name: David Hays

Title: Managing Partner Date: 6/30/2025 | 09:22 PDT

By: _____

By (signature): _____

Printed Name: _____

Title: _____ Date: _____

Century 21 Hellmann Stribling, 801 S Main St Georgetown TX 78626 Phone: 5128630021 Fax: 512.863.8228 Cobb Springs
Scott Stribling
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

TEXAS REALTORS

COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2022

1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: **HWY 195 COBB SPRINGS RANCH LTD**

Address: **2912 GABRIEL VIEW DR, Georgetown, TX 78628**
Phone: _____ E-mail: davidhays1960@gmail.com
Mobile: _____ Fax or Other: _____

Buyer: **Scott Stribling or Assigns**

Address: _____
Phone: _____ E-mail: _____
Mobile: _____ Fax or Other: _____

2. PROPERTY:

A. "Property" means that real property situated in **Williamson** County, Texas at **6400 STATE HIGHWAY 195, Florence, TX 76527**
(address) and that is legally described on the attached Exhibit _____ or as follows:
AW0244 AW0244 - Gravis, J.a.f. Sur., ACRES 160.525
AW0070 BULL, P. SUR., ACRES 130.0
AW0244 AW0244 - Gravis, J.a.f. Sur., ACRES 190

B. Seller will sell and convey the Property together with:
(1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
(2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
(3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing . . . . . $ **7,070,000.00**

(2) Sum of all financing described in Paragraph 4 . . . . . $ **zero**

(3) Sales price (sum of 3A(1) and 3A(2)) . . . . . $ **7,070,000.00**

B. Adjustment to Sales Price: *(Check (1) or (2) only.)*

[X] (1) The sales price will not be adjusted based on a survey.
[ ] (2) The sales price will be adjusted based on the latest survey obtained under Paragraph 6B.

(a) The sales price is calculated on the basis of $ _____ per:
[ ] (i) square foot of [ ] total area [ ] net area.
[ ] (ii) acre of [ ] total area [ ] net area.

(b) "Total area" means all land area within the perimeter boundaries of the Property. "Net area" means total area less any area of the Property within:
[ ] (i) public roadways;
[ ] (ii) rights-of-way and easements other than those that directly provide utility services to the Property; and
[ ] (iii) _____
_____.

(c) If the sales price is adjusted by more than _____ % of the stated sales price, either party may terminate this contract by providing written notice to the other party within _____ days after the terminating party receives the survey. If neither party terminates this contract or if the variance is less than the stated percentage, the adjustment to the sales price will be made to the cash portion of the sales price payable by Buyer.

4. FINANCING: Buyer will finance the portion of the sales price under Paragraph 3A(2) as follows:

[ ] A. Third Party Financing: One or more third party loans in the total amount of $ _____.
This contract:
[ ] (1) is not contingent upon Buyer obtaining third party financing.
[ ] (2) is contingent upon Buyer obtaining third party financing in accordance with the attached Commercial Contract Financing Addendum (TXR-1931).

[ ] B. Assumption: In accordance with the attached Commercial Contract Financing Addendum (TXR-1931), Buyer will assume the existing promissory note secured by the Property, which balance at closing will be $ _____.

[ ] C. Seller Financing: Buyer will deliver a promissory note and deed of trust to Seller under the terms of the attached Commercial Contract Financing Addendum (TXR-1931) in the amount of $ _____.

5. EARNEST MONEY:

A. Not later than 3 days after the effective date, Buyer must deposit $ **$10,000.00** as earnest money with **Austin Title** (title company) at **Georgetown, TX** (address) **Evan Hays** (closer).
If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.

B. Buyer will deposit an additional amount of $ **zero** with the title company to be made part of the earnest money on or before:
[ ] (i) _____ days after Buyer's right to terminate under Paragraph 7B expires; or
[ ] (ii) _____.
Buyer will be in default if Buyer fails to deposit the additional amount required by this Paragraph 5B within 3 days after Seller notifies Buyer that Buyer has not timely deposited the additional amount.

C. Buyer may instruct the title company to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.

6. TITLE POLICY AND SURVEY:

A. Title Policy:

(1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:
(a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
(b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.

(2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:
☐ (a) will not be amended or deleted from the title policy.
☒ (b) will be amended to read "shortages in areas" at the expense of ☒ Buyer ☐ Seller.

(3) Within **14** days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer's address.

B. Survey: Within **90** days after the effective date:

☐ (1) Buyer will obtain a survey of the Property at Buyer's expense and deliver a copy of the survey to Seller. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition. Seller will reimburse Buyer _____ *(insert amount)* of the cost of the survey at closing, if closing occurs.

☐ (2) Seller, at Seller's expense, will furnish Buyer a survey of the Property dated after the effective date. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition.

☒ (3) Seller will deliver to Buyer and the title company a true and correct copy of Seller's most recent survey of the Property along with an affidavit required by the title company for approval of the existing survey. If the existing survey is not acceptable to the title company, ☒ Seller ☐ Buyer (updating party), will, at the updating party's expense, obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to the other party and the title company within 30 days after the title company notifies the parties that the existing survey is not acceptable to the title company. The closing date will be extended daily up to 30 days if necessary for the updating party to deliver an acceptable survey within the time required. The other party will reimburse the updating party _____ *(insert amount or percentage)* of the cost of the new or updated survey at closing, if closing occurs.

C. Buyer's Objections to the Commitment and Survey:

(1) Within **30** days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, and any required survey, Buyer may object in writing to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title other than those permitted by this contract or liens that Seller will

satisfy at closing or Buyer will assume at closing; or (b) the items show that any part of the Property lies in a special flood hazard area (an "A" or "V" zone as defined by FEMA). If the commitment or survey is revised or any new document evidencing a title exception is delivered, Buyer may object in writing to any new matter revealed in such revision or new document. Buyer's objection must be made within the same number of days stated in this paragraph, beginning when the revision or new document is delivered to Buyer. If Paragraph 6B(1) applies, Buyer is deemed to receive the survey on the earlier of: (i) the date Buyer actually receives the survey; or (ii) of the deadline specified in Paragraph 6B.

(2) Seller may, but is not obligated to, cure Buyer's timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections. If Buyer terminates, the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer.

(3) Buyer's failure to timely object or terminate under this Paragraph 6C is a waiver of Buyer's right to object except that Buyer will not waive the requirements in Schedule C of the commitment.

7. PROPERTY CONDITION:

A. Present Condition: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: **N/A**

B. Feasibility Period: Buyer may terminate this contract for any reason within **120** days after the effective date (feasibility period) by providing Seller written notice of termination.

(1) Independent Consideration. *(Check only one box and insert amounts.)*

[X] (a) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less $ **1,000.00** that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the title company. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to deposit the earnest money, Buyer will not have the right to terminate under this Paragraph 7B.

[ ] (b) Not later than 3 days after the effective date, Buyer must pay $ _____ as independent consideration for Buyer's right to terminate by tendering such amount to the title company. Buyer authorizes escrow agent to release and deliver the independent consideration to Seller at any time upon Seller's request without further notice to or consent from Buyer. If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer and Seller will retain the independent consideration. The independent consideration will be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(2) or if Buyer fails to pay the independent consideration, Buyer will not have the right to terminate under this Paragraph 7B.

[X] (2) Feasibility Period Extension: Prior to the expiration of the initial feasibility period, Buyer may extend the feasibility period for a single additional period of **60** days by delivering $**10,000.00** to the title company as additional earnest money.

(a) $**10,000.00** of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the

sales price only upon closing of the sale. If Buyer terminates under this Paragraph 7B, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.

(b) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
(i) The additional independent consideration.
(ii) *(Check no boxes or only one box.)*
☐ all or ☐ $_____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under this contract.

If no dollar amount is stated in this Paragraph 7B(2) as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

C. Inspections, Studies, or Assessments:

(1) During the feasibility period, Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.
(2) Buyer must:
(a) employ only trained and qualified inspectors and assessors;
(b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
(c) abide by any reasonable entry rules or requirements of Seller;
(d) not interfere with existing operations or occupants of the Property; and
(e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.

(3) Except for those matters that arise from the negligence of Seller or Seller's agents, Buyer is responsible for any claim, liability, encumbrance, cause of action, and expense resulting from Buyer's inspections, studies, or assessments, including any property damage or personal injury. Buyer will indemnify, hold harmless, and defend Seller and Seller's agents against any claim involving a matter for which Buyer is responsible under this paragraph. This paragraph survives termination of this contract.

D. Property Information:

(1) Delivery of Property Information: Within 21 days after the effective date, Seller will deliver to Buyer the following to the extent in Seller's possession or control: *(Check all that apply.)*
☒ (a) copies of all current leases, including any mineral leases, pertaining to the Property, including any modifications, supplements, or amendments to the leases;
☐ (b) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will not pay in full on or before closing;
☒ (c) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
☐ (d) copies property tax statements for the Property for the previous 2 calendar years;
☒ (e) plats of the Property;
☐ (f) copies of current utility capacity letters from the Property's water and sewer service provider; and
☐ (g) _____

(2) Return of Property Information: If this contract terminates for any reason, Buyer will, not later than 10 days after the termination date: *(Check all that apply.)*

[X] (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer in other than an electronic format and all copies that Buyer made of those items;

[X] (b) delete or destroy all electronic versions of those items described in Paragraph 7D(1) that Seller delivered to Buyer or Buyer copied in any format; and

[X] (c) deliver to Seller copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed.

This Paragraph 7D(2) survives termination of this contract.

E. Contracts Affecting Operations: Until closing, Seller: (1) will operate the Property in the same manner as on the effective date under reasonably prudent business standards; and (2) will not transfer or dispose of any part of the Property, any interest or right in the Property, or any of the personal property or other items described in Paragraph 2B or sold under this contract. After the feasibility period ends, Seller may not enter into, amend, or terminate any other contract that affects the operations of the Property without Buyer's written approval.

8. LEASES:

A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer's written consent. Seller must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:

(1) any failure by Seller to comply with Seller's obligations under the leases;

(2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;

(3) any advance sums paid by a tenant under any lease;

(4) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and

(5) any amounts payable under the leases that have been assigned or encumbered, except as security for loan(s) assumed or taken subject to under this contract.

B. Estoppel Certificates: Within _____ days after the effective date, Seller will deliver to Buyer estoppel certificates signed not earlier than _____ by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TXR Form 1938 - Commercial Tenant Estoppel Certificate and any additional information requested by a third party lender providing financing under Paragraph 4 if the third party lender requests such additional information at least 10 days prior to the earliest date that Seller may deliver the signed estoppel certificates.

9. BROKERS:

A. The brokers to this sale are:

Principal Broker: Keller Williams Realty - RR	**Cooperating Broker:** **Century 21 Stribling Properties**
Agent: Kiersty Lombar	Agent: **Scott Stribling**
Address: 2300 Greenhill #200, Round Rock TX 78664	Address: **801 S Main St**
Phone & Fax: 512-255-5050	Phone & Fax: **(512)630-7535**
E-mail: avis@kw.com	E-mail: **scottstribling@gmail.com**
License No.: 0486695	License No.: **449203**

Principal Broker: *(Check only one box)*
- [X] represents Seller only.
- [ ] represents Buyer only.
- [ ] is an intermediary between Seller and Buyer.

Cooperating Broker represents Buyer.

B. Fees: *(Check only (1) or (2) below.)*
(Complete the Agreement Between Brokers on page 14 only if (1) is selected.)

[ ] (1) Seller will pay Principal Broker the fee specified by separate written commission agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement Between Brokers found below the parties' signatures to this contract.

[X] (2) At the closing of this sale, Seller will pay:

Principal Broker a total cash fee of:
- [ ] _____ % of the sales price.
- [ ] _____.

Cooperating Broker a total cash fee of:
- [X] **3.000** % of the sales price.
- [ ] _____.

The cash fees will be paid in **Williamson** County, Texas. Seller authorizes the title company to pay the brokers from the Seller's proceeds at closing.
NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

C. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

10. CLOSING:

DS SS Initial DH

A. The date of the closing of the sale (closing date) will be on or before the later of:
(1) [X] ~~30~~ days after the expiration of the feasibility period.
[X] December 31, 2025 *(specific date)*.
[ ] _____.
(2) 7 days after objections made under Paragraph 6C have been cured or waived.

B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.

C. At closing, Seller will execute and deliver, at Seller's expense, a ☐ general ☒ special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
(1) with no liens, assessments, or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
(2) without any assumed loans in default; and
(3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.

D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
(1) tax statements showing no delinquent taxes on the Property;
(2) an assignment of all leases to or on the Property;
(3) to the extent assignable, an assignment to Buyer of any licenses and permits related to the Property;
(4) evidence that the person executing this contract is legally capable and authorized to bind Seller;
(5) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply with applicable tax law; and (ii) deliver the amount to the Internal Revenue Service (IRS) together with appropriate tax forms; and
(6) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and issuance of the title policy, all of which must be completed by Seller as necessary.

E. At closing, Buyer will:
(1) pay the sales price in good funds acceptable to the title company;
(2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
(3) sign and send to each tenant in a lease for any part of the Property a written statement that:
(a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
(b) specifies the exact dollar amount of the security deposit;
(4) sign an assumption of all leases then in effect; and
(5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.

F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

11. POSSESSION: Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. *(If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)*

DS SS

If buyer does not close on property, buyer will reimburse seller 50% of updated survey expense, up to $7,500.

Initial DH

Buyer shall not publicly disclose or market the Property or this Agreement without Seller's prior written consent. Seller will retain all funds from 2025-26 deer lease.

13. SALES EXPENSES:

A. Seller's Expenses: Seller will pay for the following at or before closing:
(1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
(2) release of Seller's loan liability, if applicable;
(3) tax statements or certificates;
(4) preparation of the deed;
(5) one-half of any escrow fee;
(6) costs to record any documents to cure title objections that Seller must cure; and
(7) other expenses that Seller will pay under other provisions of this contract.

B. Buyer's Expenses: Buyer will pay for the following at or before closing:
(1) all loan expenses and fees;
(2) preparation of any deed of trust;
(3) recording fees for the deed and any deed of trust;
(4) premiums for flood insurance as may be required by Buyer's lender;
(5) one-half of any escrow fee;
(6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

A. Prorations:
(1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.
(2) If the amount of ad valorem taxes for the year in which the sale closes is not available on the closing date, taxes will be prorated on the basis of taxes assessed in the previous year. If the taxes for the year in which the sale closes vary from the amount prorated at closing, the parties will adjust the prorations when the tax statements for the year in which the sale closes become available. This Paragraph 14A(2) survives closing.
(3) If Buyer assumes a loan or is taking the Property subject to an existing lien, Seller will transfer all reserve deposits held by the lender for the payment of taxes, insurance premiums, and other charges to Buyer at closing and Buyer will reimburse such amounts to Seller by an appropriate adjustment at closing.

B. Rollback Taxes: If Seller's use or change in use of the Property before closing results in the assessment of additional taxes, penalties, or interest (assessments) for periods before closing, the assessments will be the obligation of the Seller. If this sale or Buyer's use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. This Paragraph 14B survives closing.

C. Rent and Security Deposits: At closing, Seller will tender to Buyer all security deposits and the following advance payments received by Seller for periods after closing: prepaid expenses, advance rental payments, and other advance payments paid by tenants. Rents prorated to one party but received by the other party will be remitted by the recipient to the party to whom it was prorated within 5 days after the rent is received. This Paragraph 14C survives closing.

15. DEFAULT:

A. If Buyer fails to comply with this contract, Buyer is in default and Seller, as Seller's sole remedy(ies), may terminate this contract and receive the earnest money, as liquidated damages for Buyer's failure

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except for any damages resulting from Buyer's inspections, studies or assessments in accordance with Paragraph 7C(3) which Seller may pursue; or

(Check if applicable)

☐ enforce specific performance, or seek such other relief as may be provided by law.

B. If, without fault, Seller is unable within the time allowed to deliver the estoppel certificates, survey or the commitment, Buyer may:
   (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
   (2) extend the time for performance up to 15 days and the closing will be extended as necessary.

C. Except as provided in Paragraph 15B, if Seller fails to comply with this contract, Seller is in default and Buyer may:
   (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
   (2) enforce specific performance, or seek such other relief as may be provided by law, or both.

16. CONDEMNATION: If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:

A. terminate this contract by providing written notice to Seller within 15 days after Buyer is advised of the condemnation proceedings and the earnest money, less any independent consideration paid under Paragraph 7B(1), will be refunded to Buyer; or

B. appear and defend in the condemnation proceedings and any award will, at Buyer's election, belong to:
   (1) Seller and the sales price will be reduced by the same amount; or
   (2) Buyer and the sales price will not be reduced.

17. ATTORNEY'S FEES: If Buyer, Seller, any broker, or the title company is a prevailing party in any legal proceeding brought under or with relation to this contract or this transaction, such party is entitled to recover from the non-prevailing parties all costs of such proceeding and reasonable attorney's fees. This Paragraph 17 survives termination of this contract.

18. ESCROW:

A. At closing, the earnest money will be applied first to any cash down payment, then to Buyer's closing costs, and any excess will be refunded to Buyer. If no closing occurs, the title company may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of the title company from all parties.

B. If one party makes written demand for the earnest money, the title company will give notice of the demand by providing to the other party a copy of the demand. If the title company does not receive written objection to the demand from the other party within 15 days after the date the title company sent the demand to the other party, the title company may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and the title company may pay the same to the creditors.

C. The title company will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.

D. If the title company complies with this Paragraph 18, each party hereby releases the title company from all claims related to the disbursal of the earnest money.

E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to the title company are effective upon receipt by the title company.

F. Any party who wrongfully fails or refuses to sign a release acceptable to the title company within 7 days after receipt of the request will be liable to the other party for: (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

G. ☐ Seller ☐ Buyer intend(s) to complete this transaction as a part of an exchange of like-kind properties in accordance with Section 1031 of the Internal Revenue Code, as amended. All expenses in connection with the contemplated exchange will be paid by the exchanging party. The other party will not incur any expense or liability with respect to the exchange. The parties agree to cooperate fully and in good faith to arrange and consummate the exchange so as to comply to the maximum extent feasible with the provisions of Section 1031 of the Internal Revenue Code. The other provisions of this contract will not be affected in the event the contemplated exchange fails to occur.

19. MATERIAL FACTS: To the best of Seller's knowledge and belief: *(Check only one box.)*

Initial DH

☒ A. Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TXR-1408).

☐ B. Except as otherwise provided in this contract, Seller is not aware of:
(1) any subsurface: structures, pits, waste, springs, or improvements;
(2) any pending or threatened litigation, condemnation, or assessment affecting the Property;
(3) any environmental hazards or conditions that materially affect the Property;
(4) whether the Property is or has been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
(5) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants), or other pollutants or contaminants of any nature now exist or ever existed on the Property;
(6) any wetlands, as defined by federal or state law or regulation, on the Property;
(7) any threatened or endangered species or their habitat on the Property;
(8) any present or past infestation of wood-destroying insects in the Property's improvements;
(9) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
(10) any condition on the Property that violates any law or ordinance.

(Describe any exceptions to (1)-(10) in Paragraph 12 or an addendum.)

DS SS

Initial DH

20. NOTICES: All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, sent by a national or regional overnight delivery service that provides a delivery receipt, or sent by confirmed facsimile transmission to the parties addresses or facsimile numbers stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

☒ A. Seller also consents to receive any notices by e-mail at Seller's e-mail address stated in Paragraph 1.
☒ B. Buyer also consents to receive any notices by e-mail at Buyer's e-mail address stated in Paragraph 1.

21. DISPUTE RESOLUTION: The parties agree to negotiate in good faith in an effort to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

22. AGREEMENT OF THE PARTIES:

A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas. If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this

contract shall not be affected thereby. All individuals signing represent that they have the authority to sign on behalf of and bind the party for whom they are signing.

B. This contract contains the entire agreement of the parties and may not be changed except in writing.

C. If this contract is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

DS SS

D. Addenda which are part of this contract are: *(Check all that apply.)*

Initial DH

- ☐ (1) Property Description Exhibit identified in Paragraph 2;
- ☐ (2) Commercial Contract Financing Addendum (TXR-1931);
- ☒ (3) Commercial Property Condition Statement (TXR-1408);
- ☐ (4) Commercial Contract Addendum for Special Provisions (TXR-1940);
- ☐ (5) Notice to Purchaser of Real Property in a Water District (MUD);
- ☐ (6) Addendum for Coastal Area Property (TXR-1915);

Initial DH

- ☐ (7) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916);
- ☒ (8) Information About Brokerage Services (TXR-2501);
- ☐ (9) Information About Mineral Clauses in Contract Forms (TXR-2509);

DS SS

- ☐ (10) Notice of Obligation to Pay Improvement District Assessment (TXR-1955, PID); and
- ☐ (11) _____

(Note: Counsel for Texas REALTORS® has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by Texas REALTORS® are appropriate for use with this form.)

E. Buyer ☒ may ☐ may not assign this contract. If Buyer assigns this contract, Buyer will be relieved of any future liability under this contract only if the assignee assumes, in writing, all obligations and liability of Buyer under this contract.

23. TIME: Time is of the essence in this contract. The parties require strict compliance with the times for performance. If the last day to perform under a provision of this contract falls on a Saturday, Sunday, or federal reserve bank holiday, the time for performance is extended until the end of the next day which is not a Saturday, Sunday, or federal reserve bank holiday.

24. EFFECTIVE DATE: The effective date of this contract for the purpose of performance of all obligations is the date the title company receipts this contract after all parties execute this contract.

25. ADDITIONAL NOTICES:

A. Buyer should have an abstract covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a title policy.

B. If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fees of the district before final execution of this contract.

C. Notice Required by §13.257, Water Code: "The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before

the execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property." The real property is described in Paragraph 2 of this contract.

D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §33.135 of the Texas Natural Resources Code requires a notice regarding coastal area property to be included as part of this contract *(the Addendum for Coastal Area Property (TXR-1915) may be used).*

E. If the Property is located seaward of the Gulf Intracoastal Waterway, §61.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract *(the Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916) may be used).*

F. If the Property is located outside the limits of a municipality, the Property may now or later be included in the extra-territorial jurisdiction (ETJ) of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and ETJ. To determine if the Property is located within a municipality's ETJ, Buyer should contact all municipalities located in the general proximity of the Property for further information.

G. Brokers are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine compliance with zoning, governmental regulations, or laws. Buyer should seek experts to perform such services. Buyer should review local building codes, ordinances and other applicable laws to determine their effect on the Property. Selection of experts, inspectors, and repairmen is the responsibility of Buyer and not the brokers. Brokers are not qualified to determine the credit worthiness of the parties.

H. NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

I. PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller is required by §5.014, Property Code to give Buyer a written notice concerning the obligation to pay assessments. The form of the required notice is available as a part of the Notice of Obligation to Pay Improvement District Assessment (TXR-1955).

J. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____.

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on **June 25, 2025**, the offer will lapse and become null and void.

READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation or recommendation as to the legal sufficiency, legal effect, or tax consequences of this document or transaction. CONSULT your attorney BEFORE signing.

Seller: HWY 195 COBB SPRINGS RANCH LTD

By: David Hays Signed by: David Hays
By (signature): David Hays 429bbaa958E14A5...
Printed Name:
Title: manager

By:
By (signature):
Printed Name:
Title:

Buyer: Scott Stribling or Assigns

By: Scott Stribling
By (signature): DocuSigned by: Scott Stribling 2040130D622F426...
Printed Name: Scott Stribling
Title:

By:
By (signature):
Printed Name:
Title:

Century 21 Hellmann Stribling, 801 S Main St Georgetown TX 78626 Phone: 5128630021 Fax: 512.863.8228 Cobb Springs
Scott Stribling
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AGREEMENT BETWEEN BROKERS

(use only if Paragraph 9B(1) is effective)

Principal Broker agrees to pay _____ (Cooperating Broker) a fee when the Principal Broker's fee is received. The fee to be paid to Cooperating Broker will be:

- ☐ $ _____, or
- ☐ _____ % of the sales price, or
- ☐ _____ % of the Principal Broker's fee.

The title company is authorized and directed to pay Cooperating Broker from Principal Broker's fee at closing. This Agreement Between Brokers supersedes any prior offers and agreements for compensation between brokers.

Principal Broker: _____ Cooperating Broker: _____

By: _____ By: _____

ATTORNEYS

Seller's attorney: _____ Buyer's attorney: _____

Address: _____ Address: _____

Phone & Fax: _____ Phone & Fax: _____

E-mail: _____ E-mail: _____

Seller's attorney requests copies of documents, notices, and other information:
- ☐ the title company sends to Seller.
- ☐ Buyer sends to Seller.

Buyer's attorney requests copies of documents, notices, and other information:
- ☐ the title company sends to Buyer.
- ☐ Seller sends to Buyer.

ESCROW RECEIPT

The title company acknowledges receipt of:

- ☑ A. the contract on this day 6-26-2025 (effective date);
- ☑ B. earnest money in the amount of $ 10,000.00 in the form of CK # 128 on 6/27/2025.

Title company: Austin Title Co. Address: 200 E. 8th St. Ste. 201 Georgetown, TX 78626

By: _____ Phone & Fax: 512-591-2900

Assigned file number (GF#): 1701342500213 E-mail: Evan.Hays@AustinTitle.com

Commissioners Court - Regular Session **39.**

Meeting Date: 07/15/2025

July 5, 2025 Flooding Event

Submitted For: Julie Kiley **Submitted By:** Julie Kiley, County Auditor

Department: County Auditor

Agenda Category: Regular Agenda Items

Information

Agenda Item

Deliberate, discuss, consider, receive information and take any appropriate action on public health and safety-related matters, issues, business and concerns resulting from or pertaining to the severe flooding event experienced in Williamson County, Texas on July 5, 2025, including but not limited to:

- Compensation for salaried exempt employees pursuant to Section IV. Catastrophic Event Pay of the Budget Order and Section 02.05 (Overtime) of the Employee Policy Manual.
- Debris management and disposal; and
- Waiving the (1) surcharge fee of 14.5% under Section 3.3(a) of the Landfill Operation Agreement; (2) 2% of the Tip Fee under Section 2.9(c) of the Landfill Operation Agreement; (3) 1% of the Tip Fee under Section 3.5(a) of the Landfill Operation Agreement; (4) 2% of the Tip Fee under Section 3.5(d) of the Landfill Operation Agreement; and (5) 1% of the Tip Fee under Section 2.16(a) of the Landfill Operation Agreement to preserve public health and safety in relation to the collection of debris resulting from property damage in Liberty Hill, Texas caused by the severe flooding event; as well as setting dates for the period of such waivers and setting a maximum tonnage for the waivers, as may be determined necessary by the Commissioners Court.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:31 AM
Form Started By: Julie Kiley		Started On: 07/10/2025 07:58 AM
Final Approval Date: 07/10/2025		

Commissioners Court - Regular Session **40.**

Meeting Date: 07/15/2025

Program Manager Master Plan

Submitted For: Rebecca Clemons **Submitted By:** Becky Pruitt, Commissioners Court

Department: Commissioners Court

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action regarding the master plan program that will encompass the Jail, Sheriff's Office, Justice Center and any related departments, and selecting a date to hold a special work session for Commissioners Court to discuss more in depth, if needed.

Background

This discussion could include anything related to justice within Williamson County, including but not limited to, planning for relocation or additions of any related County offices (Sheriff Admin, Courts, Jail, etc...) real estate, program manager, stakeholder and community meetings, justice working groups, subcommittees, etc... Setting aside a date and time to discuss will allow staff to prepare any materials needed and the Court to discuss and/or approve future directions.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/01/2025 04:07 PM
Form Started By: Becky Pruitt		Started On: 07/01/2025 03:22 PM
Final Approval Date: 07/01/2025		

Commissioners Court - Regular Session **41.**

Meeting Date: 07/15/2025

2023 CIP and 2023 Park Bond Transfer

Submitted By: Karen Knightstep, County Auditor

Department: County Auditor

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving two 2023 CIP transfers and two 2023 Park Bond transfers as shown below.
2023 CIP
Moving $1,389,324.26 from P605 (Regional Park Repairs/Upgrade) to P635 (Expo West Arena)
Moving $598,746.41 from P605 (Regional Park Repairs/Upgrade) to P559 (Berry Springs Improvements)
2023 Park Bond
Moving $1,389,324.26 from P635 (Expo West Arena) to P605 (Regional Park Repairs/Upgrade)
Moving $598,746.41 from P559 (Berry Springs Improvements) to P605 (Regional Park Repairs/Upgrade)

Background

These transfers are necessary in order to properly account for expenditures prior to the sale of the 2023 Park Bonds.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:15 AM
Form Started By: Karen Knightstep		Started On: 07/08/2025 10:46 AM
Final Approval Date: 07/10/2025		

Commissioners Court - Regular Session **42.**

Meeting Date: 07/15/2025

Approval of Dell Expo Amendment #1 – Contract #2025115 with Dell Technologies, Amendment No. 1 includes Project Change Request 002 for Information Systems

Submitted For: Joy Simonton **Submitted By:** Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving Amendment No. 1. to Contract #2025115, originally approved on January 28, 2025, under Agenda Item #63, to include Project Change Request 002 (PR-2340492) to provide additional hardware necessary for physical network segmentation and updates to the fiber layout design, increasing the original contract amount of $438,265.00 by $80,140.00 to the new total of $518,405.00 and authorizing the execution of the amendment.

Background

Amendment No. 1 to Contract #2025115 with Dell Technologies includes Project Change Request 002 (PR-2340492). This change adds $80,140.00 in hardware and fiber layout updates needed for physical network segmentation. These improvements are critical to enhancing system performance. These changes are critical to improving the performance, security, and reliability of the Wi-Fi infrastructure at both the Expo Center and the City of Taylor ball fields. The project is expected to be completed by September 30, 2025. The vendor, Dell Computer Corp., is a publicly traded company, so Form 1295 is not required. No funding source due to Grant, 501A. Point of Contact: Tammy McCulley

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Amendment

Original Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 11:23 AM
Form Started By: Cheryl Johnson		Started On: 07/03/2025 02:50 PM
Final Approval Date: 07/09/2025		

AMENDMENT TO
WILLIAMSON COUNTY
SERVICE AND PURCHASE CONTRACT
WITH
DELL MARKETING L.P.

(Effective January 28, 2025)

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS AMENDMENT TO THE SERVICES AND PURCHASE CONTRACT ("Amendment") is entered into as of the last party's execution hereof, by and between Williamson County, Texas ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and Dell Marketing L.P. ("Service Provider"), both of which are referred to herein as the parties.

WHEREAS, the County and Service Provider entered into a Service Contract, dated effective January 28, 2025 (the "Contract"), setting forth the terms and conditions pursuant to which Service Provider agreed to provide certain services;

WHEREAS, the Parties desire to amend the Contract to extend the effective date and term and increase the not-to-exceed amount to support physical network segmentation and cover changes to the fiber layout design.

NOW THEREFORE, the Parties agree that the Contract is amended as follows:

AMENDMENT

I. Section III. **Effective Date and Term** of the Contract shall be amended as follows:

Effective Date and Term: This Contract shall be in full force and effect from the date of the last party's execution below and shall continue through September 30, 2025; unless terminated sooner pursuant to paragraph IX, of the original Contract.

II. Section IV. **Consideration and Compensation** of the Contract shall be amended as follows:

Consideration and Compensation: This Amendment will revise the compensation to add $80,140.00 to the original Contract, as set out in Quote No. 3000191857574.1 attached as Exhibit "A-1" hereto and in accordance with the Cooperative Purchasing Contract DIR-CPO-5792. The new not-to-exceed amount for this Contract shall be Five Hundred Eighteen Thousand Four Hundred Five Dollars ($518,405.00).

Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the Contract; (2) the date the performance of the service under the

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Contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

The County is a political subdivision under the laws of the State of Texas and claims exemption from sales and use taxes under Tex. Tax Code Ann.§151.309, as amended. The County agrees to provide exemption certificates to Service Provider upon request. Likewise, the County is neither liable for any taxes, charges, or fees assessed against Service Provider for the supplies or products provided or any Services rendered.

III. Section XXI. **Entire Contract & Incorporated Documents: Conflicting Terms:** of the Contract shall be amended as follows:

Entire Agreement & Incorporated Documents: This Agreement constitutes the entire Agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Agreement include the following:

A. As described in the attached Quote and Statement of Work being marked Exhibit "A," which is incorporated to the extent the Proposal meets or exceeds the requirements of County's solicitation, if applicable, incorporated by reference;
B. The cooperative purchasing contract DIR-CPO-5792, incorporated by reference;
C. Insurance certificates evidencing coverages required herein above and
D. Quote No. 3000191857574.1 attached as Exhibit "A-1".

IV. Each party represents and warrants that it has due power and lawful authority to execute and deliver this Amendment and to fulfil its obligations under the Contract; and, furthermore, the Contract and this Amendment are the valid, binding, and enforceable obligations of such party.

V. All other terms of the Contract which have not been specifically amended herein shall remain the same and shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be signed by their duly authorized representatives on behalf of such party, to be effective as of the date of the last patty's execution hereof.

WILLIAMSON COUNTY:

_____
Authorized Signature

Hon. Steven Snell
County Judge

Date: _____, 20___

DELL MARKETING L.P.:

Ana Pitti
Ana Pitti (Jul 8, 2025 11:44 CDT)
Authorized Signature

Ana Pitti
Printed Name

Date: July 8 ,20 25

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jul 08 2025 Time: 2:49 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 08 2025 Time: 12:51 pm

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Exhibit “A-1”
Quote No. 3000191857574.1

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Your Quote is ready.

Your personalized Quote is now available for purchase.

Complete your order through our secure online checkout before your Quote expires.

Order Now

Quote Name:	**Expo Center - Change Order**	Sales Rep	Gilbert Marquez
Quote No.	**3000191857574.1**	Phone	512-720-6458
Total	**$80,140.00**	Email	Gilbert.Marquez@dell.com
Customer #	10643470	**Billing To**	TAMMY MCCULLEY WILLIAMSON COUNTY ITS 301 SE INNER LOOP STE 105 GEORGETOWN, TX 78626-8207
Quoted On	Jul. 01, 2025		
Expires by	Jul. 31, 2025		
Contract Name	State of Texas Department of Information Resources (TX DIR)		
Contract Code	C000001269299		
Customer Agreement #	DIR-CPO-5792		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Gilbert Marquez

Shipping Group

Shipping To

TAMMY MCCULLEY
WILLIAMSON COUNTY ITS
301 SE INNER LOOP
STE 105
GEORGETOWN, TX 78626-8207
(512) 943-1455

Shipping Method

Standard Delivery Free Cost

Product	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	**$0.01**	**27**	**$0.27**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	**$0.57**	**1**	**$0.57**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	**$0.12**	**23**	**$2.76**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	**$1.28**	**27**	**$34.56**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	**$12.82**	**18**	**$230.76**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	**$128.20**	**23**	**$2,948.60**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	**$1,282.04**	**20**	**$25,640.80**
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	**$12,820.42**	**4**	**$51,281.68**

Subtotal:	**$80,140.00**
Shipping:	**$0.00**
Non-Taxable Amount:	**$80,140.00**
Taxable Amount:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$80,140.00**



Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Shipping Group Details

Shipping To

TAMMY MCCULLEY
WILLIAMSON COUNTY ITS
301 SE INNER LOOP
STE 105
GEORGETOWN, TX 78626-8207
(512) 943-1455

Shipping Method

Standard Delivery Free Cost

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	**$0.01**	**27**	**$0.27**

Estimated delivery if purchased today:
Jul. 09, 2025
Contract # C000001269299
Customer Agreement # DIR-CPO-5792

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	882-7131	-	27	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	**$0.57**	**1**	**$0.57**

Estimated delivery if purchased today:
Jul. 08, 2025
Contract # C000001269299
Customer Agreement # DIR-CPO-5792

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	882-7132	-	1	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	**$0.12**	**23**	**$2.76**

Estimated delivery if purchased today:
Jul. 08, 2025
Contract # C000001269299
Customer Agreement # DIR-CPO-5792

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	882-7133	-	23	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	**$1.28**	**27**	**$34.56**

Estimated delivery if purchased today:
Jul. 09, 2025
Contract # C000001269299
Customer Agreement # DIR-CPO-5792

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	882-7134	-	27	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	**$12.82**	**18**	**$230.76**

Estimated delivery if purchased today:
Jul. 08, 2025
Contract # C000001269299
Customer Agreement # DIR-CPO-5792

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	882-7135	-	18	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	**$128.20**	**23**	**$2,948.60**

Estimated delivery if purchased today:
Jul. 08, 2025
Contract # C000001269299
Customer Agreement # DIR-CPO-5792

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	882-7136	-	23	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	**$1,282.04**	**20**	**$25,640.80**

Estimated delivery if purchased today:
Jul. 08, 2025
Contract # C000001269299
Customer Agreement # DIR-CPO-5792

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	882-7137	-	20	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	**$12,820.42**	**4**	**$51,281.68**

Estimated delivery if purchased today:
Jul. 08, 2025
Contract # C000001269299
Customer Agreement # DIR-CPO-5792

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	882-7138	-	4	-

Subtotal:	**$80,140.00**
Shipping:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$80,140.00**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All products, pricing, and other information is based on the latest information available and is subject to change for any reason, including but not limited to tariffs imposed by government authorities. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier´s affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

Project Change Request

CR Number / Version:	002
Dell Technologies Project ID:	PR-2340492
Customer / Sponsoring Organization Name:	WILLIAMSON COUNTY, TX
Program or Project Name:	WILLIAMSON COUNTY - SMARTWAVE WIFI SERVICES-PROJECT - EXPO CENTER
Orig SO#	1015385696

PART 1: REQUEST

Title of Change	Design Changes and Hardware needed to support customer requested changes and final design adjustments		
Requester Name:	Noel Niranjan	E-mail: Noel.Niranjan@Dell.Com	Phone: +91-9945500642
Date:	Original: 06/05/25	Revision: MM/DD/YY	Required by:
Priority Category	2 - Required prior to implementation		
Reason for Change	Additional hardware is needed to support physical network segmentation and fiber layout.		
Change Details	This change is to include additional Fiber switches, bidirectional fiber SFPs, Managed Firewall and associated labo and 5-yr support		

Milestone	Resource Role(s)	Sub-Total	Expenses Cost	Total
CO2	Hardware (firewall, 2 Fiber switches, Bidirectional Sfps, additional CPE)	$32,857.40	$32,857.40	
CO2	Professional Services (installation/configuration/Additional Fiber Services)	$21,637.80	$21,637.80	
CO2	Support/Maintenance – 5 years additional Hardware	$23,240.60	$23,240.60	
CO2	Dell Project Manager	$2,404.20	$2,404.20	
CO2	**Totals**	$80,140.00	$80,140.00	**$80,140.00**

Total Cost Impact of Change:	$80,140.00
Billing Type	Fixed Fee
Paid By	
Validity Period of Change Request Form	30 days

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Internal Use - Confidential

PART 2: APPROVAL				
CR Approved	Y / N	**Date:**	MM/DD/YY	<WHY REJECTED?>
Authorized Customer Signatory / Date			/ Date:	
Name / Title of Authorized Customer				
Authorized Dell Technologies Signature / Date			/Date:	
Name / Title of Authorized Dell Technologies				
Other Signatory (as required)				

Deirdre Elvin

Digitally signed by Deirdre Elvin
Date: 2025.07.08 11:58:08 -05'00'

Internal Use - Confidential
Internal Use - Confidential

WILLIAMSON COUNTY
SERVICES AND PURCHASE CONTRACT
Dell Marketing L.P.
(Quote No. 3000183943039.1)

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS SERVICES AND PURCHASE CONTRACT (hereinafter "Contract") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Dell Marketing L.P.** (hereinafter "Service Provider"), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services and purchase goods described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The services include but are not limited to the services and work described in the attached **Quote No. 3000183943039.1** being marked as **Exhibit "A,"** which is incorporated herein to the extent the Quote meets or exceeds the requirements of County's solicitation, if applicable.

Should the County choose to add services in addition to those described in **Exhibit "A"**, such additional services shall be described in a separate written amendment to this Contract wherein the additional services shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional services. Service Provider shall not begin any additional services and the County shall not be obligated to pay for any additional services unless a written amendment to this Contract has been signed by both parties.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in **Exhibit "A."** The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Goods: Service Provider shall provide County the goods described in the attached Quote being marked as **Exhibit "A,"** which is incorporated herein to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in Exhibit "A", such additional goods shall be described in a separate written amendment to this Contract wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods and the County shall not be obligated to pay for any additional goods unless a written amendment to this Contract has been signed by both parties.

III.

Effective Date and Term: This Contract shall be in full force and effect as of **the date of the last party's execution below** and shall continue until the Project Completion Date or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be on or before 90 days after the date of the last party's execution of this Contract. This date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

IV.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum for the specific project herein as set out in **Exhibit "A"**. The not-to-exceed amount under this Contract is Four Hundred Thirty-Eight Thousand, Two Hundred Sixty-Five Dollars ($438,265.00). Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

The County is a political subdivision under the laws of the State of Texas and claims exemption from sales and use taxes. The County agrees to provide exemption certificates to Service Provider upon request. Likewise, the County is neither liable for any taxes, charges, or fees assessed against Service Provider for the supplies or products provided or any Services rendered.

V.

Insurance: Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits		No aggregate limit

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by the County.

Upon execution of this Contract, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

VI.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Contract and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Contract. The County will not be liable for any loss, cost, expense, or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided.

VII.

No Waiver of Sovereign Immunity or Powers: Nothing in this Contract will be deemed to constitute a waiver of sovereign immunity or powers of the County, the Williamson County Commissioners Court, or the Williamson County Judge.

VIII.

Compliance With All Laws: Service Provider agrees and will comply with all local, state, or federal requirements with respect to the services rendered. Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal, state, or local law or regulations are automatically incorporated into the Contract without written amendment hereto and shall become effective on the date designed by such law or by regulation.

IX.

Termination: This Contract may be terminated at any time at the option of either party, without future or prospective liability for performance, upon giving thirty (30) days written notice thereof.

X.

Venue and Applicable Law: Venue of this Contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XI.

Severability: In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this Contract and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XII.

Right to Audit: Service Provider agrees that the County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this

Contract, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Contract for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

XIII.

Good Faith Clause: Service Provider agrees to act in good faith in the performance of this Contract.

XIV.

No Assignment: Service Provider may not assign this Contract.

XV.

Confidentiality: Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

XVI.

Foreign Terrorist Organizations: Service Provider represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

XVII.

Public Information: Service Provider understands that County will comply with the Texas Public information Act as interpreted by judicial ruling and opinions of the Attorney General of the State of Texas. Information, documentation, and other material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

XIII.

Damage to County Property: Service Provider shall be liable for all damage to county-owned, leased, or occupied property and equipment caused by Service Provider and its employees, agents, subcontractors, and suppliers, including any delivery or transporting company, in connection with any performance pursuant to this Contract. Service Provider shall notify County in writing of any such damage within one (1) calendar day.

XIX.

Media Releases: Service Provider shall not use County's name, logo, or other likeness in any press release, marketing materials, or other announcement without the County's prior written approval.

XX.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: WilliamsonCountyVendorReimbursementPolicyMarch2023.pdf (wilco.org). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXI.

Entire Contract & Incorporated Documents; Conflicting Terms: This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Contract include the following:

A. As described in the attached Quote and Statement of Work being marked **Exhibit "A,"** which is incorporated to the extent the Proposal meets or exceeds the requirements of County's solicitation, if applicable; and
B. The cooperative purchasing contract (DIR-TSO-3763);
C. Insurance certificates evidencing coverages required herein above.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

XXII.

County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.

[SIGNATURE PAGE TO FOLLOW]

WITNESS that this Contract shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

Valerie Covey
Authorized Signature

Valerie Covey
Presiding Officer

Date: _____,20___

SERVICE PROVIDER:

Dell Marketing L.P.
Name of Service Provider

Katherine Castillo
Authorized Signature

Katherine Castillo- Paralegal Advisor
Printed Name

Date: January 17, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jan 17 2025 Time: 2:50 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jan 17 2025 Time: 12:43 pm

EXHIBIT A

Your Quote is ready.

Your personalized Quote is now available for purchase.

Complete your order through our secure online checkout before your Quote expires.

Order Now

Quote Name:	**Public Wi-Fi Expo Center**	Sales Rep	Ben Bernfeld
Quote No.	[redacted]	Phone	1(800) 4563355, 6180359
Total	**$438,265.00**	Email	Ben_Bernfeld@Dell.com
Customer #	[redacted]	**Billing To**	TAMMY MCCULLEY
Quoted On	Dec. 05, 2024		WILLIAMSON COUNTY ITS
Expires by	Jan. 04, 2025		301 SE INNER LOOP STE 105
Contract Code	[redacted]		GEORGETOWN, TX 78626-8207
Customer Agreement #	TX DIR-TSO-3763		
Deal ID	26555373		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Ben Bernfeld

Shipping Group

Shipping To

TAMMY MCCULLEY
WILLIAMSON COUNTY ITS
301 SE INNER LOOP
STE 105
GEORGETOWN, TX 78626-8207
(512) 943-1455

Shipping Method

Standard Delivery Free Cost

Product	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	$12,820.50	34	$435,897.00
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	$1,282.05	1	$1,282.05
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	$128.20	8	$1,025.60
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	$12.82	4	$51.28

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	$1.28	6	$7.68
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	$0.12	9	$1.08
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	$0.01	9	$0.09
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	$0.22	1	$0.22

Subtotal:	$438,265.00
Shipping:	$0.00
Non-Taxable Amount:	$438,265.00
Taxable Amount:	$0.00
Estimated Tax:	$0.00
Total:	$438,265.00



Shipping Group Details

Shipping To

TAMMY MCCULLEY
WILLIAMSON COUNTY ITS
301 SE INNER LOOP
STE 105
GEORGETOWN, TX 78626-8207
(512) 943-1455

Shipping Method

Standard Delivery Free Cost

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	**$12,820.50**	**34**	**$435,897.00**

Estimated delivery if purchased today:
Dec. 12, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100000	882-7138	-	34	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	**$1,282.05**	**1**	**$1,282.05**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10000	882-7137	-	1	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	**$128.20**	**8**	**$1,025.60**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1000	882-7136	-	8	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	**$12.82**	**4**	**$51.28**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L100	882-7135	-	4	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	**$1.28**	**6**	**$7.68**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

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Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L10	882-7134	-	6	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	**$0.12**	**9**	**$1.08**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L1	882-7133	-	9	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	**$0.01**	**9**	**$0.09**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01	882-7131	-	9	-

	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	**$0.22**	**1**	**$0.22**

Estimated delivery if purchased today:
Dec. 11, 2024
Contract # [redacted]
Customer Agreement # TX DIR-TSO-3763

Description	SKU	Unit Price	Quantity	Subtotal
CUSTOM CONSULT MULTI-CLOUD FOR DATA CENTER PLANNING AND INFRASTRUCTURE L01X	882-7132	-	1	-

Subtotal:	**$438,265.00**
Shipping:	**$0.00**
Estimated Tax:	**$0.00**
Total:	**$438,265.00**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

STATEMENT OF WORK (SOW)

Expo Center Indoor WIFI Services

Prepared For:
WILLIAMSON COUNTY, TEXAS ("Customer")
WILLIAMSON COUNTY, TEXAS

Prepared By:
Dell Marketing L.P. ("DT Services")
One Dell Way, Round Rock TX 78682, United States

SR # 001006367
MyDeal ID: 820196
SFDC Deal ID: 26555373

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1 INTRODUCTION

"DT Services"	**Dell Marketing L.P.**
"**DT Services Address**"	One Dell Way, Round Rock TX 78682, United States
"**Customer**"	WILLIAMSON COUNTY, TEXAS
"**Customer Address**"	710 Main Street, Georgetown, TX 78626
"**SOW**"	**This Statement of Work.**
"**Services**"	**The services as described in this SOW.**
"**Agreement**"	The Services provided under this SOW are governed by and subject to the terms and conditions in the Agreement (including Appendix D for Services) that exists between Dell Marketing, L.P. (Dell) and the Texas Department of Information Resources (the "DIR Agreement", DIR-TSO-3763 -- Dell Contract Code 75AHH -- effective January 10, 2018), under such DIR Agreement Customer has elected to participate as an eligible public entity. The DIR Agreement is publicly available at the following DIR webpage: https://dir.texas.gov/contracts/dir-tso-3763 The parties acknowledge having read and agreeing to be bound by the DIR Agreement.
"**Effective Date**"	The date of the last signature below.
"**Term**"	The term of this SOW will begin on the date of the last signature to the SOW ("Effective Date") and, unless terminated in accordance with this SOW or the Agreement, expires on the date that DT Services completes the provision of Services in accordance with this SOW.
"**Deliverables**"	Any reports, time sheets, analyses, scripts, code or other work results which have been delivered by DT Services to Customer within the framework of fulfilling obligations under the SOW. All Deliverables provided under this SOW will be written in English and in the DT Services standard document format, unless otherwise mutually agreed.
"Primary Work Site"	5350 Bill Pickett Trail Taylor TX 76574
"**Reference Number(s)**"	SR # 001006367 MyDeal ID: 820196

The terms "**DT Services**", "**DT Services Address**", "**Customer**", "**Customer Address**", "**SOW**", "**Services**", "**Agreement**", "**Effective Date**", "**Term**" and "**Deliverables**" have the meanings indicated above. Capitalized terms used herein but not otherwise defined will have the meanings ascribed to such terms in the Agreement. To the extent that this SOW conflicts with the Agreement, the terms and conditions of this SOW shall control. Prevailing terms will be construed as narrowly as possible to resolve the conflict while preserving as much of the non-conflicting terms as possible, including preserving non-conflicting provisions within the same paragraph, section or sub-section.

The following appendices are attached hereto and incorporated by reference:

- Appendix A – Supported Sites
- Appendix B – Legal Terms and Conditions
- Appendix C – Service Level Objectives - Provided By Smart WAVE

Version Control

Date	Version	Description	Completed By
11-27-2024	1.0	Original SOW	Hector Moreno

2 SUMMARY OF SERVICE

- Expo Center Indoor/Outdoor WIFI Services

The objective of the Services is to provide two (2) onsite/remote resource(s) to assist customer with deployment and configuration of indoor / outdoor wireless devices for the Customer's Expo Center.

3 ENGAGEMENT DETAILS

In connection with this SOW, DT Services will perform the Services as specifically described herein.

3.1 Scope of Services

DT Services will perform the following Services under this SOW:

3.1.1 Details and Provider Responsibilities

3.1.1.1 Project Kick-off: (Remote)

- Conference call with Williamson County/Georgetown. to obtain site-specific information, set expectations, etc.
- Customer will provide configuration information for any existing infrastructure as needed to prepare for services, prior to engineer onsite arrival.
- Review scope of work, discuss project objectives and expectations.
- Customer will provide configuration information for any existing infrastructure as needed to prepare for services, prior to engineer onsite configuration.
- Customer to inventory all pre-configured equipment and confirm receipt at least one week prior to engineer onsite arrival.

3.1.1.2 Project Execution: (Onsite)

a. Provider will install 3 PTMP links, and a combination of 35 AP indoor/outdoor Radios - Preconfigured), and 11 POE switches (2 in MDF, one per closet in 4 in Expo Arena)
b. Price assumes free and clear access to radio install locations
c. Price assumes no additional materials are required
d. Price includes travel time and expenses
e. Provider will retain ownership of the equipment until payment is made in full
f. Price assumes clear line of sight
g. Price includes configuration, installation, and post installation testing
h. Price assumes POE for power to radios and Cat6 cable lengths are less than 300ft
i. Price includes installation of 39 indoor/outdoor grade Cat6 shielded cables with shielded RJ45 connectors and 4 fiber circuits to feed Arena Switching. Conduit will be used where applicable.
j. Price includes grounding to existing ground source and installation of surge protection
k. Price includes installation of 3 non-penetrating sled mounts or wall mast mounts
l. Price includes a $20,000 electrical remediation budget for circuits needed in Arena Area for 4 switches. Placement is TBD.

m. Price includes 5 Year post installation support. Exceptions - Mimosa carries a 2-year hardware warranty and Inscape LPS switching carries a 3-year hardware warranty. Ruckus switching includes a 3-year replacement and Limited Lifetime warranty
n. Maintenance and Support Services (5 Year Support) Refer to Appendix C for Additional Details
    i. Cloud Hosting and Management: Provisioning and management of Ruckus licensing, trouble ticketing system, Analytics, and associated reporting tools within a cloud environment.
    ii. Continuous Network Monitoring: Continuous monitoring of network infrastructure, including Access Points, PTP Links, and Ruckus switching, ensuring 24/7 surveillance and timely alerting of any anomalies or potential issues.
    iii. Network Optimization: Proactive optimization of the network infrastructure as required to enhance performance, reliability, and efficiency.
    iv. Automated Reporting: Automated generation and distribution of reports detailing outages, ticket resolutions, and other key performance metrics to stakeholders, ensuring transparency and accountability.
    v. Remote Equipment Upgrades: Remote execution of firmware and software upgrades on covered equipment and radios to maintain security, performance, and feature enhancements.
    vi. Onsite Technician Dispatch: Coordination and dispatch of onsite technicians as necessary for troubleshooting, maintenance, or hardware replacement to address critical issues promptly and effectively.
    vii. This Statement of Work outlines the comprehensive suite of NOC services to be provided, ensuring the optimal performance, reliability, and security of the network infrastructure.

3.1.1.3 Knowledge Transfer: (Onsite)

- Provider will perform up to four (4 contiguous hours of knowledge transfer for the Customer.
- Knowledge transfer to include the following:
    a. Remediation of Maintenance Issues
    b. Device Management

3.1.1.4 Project Handoff/Closure: (Remote)

- Project closeout call
- Customer signs project Customer Acceptance Form (CAF)

3.1.2 Project Management

The DT Services' Global Project Management Methodology (DTPM2) will be used as the project management approach and framework for this project. DT Services will assign a Single Point of Contact ("**SPOC**") to manage the delivery of this engagement.

The responsibilities of the SPOC will include:

- A delivery schedule/plan plus determine the engagement process and schedule.
- Appropriate project management, control and governance activities for the project (e.g. progress reporting, governance meetings and communications management).

3.2 Project Timeline

DT Services anticipates the Services will be limited to 60 contiguous business days. The actual schedule will be developed and agreed upon following project initialization. The actual schedule may change as the project progresses. Any changes will be managed in accordance with the Change Management Process described below.

3.3 Services Out of Scope

For the avoidance of doubt, the parties acknowledge that the following activities are not included in the scope of this SOW.

1. Any services, tasks or activities other than those specifically noted in this SOW.
2. The development of any intellectual property created solely and specifically for the Customer under this SOW.
3. Any post-delivery support to the Deliverables produced.
4. Provider is not responsible for conflicts with existing software or network permissions conflicts, as configured by customer network and active directory.
5. Any post-delivery support to the Deliverables produced. (the 5 year post delivery support will be a direct contract between Williamson County and Smartwave. See Appendix C for more details
6. Configuration or changes to the customer's existing network or infrastructure.
7. Construction or other structural changes to the customer's existing infrastructure or buildings.
8. Electrical and Conduit Work: Electrical work, conduit installation, and related permitting are not included in this project.
9. Structural Analysis: The project does not involve structural analysis or modifications.

The terms of this SOW do not confer on the Customer any warranties which are in addition to the warranties provided under the terms of the Agreement. The Customer may be able to purchase out of scope services at an additional charge and, upon request by Customer, DT Services will provide a proposal for such out of scope services, pursuant to the Change Management Process described below.

3.4 Assumptions

DT Services has made the following specific assumptions while specifying the Services detailed in this SOW:

1. Provider agrees not to commence delivery of these Services with the Customer until such time that the SOW and Dell PO are fully executed with Services coordinated by the DT Services Contact.
2. Upon completion of fully executed SOW and PO, a DT Services Project Administrator / Resource Coordinator will contact you to begin Services scheduling. Any additional and/or conflicting terms and conditions stated on the PO shall be void and have no effect on this SOW.
3. Provider will communicate any time off requests to the DT Services Project Administrator / Resource Coordinator and is subject to approval by DT Services and Customer
4. In the event of a customer escalation resulting from the Partner's failure to complete the project deliverables, except where DT Services has failed to fulfill their service delivery responsibilities, Partner agrees to own all mitigation activities and costs associated with completion of the in-scope deliverables.
5. Upon completion of a SOW (Statement of work) Provider and Customer will agree on firm and fixed dates for the work to begin, all work scheduled will require a minimum of two (2) week lead time. Both parties will use best reasonable efforts to inform the other party at least two (2) weeks before requesting changes to dates for onsite/remote work.
6. For this project, Provider will perform all of the work remotely. Remote access to Infrastructure will be needed.
7. It is assumed that travel is not part of this statement of work, if travel is required, it will require a change order according to section 6 of this SOW.
8. Provider assumes that the Customer environment is free from viruses, worms or other malicious software and is working properly according to generally accepted industry standards in all respects.

9. Delays caused by the Customer that prevent Provider from performing Services as scheduled may result in additional charges. Provider will notify DT Services of delays that prevent the service from being performed. Customer shall provide a purchase order (with a purchase order number) for the price or charges for Services either upfront or as agreed to as specified in this Agreement.
10. Both parties acknowledge that unforeseen events may occasionally occur in the normal course of business, potentially leading to delays in the Customer's timely participation in the services engagement described herein.
11. If the Customer experiences project delays exceeding a cumulative total of ten (10) business days or more than five (5) business days in a single instance, the Provider reserves the right to temporarily suspend the provision of Services and reassign Provider personnel.
12. The Customer is required to provide a written Notice of Re-Engagement certifying their renewed availability to participate in the project within the required timeframe.
13. During the suspension period, the Provider retains the right to invoice the Customer for weekly Project Management hours to compensate for incurred costs resulting from the delay. Billing will include Consulting/Engineering hours consumed up until the project suspension.
14. Once the Customer provides the Notice of Re-Engagement, the Provider will resume the provision of Services and allocate resources accordingly.
15. The Provider's right to charge for Project Management hours during the suspension period is intended to mitigate the impact of the delay and ensure that necessary project oversight and coordination can continue.
16. Any exceptions or modifications to these assumptions must be agreed upon in writing by both parties and documented in an addendum to the Agreement.
17. If the Customer makes any changes to the scope of work during or after the work begins under the SOW, additional charges and/or schedule changes may apply.
18. The Parties agree it is important to ensure the health and well-being of each Party’s employees, customers, and vendors, as well as continuous service delivery in connection with this SOW, and the Parties acknowledge it is important to take precautions against the outbreak and spread of the Coronavirus (COVID-19). The Parties acknowledge and agree that no Party (including any of a Party’s employees, subcontractors, representatives, or agents) will be required to undertake any travel in connection with this SOW, if such travel conflicts with the travel advice of local or national authorities, the Centers for Disease Control and Prevention, or the World Health Organization, as determined in DT Services sole discretion.
19. Due to outdoor services, assume that weather conditions will be conducive to onsite work and that adverse weather will not significantly impact the project schedule. Severe weather conditions can lead to delays in outdoor installations.
20. Provider team will have uninterrupted access to the installation sites as needed. Delays due to restricted access may affect the project timeline and may require coordination with site management.
21. Locations selected for radio installations have a clear line of sight, as specified. Obstructions or physical limitations that hinder the line of sight may require adjustments to the project plan.
22. Existing network infrastructure, where applicable, is in good working order and can support the new installations. Any issues with the existing network may require additional troubleshooting or configuration adjustments.

3.5 Customer Responsibilities

Customer will provide reasonable and timely cooperation to DT Services in its performance of the Services. If the Customer fails to fulfill one or more of the following responsibilities, DT Services will be relieved of any schedule, milestone, or financial commitments associated with the Services. Customer agrees to the following specific responsibilities:

1. Promptly notifying DT Services in writing of: a) any changes Customer makes to its information technology environment that may impact DT Services' delivery of the Services; or b) business, organizational, security and technical issues that may have an impact on the performance and delivery of the Services. The Change Management Process will control any changes to the SOW following the notice.
2. Provide DT Services with any required consents necessary to perform the Services.
3. Maintain a current version of an anti-virus application continuously running on any system to which DT Services is given access and will scan all Deliverables and the media on which they are delivered. Customer will take reasonable back-up measures and, in particular, will provide for a daily back-up process and back-up the relevant data, software and programs before DT Services performs any works on Customers production systems.
4. Developing or providing documentation, material and assistance to DT Services.
5. Unless this SOW specifically requires DT Services to provide a software license, Customer is responsible for any and all software licensing requirements. Unless otherwise directed by Customer in writing during the installation process, DT Services will "accept" on Customer's behalf any and all electronic agreements provided with the installed hardware and/or software, including without limitation licenses, terms of sale, and other terms and conditions. Customer agrees that its purchase, license, and/or use of any hardware or software installed by DT Services under this SOW shall be subject to and governed by such electronic agreements to the same degree as if Customer had itself accepted the electronic agreements.
6. Ensuring the DT Services personnel have: reasonable and timely access to the project site, software, hardware, and the internet; a safe working environment that is compliant with all local legal safety requirements; adequate office space; parking; and remote access as required. Facilities and power must meet DT Services' requirements for the products and Services purchased.
7. Prior to the start of this SOW, indicating to DT Services in writing a person to be the single point of contact to ensure that all tasks can be completed within the specified time period (the "**Customer Contact**"). All Services communications will be addressed to the Customer Contact.
8. Customer Contact will have the authority to act for Customer in all aspects of the Services including bringing issues to the attention of the appropriate persons within Customer's organisation and resolving conflicting requirements. Customer Contact will ensure attendance by key Customer personnel at Customer meetings and Deliverable presentations. Customer Contact will ensure that any communication between Customer and DT Services are made through the SPOC. Customer Contact will obtain and provide project requirements, information, data, decisions and approvals within one working day of the request, unless both parties agree to a different response time.
9. Providing technical points-of-contact, who have a working knowledge of the information technology components to be considered during the Services and have the authority to make business decisions ("**Technical Contacts**"). DT Services may request that meetings be scheduled with Technical Contacts.
10. Making appropriate service outage windows available for DT Services as needed.
11. The physical and network security of Customer environment.
12. Providing all documentation on DT Services standard templates unless both parties agree otherwise
13. Customer has purchased licensing for software being installed and maintains applicable support agreements.
14. The Customer will provide all licenses, hardware, operating systems, and software required to complete the project and ensure that all hardware that is part of the engagement (to include any hardware and software being replaced) is covered by maintenance and warranty agreements.
15. Customer will provide all applicable usernames and passwords.
16. Customer will designate primary point(s) of contact to ensure that communications between Provider and the customer are timely and effective.

17. The Customer will provide timely response to information requests to ensure all projects maintain an acceptable completion timetable.
18. The Customer will provide a primary contact that will be responsible for all formal and informal communications regarding the content and format of the proposed system.
19. The Customer will provide effective access to the systems support staff and process/system subject matter experts to ensure that data required to complete the project is readily available.
20. The Customer will make the required personnel available for the meetings and reviews required to maintain an acceptable completion timetable.
21. The Customer is responsible for providing all relevant company policies prior to implementation.
22. The Customer will be responsible for the accuracy of the information provided to the Provider consultants.
23. The Customer will provide the appropriate access to offices, systems, and information required by the Provider consultants to complete the project.
24. The customer is responsible for providing all necessary network configuration information for existing infrastructure as requested by the service provider to prepare for project services.
25. The customer is responsible for providing free and clear access to radio installation locations, ensuring that the project team can reach these locations without hindrance.
26. The customer is responsible for providing Power over Ethernet (POE) for power to radios, as well as ensuring that Cat6 cable lengths are less than 300ft and meet the project's requirements.
27. The customer is responsible for obtaining any necessary permits and ensuring that the project complies with all local regulations and standards related to equipment installation and wireless communication.
28. The customer is responsible to provide a clear line of sight between device locations selected for radio installations.

3.6 Service Hours

DT Services will perform the Services during a time mutually agreed upon by DT Services and Customer in writing as part of the operational documentation related to the Services.

3.7 Deliverables

The following is a list of tangible material provided as part of the Services performed by DT Services for Customer under this SOW. All Deliverables provided under this SOW will be written in English. If none are listed below, no deliverables will be provided as part of the Services. The following is a list of tangible material provided as part of the Services performed by Provider for Customer under this SOW.

1. As-Built Documents

4 COMPLETION AND ACCEPTANCE

Upon completion of a Deliverable, DT Services will submit the Deliverable to Customer accompanied by an acceptance form provided by DT Services. The completion and acceptance process for this engagement consists of the following:

- Customer will review each Deliverable within five (5) business days (the "**Acceptance Period**") to determine whether each Deliverable satisfies the acceptance criteria in all material respects.
- If the Deliverable satisfies its acceptance criteria in all material respects, Customer will furnish a written acceptance confirmation to DT Services via the acceptance form prior to the end of the Acceptance Period.

- For a Deliverable that is not accepted due to a non-conformity or defect, Customer will indicate the detailed reasons for such rejection on the acceptance form and return the acceptance form together with the associated rejected Deliverable to DT Services (a "**Rejection Notice**") within the Acceptance Period.
    a. Upon receipt of a Rejection Notice, DT Services will promptly correct any defects or non-conformities to the extent required so that each Deliverable satisfies the requirements of this SOW and its acceptance criteria in all material respects.
    b. Thereafter, DT Services will resubmit a modified Deliverable to Customer, accompanied by the acceptance form and the process set forth above will be repeated. However, Customer will limit its review of each resubmitted Deliverable to determining whether DT Services has corrected the defects or non-conformities identified in the Rejection Notice.
    c. If Customer fails to provide DT Services with the above described Rejection Notice prior to the end of the applicable Acceptance Period, then the corresponding Deliverable is deemed accepted.
    d. If Customer provides a Rejection Notice after the first resubmission of the Deliverable, DT Services may terminate this SOW.

Acceptance of the Services and any materials provided hereunder will occur upon the completion of the applicable portion of the Services.

5 PRICING

This section describes the methodology for calculating the charges for the Services provided under this SOW. Customer hereby agrees to pay such charges in accordance with the invoicing and payment terms of the Agreement and as further supplemented within this SOW. Except as otherwise mutually agreed to by Customer and DT Services, the total amount to be noted on the purchase order provided to DT Services for this SOW is: **$438,265.00**. If this SOW includes estimates, invoices will be based on actual usage or expenses incurred. Charges shall be as follows:

DT Services will invoice Customer upon Customer signature of the SOW the following one-time charge:

One-Time Charge: **$438,265.00**

5.1 Pricing Breakdown by Category

Pricing Breakdown	
Materials/Equipment	$125,690.92
Professional Svcs	$109,978.10
Support - 5 years	$99,444.78
Cable Installation	$94,651.20
Project Manager	$ 8,500.00
Grand Total	**$438,265.00**

5.2 Estimate Revisions

Should DT Services' price estimate change because of a deviation in any assumption, engagement dependency, scope specification, or other provision of this SOW for which a change order as described in the Change Management Process section of this SOW does not already apply, DT Services will notify Customer and discuss any next steps. This may necessitate invoking the Change Management Process.

5.3 Expenses

Expenses are included in the charges under this SOW. Unless the scope or the list of supported sites change, pursuant to the Change Management Process, DT Services will not charge any additional expenses in connection with delivering the Services without the express written consent of Customer. Additional expenses could include Service-related expenses such as actual, reasonable, and necessary travel and living expenses.

5.4 Additional Pricing Terms

1. DT Services will exclusively use the Primary Work Site address listed in this SOW for any required taxation purposes.
2. The terms of this SOW shall be valid for thirty (30) calendar days following submission of the final version of this SOW to Customer. In the event this SOW is executed by Customer and returned to DT Services after such thirty (30) day period, DT Services may: (i) accept the SOW on the stated terms; or (ii) reject the SOW and provide Customer with a revised SOW setting forth any necessary updates to the terms of the previous SOW.
3. The price for the Services is based on Customer's environment as disclosed to DT Services and on the basis that the information supplied is accurate and complete. If the assumptions and parameters used to develop the SOW are found to be incorrect or have changed, the Customer will notify DT Services in writing within five (5) business days. The parties agree to pursue resolution through the Change Management Process. If the parties fail to reach an agreement with respect to such incorrect assumptions or parameters, DT Services may terminate this SOW with notice to Customer.
4. Any timescales or plans presented in this document assume that Customer provides any required information and fulfils its other obligations as described in this SOW in a timely manner. If Customer fails to meet its obligations as set forth in this SOW, DT Services may adjust the timeline or costs with notice to Customer to address such delays or failure to meet obligations.
5. If any of the volumetric assumptions used in this SOW, including, time on task, locations, service consumption, and/or configuration factors, relied upon by DT Services vary by +/- five (5%) percent, DT Services has the right to adjust the pricing to reflect such changes.
6. All prices are in USD and are exclusive of all applicable taxes.
7. During the delivery of the Services, if Customer requires changes to a scheduled DT Services activity, as defined by prior agreement or as documented in the agreed DT Services delivery schedule/plan, with less than <five (5)> business days' notice to DT Services in writing, additional charges will apply where DT Services are unable to re-assign people associated with that activity. The Change Management Process will be used to determine the impact, if any, and any related price adjustments. If the parties don't reach an agreement on a new schedule within <three (3) months>, Customer will reimburse DT Services for its reasonable additional costs of providing the Services and out of pocket expenses for such efforts to the extent attributable to the cancellation.
8. Both parties will mutually agree upon a service commencement date. If Customer requires changes to the service commencement date with less than ten (10) business days' notice to DT Services, additional charges may apply.
9. In the event the Term of this SOW extends beyond one (1) year, DT Services reserves the right to revisit the pricing on each anniversary of the Effective Date. Any changes to the pricing will be managed in accordance with the Change Management Process.
10. Schedule delays outside of DT Services' control, shall be billed at the current time and material rates plus travel and living expenses as described above. Any additional costs incurred by Customer as a result of delays shall be the sole responsibility of the Customer.

6 CHANGE MANAGEMENT PROCESS

To ensure the success of this engagement, it is critical that Customer and DT Services have a clear understanding of engagement expectations. The parties will utilize the approach outlined below (the "**Change Management Process**") for managing changes to the SOW. Customer or DT Services may propose changes to the Services under this SOW, including Deliverables, scope or any other aspect of the engagement. The Change Management Process for this engagement consists of the following:

- **Change Initiation** – All proposed changes will be forwarded to, or originated by, the SPOC and documented. A copy of the proposed change request will be forwarded to the Customer Contact. Change requests will be documented using the Change Request Form
- **Change Validation** – DT Services will examine the proposed change and may discuss the change request with the Customer Contact to clarify the details of the request.
- **Change Analysis and Impact Analysis** – DT Services will analyze the change request and make modifications to the Change Request Form as necessary.
- **Change Implementation** – If the change request is approved, the change will be noted as "Approved" and will be incorporated into the SOW and managed for progress. If the change is not approved, the change will be noted as "Rejected" and DT Services will continue to perform without regard to the proposed change to the extent practically possible.

The receiving party will review the proposed Change Request Form and will: (i) approve it, (ii) agree to further investigation, or (iii) reject it. Neither Customer nor DT Services will unreasonably withhold or delay its agreement to any proposed change. DT Services will define the change in scope, effort, timeline, and additional cost impact **within ten (10) business days** and provide this to Customer Contact for review and sign off. If more than 10 business days are needed, the estimated time to provide the change request will be communicated by the SPOC to the Customer Contact. Changes agreed upon pursuant to the Change Management Process will not be effective until mutually executed by a duly authorized representative of both parties. In addition, DT Services shall be relieved of any performance, schedule, milestone, or financial commitments associated with Services affected by Customer's non-compliance with Customer responsibilities or other obligations under this SOW or in the event of any deviation from any assumption, constraint, dependency or engagement scope specification contained in this SOW until an appropriate written change order or other amendment to this SOW addressing the foregoing is approved and signed by the Customer and DT Services.

7 OTHER PROVISIONS

The Services, including any Deliverables, are subject to the following:

1. DT Services may use affiliates and subcontractors to perform the Services.
2. DT Services may perform all or part of the Services off-site at a DT Services location or other location.
3. The Services may be performed outside the country in which Customer and/or DT Services is located. From time to time, DT Services may change the location where Services are performed and/or the party performing the Services; provided however, DT Services shall remain responsible to Customer for the delivery of Services.
4. Customer acknowledges that DT Services will request Customer's participation in a Customer feedback survey. Additionally, DT Services may approach Customer to serve as reference regarding DT Services' performance of the Services. If Customer agrees to be a reference, Customer and DT Services will agree in writing to the terms of such reference. A reference program has been developed to facilitate confidential conversations between DT Services' customers and potential customers.
    - Customers are invited to join the program at the conclusion of their project for a period of one year.

- DT Services will only share Customer contact information to a potential customer who is interested in contacting Customer for a discussion on Customer's previous experiences.
- We limit usage of Customer reference to no more than once per month.
- We will not publish Customer name, organization, or any Customer identifiable details based on participation in this program.

5. DT Services shall not be responsible for any delay or failure to provide the Services to the extent caused by: (a) failures by Customer to perform its responsibilities under this SOW; (b) materially inaccurate assumptions; (c) a defect, deficiency or failure with respect to Customer's network, systems, software, data or other equipment; or (d) modifications to Customer's network, systems, or other equipment made by a party other than DT Services or its representatives. In the event that either party becomes aware of the occurrence of one or more of the foregoing events, they shall notify the other party accordingly. Notwithstanding such occurrence, DT Services may, following discussion with Customer regarding the impact of such incident, continue to provide the Services and shall use commercially reasonable efforts to perform the Services under this SOW. Customer will reimburse DT Services for its reasonable additional costs of providing the Services and out of pocket expenses for such efforts to the extent attributable to the items defined above.
6. Customer, not DT Services, is responsible for the performance of Customer's employees and agents, including any contribution, alteration, or other modification they make to the Services, including Deliverables, and for the accuracy and completeness of all data, information, and materials provided to DT Services. DT Services is not providing any warranty regarding, and is not liable for, Customer hardware, software, documentation, tools, equipment, or other products, assets, materials, or services. DT Services' performance is dependent upon timely decisions and approvals of Customer in connection with the Services, and DT Services is entitled to rely on all decisions and approvals of Customer.
7. The Services and resulting Deliverables may include advice and recommendations, but Customer agrees that all decisions in connection with the implementation of such advice and recommendations will be the responsibility of, and made by, Customer. DT Services is not providing legal or regulatory advice.
8. Unless this SOW specifically requires otherwise, DT Services is not providing any third party hardware, software, documentation, tools, equipment, or other products, materials or services, including, without limitation, Dell Technologies Select Products and Brokerage Products (collectively, "**Third Party Products**") to Customer. Customer is solely responsible for the negotiation of an applicable agreement with the applicable third party from whom Customer wishes to license or acquire Third Party Products, the terms of which, including without limitation, the license, warranty, indemnity, maintenance, and support terms, shall govern such license or acquisition. DT Services is not providing any warranty regarding, and is not liable for, any Third Party Products. Third Party Products are not supported or maintained by DT Services and Customer must contact the applicable third party manufacturer or supplier directly for support and maintenance services. Any configuration or modification made by DT Services to any Third Party Products provided by Customer or work product incorporating such items will be subject to the ownership and other rights agreed to by Customer with the applicable third party
9. DT Services will not be responsible for non-performance due to software failure or software errors including any software failures or functionality limitations of Third Party Products.
10. DT Services may rely upon any standard operating procedures or practices of Customer and any direction, regulatory guidance, or other guidance provided by Customer.
11. Customer is responsible for the identification and interpretation of, and ensuring compliance with, any laws, statutes, rules, regulations, and standards applicable to it or its affiliates' business or operations.
12. No Dell Technologies product is or can be licensed or purchased under this document. Any purchase or licensing of Dell Technologies products is governed by the terms of a separate license or purchase agreement between the parties. DT Services' fees set forth herein do not include the cost of the purchase or licensing of any Dell Technologies product.
13. The parties agree that scope of this SOW may be reassessed, if deemed necessary by either party, on each anniversary of the effective date of this SOW.

14. In the event the Customer has not engaged DT Services to perform the Services and two (2) months have passed since the later of the Effective Date and DT Services' completion of the last Service-related Deliverable, without further engagement from Customer, DT Services may terminate this SOW by providing thirty (30) calendar days prior written notice.
15. The functional overview, if applicable, demonstrates basic functionality to familiarize Customer with the implemented in-scope products, demonstrating the product operations as installed in Customer's environment. Knowledge transfer, if applicable, demonstrates best practices to address Customer's skills and resource gaps to ensure successful implementation of Customer's new technologies. Functional overviews and knowledge transfers are not a substitute for formal Dell EMC product Customer education.

8 SIGNATURES

Please review this SOW for accuracy. If the terms are acceptable, please sign and return via email to DT Services. This SOW may be executed in any number of counterpart copies, each of which will be deemed an original, but which taken together will constitute a single instrument. The parties agree to cooperate in good faith to provide each other with a fully executed original of this SOW within five (5) calendar days of any counterpart execution. This SOW together with the Agreement (i) is the complete and exclusive agreement between DT Services and Customer with regard to its subject matter, and supersedes all prior oral or written proposals, agreements, representations and other communications between the parties with respect to the Services described in this SOW; and (ii) will apply in lieu of any different, conflicting or additional terms and conditions which may appear on any order or other document submitted by either party.

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be executed by their duly authorized representatives as of the Effective Date.

WILLIAMSON COUNTY, TEXAS	Dell Marketing, L.P., or EMC Corporation, as applicable
Signature: Valerie Covey	**Signature:** Deirdre Elvin Digitally signed by Deirdre Elvin Date: 2025.01.17 11:12:50 -06'00'
Printed Name: Valerie Covey	**Printed Name:**
Title: Presiding Officer	**Title:**
Date: 02/06/2025	**Date:**

Services may not be scheduled or commenced until DT Services receives a purchase order ("PO") from Customer that references this SOW. To the extent that Customer is unable to deliver the PO(s) required under this SOW directly to the DT Services legal entity identified in the signature block above for any reason, DT Services agrees that Customer may instead deliver such PO(s) to DT Services' affiliate Dell Marketing L.P. ("DMLP") or EMC Corporation ("EMC Corp."). When applicable, Customer agrees that DMLP or EMC Corp.: (i) may invoice and receive payments for all fees due hereunder; and (ii) is an intended third-party beneficiary to this SOW and the Agreement with the right to enforce the terms of the SOW and the Agreement directly against Customer for the purpose of collecting such payments. Upon receipt of this fully executed SOW and Customer's PO, the SPOC will contact Customer to begin scheduling Services.

9 Appendix A: Supported Sites

The Services will be provided for the following supported sites during the term of this SOW. Additional supported sites may be included as mutually agreed between the parties using the Change Management Process.

Supported Site	Address	City	State	Zip	Qty
Williamson County of Texas	5350 Bill Pickett Trail	Taylor	TX	78626	1

10 Appendix B: Bill of Materials

MATERIAL / EQUIPMENT DESCRIPTION	MANF. PART #	QUANTITY	
PTP/PTMP Materials			
Mimosa A5c PTMP Connectorized Access Point, 4.9 - 6.2GHz	100-00037-01	1	ea
RF ELEMENTS HG3-CC-S40 5GHZ SYMMETRICAL HORN CARRIER CLASS 40°	RFE-HG3-CC-S40	2	ea
N Male to N Male 3' coax cable	CA400-NM-NM-3	4	ea
Mimosa C5x IP67 4.9-6.4GHz Client Radio	100-00101	3	ea
Mimosa Fleximount With Flexible Pole And Surface Mount	100-00092	3	ea
Mimosa N5-X20 4.9 - 6.4GHz Modular Twist-On Antenna 2-Pack	100-00088	2	ea
Mimosa NID Surge Protection	100-00039	4	ea
WiFi Materials			
Ruckus T750 802.11ax Outdoor WiFi AP, 4x4:4 Stream, Omni Beamflex+ coverage, 2.4GHz and 5GHz concurrent dual band, (1x) 2.5G Ethernet port, (1x) 10/100/1000 Ethernet port, 100-240 Vac, POE in and PSE out, Fiber SFP/SFP+, GPS, IP-67 Outdoor enclosure, -40 to 65C	901-T750-US01	15	ea
Ruckus T750SE 802.11ax Outdoor WiFi AP, 4x4:4 Stream, 120-Degree Sector antenna, 2.4GHz and 5GHz concurrent dual band, (1x) 2.5G Ethernet port, (1x) 10/100/1000 Ethernet port, 100-240 Vac, POE in and PSE out, Fiber SFP/SFP+, GPS, IP-67 Outdoor enclosure, -40 to 65C	901-T750-US51	12	ea
Ruckus R750 dual-band 802.11abgn/ac/ax (WiFi6) Wireless Access Point with Multi-Gigabit Ethernet backhaul and onboard BLE/Zlgbee,, 4x4:4 streams (5GHz) 4x4:4 streams (2.4GHz), OFDMA, MU-MIMO, BeamFlex+, dual ports, 802.3at PoE	901-R750-US00	8	ea
Mounting Kit for Ruckus T750	902-0125-0000	27	ea
Switches and Other Installation Materials			
RUCKUS ICX 8200 Switch, 24×10/100/1000 Mbps PoE+ ports, 4×25 GbE SFP28 stacking/uplink-ports, 370W PoE budget, three-year remote TAC support	ICX8200-24P	7	ea
POWER CORD, USA, NEMA5-15/C13, 13A, 125V	PCUSA2	7	ea
FRU,RACK MOUNT KIT,2 POST,ICX7750/7450/7250	ICX7000-RMK	7	ea
10GBASE-SR,SFPP MMF LC CONNECTOR (No TAA)	10G-SFPP-SR-S	24	ea
LinkPower™ LPS3400ATMP 6-Port Gigabit Managed High Power 802.3bt Industrial Din-Rail PoE Switch with 4 PoE Ports and 2 SFP Fiber Gigabit Ports, 95W Per PoE Port	LPS3400ATMP	4	ea
Outdoor Pole Mounting Kit for Outdoor Switch	MMK0001-L	4	ea
Version 2 Injector Converts 802.at to 48VC Passive PoE, Output 48W 0.5A	APC1048V2	4	ea
Power over Ethernet (PoE) Injector - PoE-56V	100-00080	1	ea
AC Power Cord - WC-N000900L007A	PWR	1	ea
Power over Ethernet (PoE) Injector (1.0/2.5/5.0/10.0 Gbps) quantity of 1 unit	902-1180-US00	2	ea
Ridgemount is a non-penetrating mount	SWSSRM-288x8-R	3	ea
Non-penetrating SLED Mount, 10ft Mast, 4'x4' Base, Protective Mat, Blocks, etc	SWB4-4x4 DRB	2	ea
Radio Mounting Hardware - Pole/Wall Mount	SWMNT	5	ea
POE Surge Protection 100/1000Mbps	SWCMJPOE8a	11	ea
Shipping, grounding, weatherproofing, misc and consumable items	SWMISC	1	ea
Manufacturer Support, Network Monitoring/Optimization and Reporting			
vSCG License supporting 1 Ruckus Access Points	L09-0001-SG00	35	ea
Switch management license for SZ-100/vSZ	L09-0001-SGCX	7	ea
RUCKUS AI five-year subscription for one Cloud- or SmartZone-managed AP or ICX switch	CLD-ANAP-5001	42	ea
Partner WatchDog Support for VSCG OR SZ100 License supporting 1 Ruckus Access Points, 5 Year	S02-0001-5LSG	35	ea
SmartWave Technical Support - Network Monitoring, Optimization, Reporting, Revision Level Upgrades and Technician Dispatch - Indoor AP - 5 Year	SWSPPT-5	8	ea
SmartWave Technical Support - Network Monitoring, Optimization, Reporting, Revision Level Upgrades and Technician Dispatch - Outdoor Radio - 5 Year	SWSPPT-5	31	ea

12 Appendix C: Service Level Objectives - Provided By Smart WAVE

Ownership of the 5-year maintenance and support shall remain with Smartwave, with no responsibility assigned to Dell for post-delivery support management

A. Provide alert responses and technical support in accordance with the Service Levels noted below:

	Definition	Maximum Response Time	Target Resolution Time
1	Emergency Operations networks/services Department Operations networks/services Emergency operations are unable to connect No work around is available	30 minutes	2 hours
2	Private corporate network access County employees are unable to access the corporate network Locations providing emergency or disaster related services No workaround or reliable redundancy available	2 hours	8 hours
3	Redundant links/equipment require repair Persistent service degradation (e.g., unacceptable slow throughput performance)	4 hours	8 hours
4	Non-Emergency Public Access only Redundancy only requires service Partial, non-critical loss of functionality Temporary workaround is available	8 hours	Next Business Day

B. Provide monitoring, alerting, and reporting for all WiFi equipment and assets.

C. Provide 24x7x365 standby support and dispatch with response time that meet County requirements identified in the table above.

D. Provide all resources (e.g., staff, equipment, and vehicles) to ensure the above specified service requirements are met.

E. Provide technical support 24/7/365 by phone, email, and online portal.

F. Provide an online trouble reporting system that tracks open trouble tickets and includes automatic escalation and notification based on service level requirements and issue progress.

G. Provide WiFi equipment firmware and security updates and server management software updates as part of yearly maintenance and support.

H. Notify the County at least 10 days in advance of deploying any potentially service impacting modifications or any major improvements, system enhancements, or necessary security updates.

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36026_Dell_Service_Contract-SOW-Quote_Expo_Cntr_WiFi_01.17.2025_signed_-_FINAL1.17.25_Redacted

Final Audit Report 2025-02-06

Created:	2025-02-06
By:	Andrea Schiele (aschiele@wilco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtSt1qSKHrRmqj9E0IDZLDHFfsT3XBwR3

"36026_Dell_Service_Contract-SOW-Quote_Expo_Cntr_WiFi_01.17.2025_signed_-_FINAL1.17.25_Redacted" History

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2025-02-06 - 2:40:35 PM GMT- IP address: 66.76.4.65

Document emailed to Valerie Covey (vcovey@wilco.org) for signature
2025-02-06 - 2:44:30 PM GMT

Email viewed by Valerie Covey (vcovey@wilco.org)
2025-02-06 - 3:31:33 PM GMT- IP address: 74.193.121.96

Document e-signed by Valerie Covey (vcovey@wilco.org)
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Commissioners Court - Regular Session **43.**

Meeting Date: 07/15/2025

Approval of Purchase for i-Pro Device License and Maintenance for Body Worn Cameras with GTS Technology Solutions for Information Systems

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving purchase #2025289 of i-Pro Body Worn Camera (BWC) device licenses/maintenance for Williamson County from GTS Technology Solutions, for a total of $116,827.27, pursuant to DIR Contract #DIR-CPO-4697.

Background

The approval of this purchase will support Williamson County Information Systems. The i-Pro device licenses and maintenance for body-worn cameras will begin on July 1st, 2025 through October 31, 2026. The funding source is 01.0100.0503.004505 for the FY25 budget. Contract Audit and General Counsel have approved this item. Origination #3039. The department point of contact is Thomas Piche.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Quote

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 04:38 PM
Form Started By: Barbi Hageman		Started On: 07/01/2025 01:35 PM
Final Approval Date: 07/09/2025		

GTS TECHNOLOGY SOLUTIONS

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd Suite 275
Austin, Texas 78758
Phone: 512.452.0651

QUOTE

Quote Number: [redacted]
Quoted Date: 06/20/2025
Expiration Date: 07/13/2025
Account Exec: Ashley Ambroso
Inside Sales Rep: Austin Whitlow
austin.whitlow@gts-ts.com
(512) 681-6214
Terms: NET 30

QUOTE FOR:

Williamson County

Term: July 1st 2025 – October 31 2026

LINE	ITEM	DESCRIPTION	SPECIFICATIONS	CONTRACT	QTY	PRICE	EXTENDED PRICE
1	IPS-BWC-UDE-OP1M	i-PRO BWC UDE ON-PREMISE DEVICE LICENSE FOR 1 MONTH (ONLY VALID WITH PURCHASE OF 1-5 YEAR DEVICE LICENSE).	Term: July 1st 2025 – October 31 2026 QTY: 5040	DIR-CPO-4697	1	$ 52,037.50	$ 52,037.50
2	IPS-BWC-UDE-OP1M	i-PRO BWC UDE ON-PREMISE DEVICE LICENSE FOR 1 MONTH (ONLY VALID WITH PURCHASE OF 1-5 YEAR DEVICE LICENSE).	Term: July 1st 2025 – October 31 2026 QTY: 4048	DIR-CPO-4697	1	$ 64,789.77	$ 64,789.77

Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability. Dell maintains a strict zero-return policy. Therefore, purchases of incorrect quantity, specifications, items, or configurations are non-refundable and non-returnable. Please ensure that you have reviewed your quote thoroughly.
This quote does not include the applicable sales tax for our commercial customers

Sales Total:	**$ 116,827.27**
Freight & Misc:	**$ 0.00**
Tax Total:	**$ 0.00**
Total (USD):	**$ 116,827.27**

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329978

Date Filed:
06/27/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
GTS Technology Solutions
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
2025289
GTS Q-16673; i-Pro BWC device licenses/maint

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is [redacted], and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 27th day of June (month), 2025 (year).

Eilene Melvin

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329978

Date Filed:
06/27/2025

Date Acknowledged:
07/01/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

GTS Technology Solutions
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025289
GTS Q-16673; i-Pro BWC device licenses/maint

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **44.**

Meeting Date: 07/15/2025

Approval of Master Service Agreement for Hexagon CAD Suite from SHI Government Solutions, Inc. for Information Systems

Submitted For: Joy Simonton **Submitted By:** Barbi Hageman, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Master Service Agreement #2025276 between Williamson County and SHI Government Solutions, Inc. for the new Hexagon CAD Suite, for a not-to-exceed amount of $135,298.42, pursuant to TIPS #230-015, and authorizing the execution of this agreement.

Background

The PowerReady Annual subscription provides an agency-wide license for an unlimited number of programs which are described in Exhibit "A" of the Master Service Agreement. The subscription has a term beginning 07/01/2025–10/30/2025 in the amount of $30,145.61, renewing for a term of 10/31/2025–10/30/2026 in the amount of $32,860.25 and a third (3rd) term of 10/31/2026–10/30/2027 for $72,292.56. This will replace the county's current FTO system, which is provided by and built into Central Square's OneSolution CAD suite and will be going away when the county migrates to the new Hexagon CAD suite. Funding Source P604; 2022CIP; Task 4.2 for FY25. Origination #2972. The department point of contact is Janessa Stephens.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

MSA

Form 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:10 AM
Form Started By: Barbi Hageman		Started On: 07/07/2025 10:18 AM
Final Approval Date: 07/10/2025		

Docusign Envelope ID: BD537965-C882-45BF-BE0A-C8E921E1BF6F

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

MASTER SERVICES AGREEMENT WITH SHI GOVERNMENT SOLUTIONS INC (QUOTATION #26295085)

Important Notice: County Purchase Orders and Agreements constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS MASTER SERVICES AGREEMENT is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **SHI Government Solutions Inc.** (hereinafter "Service Provider") both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services and purchase goods described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she or it is not an employee of the County. The services to be provided include but are not limited to the services and work described in the attached **Pricing Proposal – Quotation #26295085** marked as **Exhibit "A,"** which is incorporated herein to the extent that it meets or exceeds the requirements of County's solicitation, if applicable. Related services will be outlined in a Statement of Work ("SOW") to be provided by Service Provided upon the direction of the County.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in each SOW provided. The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

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II.

Goods: Service Provider shall supply the County the goods described in each SOW provided to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in any SOW, such additional goods shall be described in a separate written amendment to the SOW wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods and the County shall not be obligated to pay for any additional goods unless a written amendment to the SOW has been signed by both parties.

III.

Effective Date and Term: Unless terminated sooner pursuant to paragraph XXI below, this Agreement shall begin July 1, 2025 and continue through October 30, 2027.

IV.

On-Site Representative for Work Monitoring: The County may appoint an on-site project representative to observe the work being performed. The County may conduct inspections to determine the date or dates of substantial completion and the date of final completion. If the County so desires, it may seek written adequate assurance that the work is progressing on-time and pursuant to terms and conditions of this agreement and all related contract documents.

V.

Labor, Materials, Tools & Misc. Items: Service Provider shall provide or cause to be provided and shall pay for labor, materials, equipment, tools, construction equipment and machinery, utilities, transportation and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work. Service Provider shall enforce strict discipline and good order among their respective employees and other persons carrying out the Agreement. Service Provider shall not permit employees of unfit persons or persons not skilled in tasks assigned to them.

VI.

Compliance With All Laws: Service Provider agrees, in connection with the services or any related items to the subject matter of this Agreement, to comply with any and all local, state, or federal requirements, including but not limited to compliance with regulations of the Texas Commission of Environmental Quality and the Occupational Safety and Health Administration. Additionally, Service Provider shall obtain from the appropriate City, Williamson County, or State of Texas the necessary permit(s) required by the ordinances of the City of Georgetown, Williamson County, or State of Texas, for performance of the work.

Docusign Envelope ID: BD537965-C882-45BF-BE0A-C8E921E1BF6F

VII.

Duty To Report Problems: Service Provider agrees to advise the County and its representative(s) within 24 hours of any errors, mistakes, potential problems or any other problematic issue(s) coming under observation during the progress of the work and will make good faith efforts to correct any errors that come to light in a timely and reasonable manner.

VIII.

Cleaning Up: Service Provider shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. At completion of the work, Service Provider shall remove from and about the project: waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Service Provider fails to clean up as provided, the cost thereof shall be charged to Service Provider by deducting from final fee or as necessary.

IX.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with The County, nor shall Service Provider in any manner hold itself out as an agent or official representative of The County. Service Provider shall be considered an independent contractor for the purpose of this agreement and shall in no manner incur any expense or liability on behalf of The County other than what may be expressly allowed under this agreement. The County will not be liable for any loss, cost, expense or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the construction services being provided. Service Provider agrees to indemnify, hold harmless, and defend The County against any claim, demand, loss, injury, damages, actions, or liability of any kind against The County resulting from any services Service Provider performs on behalf of the County.

TO THE FULLEST EXTENT PERMITETED BY APPLICABLE LAW, SERVICE PROVIDER AND ITS AGENTS, PARTNERS, EMPLOYEES, AND CONSULTANTS (COLLECTIVELY "INDEMNITORS") SHALL AND DO AGREE TO INDEMNIFY, PROTECT, DEFENT WITH COUNSEL APPROVED BY COUNTY, AND HOLD HARMLESS THE COUNTY, REPRESENTATIVES OF THE COUNTY AND THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, ITS VARIOUS DEPARTMENTS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS (COLLECTIVELY "INDEMNITEES") FROM AND AGAINST ALL THIRD PARTY CLAIMS IN RELATION TO SERVICE PROVIDER'S PERFORMANCE OF THE WORK DESCRIBED HEREIN. DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGEMENT, AND EXPENSES, INCLUDING REASONABLE ATTORNEY FEES, OF ANY NATURE, KIND OR DESCRIPTION (COLLECTIVELY "LIABILITIES") OF ANY PERSON OR ENTITY WHOMSOEVER, ARISING OUT OF, CAUSED BY, OR RESULTING FROM THE PERFORMANCE OF THE SERVICES OR ANY PART THEROF WHICH ARE CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF SERVICE PROVIDER, ANYONE DIRECTLY EMPLOYED BY IT OR ANYONE WHOSE ACTS IT MAY BE LIABLE, EVEN IF IT IS CAUSE IN PART BY THE NEGLIGENCE OR OMISSON OF ANY INDEMNITEE, SO LONG AS IT IS NOT CAUSED

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BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE. IN THE EVENT MORE THAN ONE OF THE INDEMNITORS ARE CONNECTED WITH AN ACCIDENT OR OCCURRENCE COVERED BY THIS INDEMNIFICATION, THEN EACH OF SUCH INDEMNITORS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE TO THE INDEMNITEES FOR INDEMNIFICATION AND THE ULTIMATE RESPONSIBILITY AMONG SUCH INDEMNITORS FOR THE LOSS AND EXPENSE OF ANY SUCH INDEMNIFICATION SHALL BE SETTLED BY SEPARATE PROCEEDINGS AND WITHOUT JEAPORDY TO ANY INDEMNITEE. THE PROVISIONS OF THIS ARTICLE SHALL NOT BE CONSTRUED TO ELIMINATE OR REDUCE ANY OTHER INDEMNIFICATIONS OR RIGHT WHICH COUNTY OR ANY OTHER INDEMNITEES HAS BY LAW. THE INDEMNITIES CONTAINED HEREIN SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT FOR ANY REASON WHATSOEVER.

X.

Service Provider's Employees: Service Provider covenants and agrees that all personnel engaged shall be employees of Service Provider, and Service Provider shall pay all salaries, and all Social Security taxes, Federal and State Unemployment Insurance, Workers' Compensation Insurance and any similar taxes or expenses related to such employees, including but not limited to, license fees, insurance premiums and outfitting expenses. Service Provider shall be responsible for complying with all Federal, State and Local laws, ordinances and regulations regarding its employees, including all Occupational Safety and Health Administration regulations. Service Provider shall be responsible for the supervision, control and direction of the day-to-day activities of the personnel provided hereunder and shall provide close supervision on a continual basis.

XI.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum for specific years in a SOW in accordance with the prices listed in the Pricing Proposal – Quotation #26295085 marked as Exhibit "A," hereto and in accordance with Cooperative Contract Agreement – TIPS 230-105. The not-to-exceed amount for the life of this Agreement is **One Hundred Thirty-Five Thousand Two Hundred Ninety-Eight Dollars and Forty-Two Cents ($135,298.42).**

Pursuant to State Law ("Texas Prompt Payment Act") the payment terms are governed as follows:

County's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date County receives the goods under the Agreement; (2) the date the performance of the service under the Agreement is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of (1) one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

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In the event that an error appears on an invoice submitted by Service Provider, County shall notify Service Provider of the error not later than the twenty first (21st) day after the date County receives the invoice. If the error is resolved in favor of Service Provider, Service Provider shall be entitled to receive interest on the unpaid balance of the invoice submitted by Service Provider beginning on the date that the payment for the invoice became overdue. If the error is resolved in favor of the County, Service Provider shall submit a corrected invoice that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice is not paid by the appropriate date.

As a minimum, invoices shall include:

a) Name, address, and telephone number of Service Provider and similar information in the event the payment is to be made to a different address
b) County Agreement, Purchase Order, and/or delivery order number
c) Identification of items or services as outlined in the Agreement
d) Quantity or quantities, applicable unit prices, total prices and total amounts
e) Any additional payment information which may be called for by the Agreement

Payment inquiries should be directed to the Williamson County Auditor's Office, Accounts Payable Department: accountspayable@wilcotx.gov 512-943-1500

XII.

The County's Decision to Withhold Payment: The County may withhold a payment in whole or in part to the extent reasonably necessary to protect The County due to The County's determination that the work has not progressed to the point indicated in the Agreement documents or that the quality of work is not in accordance with the Agreement documents. The County may also withhold a payment or, because of subsequently discovered evidence, may nullify the whole or a part of any request for payment to such extent as may be necessary to protect The County from loss for which Service Provider is responsible, including loss resulting from acts and omissions, because of the following:

1. defective work not remedied;
2. reasonable evidence that the work cannot be completed for the unpaid balance of the Agreement sum;
3. damage to The County;
4. reasonable evidence that the work will not be completed within the Agreement time and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
5. persistent failure to carry out the work in accordance with the Agreement documents.

XIII.

Insurance: Service Provider shall provide and maintain, until the services covered in this Agreement is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by

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A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage, or any other type of insurance coverage held by the County.

Upon execution of this Agreement, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Agreement.

XIV.

No Waiver of Immunities. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to The County, its past or present officers,

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employees, or agents, nor to create any legal rights or claim on behalf of any third party. The County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity or any other immunity under the laws of the State of Texas or of the United States.

XV.

Warranty: Service Provider warrants to The County that materials, workmanship and equipment furnished under this agreement will, to the best of their knowledge, be of good quality and new unless otherwise required or permitted by the County, that the work will, to the best of their knowledge, be free from defects not inherent in the quality required or permitted by law or otherwise, and that to the best of their knowledge, the work will conform to the requirements of the Agreement documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

XVI.

Taxes: Service Provider shall pay all sales, consumer, use and similar taxes for the work provided by Service Provider which had been legally enacted on the date of the Agreement, whether or not yet effective or merely scheduled to go into effect.

XVII.

Venue and Applicable Law: Venue of this Agreement shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XVIII.

No Assignment: Service Provider may not assign this Agreement.

IXX.

Severability: In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision in this agreement and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in it.

XX.

Confidentiality: Service Provider expressly agrees that they will not use any incidental confidential information they may obtain while being on governmental property for their own benefit and agrees that is will not enter unauthorized areas or access confidential information and will not disclose any information to unauthorized third parties and will take care to guard the security of the information at all times.

XXI.

Docusign Envelope ID: BD537965-C882-45BF-BE0A-C8E921E1BF6F

Termination: This agreement may be terminated at any time at the option of The County, without further or prospective liability for performance upon giving upon thirty (30) calendar day'swritten notice to thereof. In the event Williamson County exercises its right to terminate without cause, it is understood and agreed that only amounts due to Service Provider for goods, commodities and/or services provided and expenses incurred to and including the date of termination, will be due and payable. No penalty will be assessed for Williamson County's termination for convenience.

XXII.

Right of Funds: Despite the agreed upon method of payment set forth above, Service Provider agrees to return to Williamson County pro-rata portion of unearned funds distributed to Service Provider if (a) Service Provider's project progress is insufficient; (b) this Agreement is terminated for any reason; or (c) Service Provider fails in any other respect under this Agreement.

XXIII.

County's Right to Audit: Service Provider agrees that Williamson County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider expressly agrees that The County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. Williamson County shall give Service Provider reasonable advance notice of intended audits.

XXIV.

Notice: Any notice required to be given under the terms of this Agreement shall be effective if and when given in writing and mailed by certified mail to the addresses listed below or subsequently provided in writing:

WILLIAMSON COUNTY:
Williamson County Judge
710 Main Street, Suite 101
Georgetown, TX 78626

SERVICE PROVIDER
SHI GOVERNMENT SOLUTIONS INC
3828 Pecana Trail
Austin, TX 78749

XXV.

Mediation: The parties agree to use non-binding mediation for dispute resolution prior to and formal legal action being taken on this Agreement.

XXVI.

Non-Appropriation and Fiscal Funding: The obligations of the Parties under this Agreement do not constitute a general obligation or indebtedness of either Party for which such Party is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed that County shall have the

Docusign Envelope ID: BD537965-C882-45BF-BE0A-C8E921E1BF6F

right to terminate this Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination at the end of its then-current fiscal year.

XXVII.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: Williamson County Vendor Reimbursement Policy March 2023 (https://www.wilcotx.gov/351/Vendor-Reimbursement). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXVIII.

Entire Agreement & Incorporated Documents: This Agreement constitutes the entire Agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Agreement include the following:

A. This Agreement, its Exhibits and any amendments agreed to by both parties (if any);
B. Statements of Work issued under the Agreement;
C. Cooperative Contract No. TIPS 230-105, incorporated by reference and
D. Insurance certificates evidencing coverages required herein above.

In the event a dispute arises between terms and conditions of (1) this Agreement, its exhibits and amendments (if any); (2) any SOW issued under the Agreement; and (3) the cooperative contract set forth above; applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence: (1) the terms and conditions of this Agreement, its exhibits and amendments (if any), (2) the SOW issued under the Agreement; and (3) the cooperative contact set forth above.

XXIX.

Signature for the County: The presiding officer of Williamson County's governing body who is authorized to execute this instrument by order duly recorded may execute this Agreement on behalf of the County.

[SIGNATURE PAGE TO FOLLOW]

Docusign Envelope ID: BD537965-C882-45BF-BE0A-C8E921E1BF6F

IN WITNESS WHEREOF, that this Agreement shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

_____
County Judge/Presiding Officer

Dated: _____, 20___

SHI GOVERNMENT SOLUTIONS INC:

DocuSigned by:
Kristina Mann
EA418E789F09404...
Authorized Signature

Kristina Mann
Printed Name

Dated: 7/2/2025, 20____

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jul 03 2025 Time: 2:17 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 02 2025 Time: 2:15 pm

Docusign Envelope ID: BD537965-C882-45BF-BE0A-C8E921E1BF6F

Exhibit "A"
Pricing Proposal – Quotation #26295085

Docusign Envelope ID: BD537965-C882-45BF-BE0A-C8E921E1BF6F

Pricing Proposal
Quotation #: 26295085
Created On: 6/11/2025
Valid Until: 8/29/2025

TX-County of Williamson Information Technology Services

Janessa Stephens
301 SE INNERLOOP
S 105
Georgetown, TX 78626
United States
Phone:
Fax:
Email: janessa.stephens@wilcotx.gov

Inside Sales Account Manager

Laura Manrique
1301 S Mo Pac Expressway
Austin, TX 78746
Phone: 512-872-8525
Fax: 512-872-8525
Email: Laura_Manrique@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Retail	Your Price	Total
1	PowerReady Subscription - Year 1 of 3 PowerDMS - Part#: Contract Name: TIPS - Technology Solutions, Products and Services Contract #: 230105 Coverage Term: 7/1/2025 – 10/30/2025 **Note:** Year 1 - The PowerReady Annual subscription provides an agency-wide license for unlimited number of programs and includes; Mobile Accessibility, Email Notifications, Unlimited Late Form and Trainee Performance Alerts, Ongoing training resources, Ongoing software updates, Access to Industry Partnerships, Ongoing Support & Maintenance.	1	$35,763.44	$10,915.91	$10,915.91
2	PowerReady Setup PowerDMS - Part#: Contract Name: TIPS - Technology Solutions, Products and Services Contract #: 230105 **Note:** A one-time implementation fee that includes access to all online/virtual resources which assist the customer in configuring their site. These resources include video tutorials	1	$20,928.60	$19,229.70	$19,229.70
3	PowerReady Subscription - Year 2 of 3 PowerDMS - Part#: Contract Name: TIPS - Technology Solutions, Products and Services Contract #: 230105 Coverage Term: 10/31/2025 – 10/30/2026 **Note:** Year 2 - The PowerReady Annual subscription provides an agency-wide license for unlimited number of programs and includes; Mobile Accessibility, Email Notifications, Unlimited Late Form and Trainee Performance Alerts, Ongoing training resources, Ongoing software updates, Access to Industry Partnerships, Ongoing Support & Maintenance.	1	$53,645.16	$32,860.25	$32,860.25

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4	PowerReady Subscription - Year 3 of 3 PowerDMS - Part#: Contract Name: TIPS - Technology Solutions, Products and Services Contract #: 230105	1	$78,679.57	$72,292.56	$72,292.56

Docusign Envelope ID: BD537965-C882-45BF-BE0A-C8E921E1BF6F

Coverage Term: 10/31/2026 – 10/30/2027

Note: Year 3 - The PowerReady Annual subscription provides an agency-wide license for unlimited number of programs and includes; Mobile Accessibility, Email Notifications, Unlimited Late Form and Trainee Performance Alerts, Ongoing training resources, Ongoing software updates, Access to Industry Partnerships, Ongoing Support & Maintenance.

Total $135,298.42

Additional Comments

Terms & Conditions: This Order Form creates a legally binding contract on the parties. Unless otherwise agreed in a written agreement between GovernmentJobs.com, Inc. (D/B/A/ NEOGOV), parent company of PowerDMS, Inc., Cuehit, Inc., Ragnasoft LLC (D/B/A/ PlanIT Schedule), and Design PD, LLC (D/B/A Agency360) (collectively, "NEOGOV") and Customer, this Order Form and the services to be furnished pursuant to this Order Form are subject to the terms and conditions set forth here: https://www.neogov.com/service-specifications.

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

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CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1325409

Date Filed:
06/17/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
SHI Government Solutions, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
2025276
SHI Q-26295085 PowerReady Subscription

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is ___.

My address is _____ _____, ___ _____, ___ ___, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 02 day of July, 20 25.
(month) (year)

DocuSigned by:
Kristina Mann
EA418E789E09404...
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1325409

Date Filed:
06/17/2025

Date Acknowledged:
07/07/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

SHI Government Solutions, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025276
SHI Q-26295085 PowerReady Subscription

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **45.**

Meeting Date: 07/15/2025

Approval of Amendment to Services Contract for Securitas Technology Corporation for Jail Central Control Upgrades for Facilities Management.

Submitted For: Joy Simonton **Submitted By:** Theresa Gross, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the amendment for Jail Central Control Upgrades with Securitas Technology Corporation, originally approved on 09.17.2024, under agenda item #49, and authorizing the execution of the amendment, to extend the project through September 30, 2025.

Background

The amendment only provides a time extension at no additional cost. Facilities Management requested an amendment to extend the service agreement from the initial project end date of July 16, 2024, to September 30, 2025. Funding source: P700. Point of Contact: Christi Stromberg

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Amendment

Contract

TEC 1295

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 03:54 PM
Form Started By: Theresa Gross		Started On: 06/27/2025 06:59 AM
Final Approval Date: 07/09/2025		

AMENDMENT TO
WILLIAMSON COUNTY
SERVICES CONTRACT
SECURITAS TECHNOLOGY CORPORATION

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS AMENDMENT TO THE WILLIAMSON COUNTY SERVICES CONTRACT ("Amendment") is entered into as of the last party's execution hereof, by and between Williamson County, Texas ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **SECURITAS Technology Corporation f/k/a STANLEY Convergent Security Solutions** ("Service Provider"), both of which are referred to herein as the parties.

WHEREAS, the County and Service Provider entered into a Service Contract, dated effective September 17, 2024, Agenda Item #49 CC 9/17/2024 (the "Contract"), setting forth the terms and conditions pursuant to which Service Provider agreed to provide certain services;

WHEREAS, the Parties desire to amend the Contract to extend the Effective Date and Term due to lack of personnel; working on an additional project in the Jail and more testing needed on the new system before shutdown the existing system.

NOW THEREFORE, the Parties agree that the Contract is amended as follows:

AMENDMENT

I. Section II. **Effective Date and Term** of the Contract shall be amended as follows:

Effective Date and Term: This Contract shall be in full force and effect from the date of the last party's execution below and shall continue through September 30, 2025. Unless terminated sooner pursuant to paragraph IX, of the original Contract.

II. Each party represents and warrants that it has due power and lawful authority to execute and deliver this Amendment and to fulfil its obligations under the Contract; and, furthermore, the Contract and this Amendment are the valid, binding, and enforceable obligations of such party.

III. All other terms of the Contract which have not been specifically amended herein shall remain the same and shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be signed by their duly authorized representatives on behalf of such party, to be effective as of the date of the last patty's execution hèreof.

WILLIAMSON COUNTY:

_____
Authorized Signature

Hon. Steven Snell
County Judge

Date: _____, 20___

SECURITAS TECHNOLOGY CORPORATION:


Authorized Signature

Pat Hickok
Printed Name

Date: June 26 ,2025

Docusign Envelope ID: BCE6BAEC-D728-45E2-B85E-902486960123

WILLIAMSON COUNTY
SERVICE CONTRACT

SECURITAS TECHNOLOGY CORPORATION

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS SERVICES CONTRACT (hereinafter "Contract") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **SECURITAS Technology Corporation f/k/a STANLEY Convergent Security Solutions** (hereinafter "Service Provider"), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The service includes the work described in the attached Proposal being marked as **Exhibit "A,"** which is incorporated herein.

Should the County choose to add services in addition to those described in **Exhibit "A,"** such additional services shall be described in a separate written amendment to this Contract wherein the additional services shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional services. Service Provider shall not begin any additional services and the County shall not be obligated to pay for any additional services unless a written amendment to this Contract has been signed by both parties.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in **Exhibit "A."** The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Effective Date and Term: This Contract shall be in full force and effect as of the date of

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the last party's execution below ("Effective Date") and shall continue until the Project Completion Date or when terminated pursuant to this Contract, whichever event occurs first. The Project Completion Date is defined as the date by which all services and obligations outlined in Exhibit "A" shall be fully performed and delivered to the satisfaction of the County. The parties acknowledge and agree that the Project Completion Date is initially set to be **Ten (10) Months** from the Effective Date, however this date may be amended at the sole discretion of the County. Upon successful completion of the services as described in Exhibit "A", this contract shall automatically terminate without further obligation from either party, except as otherwise expressly provided herein.

III.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in **Exhibit"A"**. The not-to-exceed amount shall be Three Hundred Eighty-Seven Thousand Nine Hundred Ninety-Nine Dollars and Seventy-Eight Cents ($387,999.78).

Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

The County is a political subdivision under the laws of the State of Texas and claims exemption from sales and use taxes under Tex. Tax Code Ann. §151.309, as amended. The County agrees to provide exemption certificates to Service Provider upon request. Likewise, the County is neither liable for any taxes, charges, or fees assessed against Service Provider for the supplies or products provided or any Services rendered.

IV.

Insurance: Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	Limits of Liability
a.	Worker's Compensation	Statutory

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b. Employer's Liability

Bodily Injury by Accident	$500,000 Ea. Accident
Bodily Injury by Disease	$500,000 Ea. Employee
Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits		No aggregate limit

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by the County.

Upon execution of this Contract, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

V.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Contract and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Contract. The County will not be liable for any loss, cost, expense, or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being

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provided.

VI.

INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

VII.

No Waiver of Sovereign Immunity or Powers: Nothing in this Contract will be deemed to constitute a waiver of sovereign immunity or powers of the County, the Williamson County Commissioners Court, or the Williamson County Judge.

Additionally, the parties agree that under the Constitution and laws of the State of Texas, the County cannot enter into an agreement whereby the County agrees to indemnify or hold harmless another party; therefore, all references of any kind to County defending, indemnifying, holding, or saving harmless Service Provider for any reason are hereby deleted.

VIII.

Compliance With All Laws: Service Provider agrees and will comply with all local, state, or federal requirements with respect to the services rendered. Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal, state, or local law or

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regulations are automatically incorporated into the Contract without written amendment hereto and shall become effective on the date designed by such law or by regulation.

IX.

Termination: This Contract may be terminated at any time at the option of either party, without future or prospective liability for performance, upon giving thirty (30) days written notice thereof.

X.

Venue and Applicable Law: Venue of this Contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XI.

Severability: In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this Contract and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XII.

Right to Audit: Service Provider agrees that the County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Contract, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Contract for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

XIII.

Good Faith Clause: Service Provider agrees to act in good faith in the performance of this Contract.

XIV.

No Assignment: Service Provider may not assign this Contract.

XV.

Confidentiality: Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access

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confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

XVI.

Foreign Terrorist Organizations: Service Provider represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

XVII.

Public Information: Service Provider understands that County will comply with the Texas Public information Act as interpreted by judicial ruling and opinions of the Attorney General of the State of Texas. Information, documentation, and other material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

XVIII.

Damage to County Property: Service Provider shall be liable for all damage to county-owned, leased, or occupied property and equipment caused by Service Provider and its employees, agents, subcontractors, and suppliers, including any delivery, or transporting company, in connection with any performance pursuant to this Contract. Service Provider shall notify County in writing of any such damage within one (1) calendar day.

XIX.

Media Releases: Service Provider shall not use County's name, logo, or other likeness in any press release, marketing materials, or other announcement without the County's prior written approval.

XX.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: WilliamsonCountyVendorReimbursementPolicyMarch2023.pdf (wilco.org). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXI.

Entire Contract & Incorporated Documents; Conflicting Terms: This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this

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Contract include the following:

A. Service Provider Proposal, and being marked **Exhibit "A"**;
B. The cooperative purchasing contract (Sourcewell Contract #030421-SCS);
C. Master Service Agreement for Facility Security Services ("MSA") dated February 8, 2023; and
D. Insurance certificates evidencing coverages required herein above.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract. Nonetheless, in the event of a conflict between the terms of this Contract and the MSA, the terms of the MSA shall and prevail.

XXII.

County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.WITNESS that this Contract shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

Bill Gravell (Sep 17, 2024 15:07 CDT)

Authorized Signature

Bill Gravell

County Judge/Presiding Officer

Date: Sep 17, 2024 , 20

SERVICE PROVIDER:

Securitas Technology

Name of Service Provider

DocuSigned by:
Marc Turner
F77028EF44AA4BD...

Authorized Signature

Marc Turner

Printed Name

Date: 9/11/2024 , 20

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Exhibit “A”
Proposal

Docusign Envelope ID: BCE6BAEC-D728-45E2-B85E-902486960123

Prepared For:

Williamson County Jail - N Tower Intercom and Security Upgrades

Lt. John Irvine
Williamson County Sheriff
306 W 4th St
Georgetown, TX , 78626
915-204-1434
John.Irvine@wilco.org

Prepared By:

Securitas Technology Corporation
3800 Tabs Drive
Uniontown, OH 44685
David Beeler
Senior Account Executive
(317) 796-6241
david.beeler@securitas.com

Project Site:

Williamson County Jail
306 W 4th St.
Georgetown, TX, 78626
915-204-1434

Securitas Technology

Securitas Technology Corporation
4710 Perrin Creek, Ste 300, San Antonio, TX 78217

Securitas Sourcewell Contract, #030421-SCS, Maturity Date: 04/22/2025
Williamson County Sourcewell Contract #9076

SCOPE OF WORK
We are pleased to provide this quotation to replace the intercom stations (and wire) in the N Tower and upgrade the door control electronics facility wide as lined itemed below. This will remove all proprietary control room software and replace it with a maintainable, highly featured one. This also includes and we hope it meets with your approval.

Securitas will provide (Narrative):

1. Remove existing intercom stations and wiring in the North Tower.
2. Replace intercom stations with detention grade, 4 wire stations
3. Install new intercom wire
4. Terminate all wiring to the existing Harding Instruments headend. We believe the headend equipment is fully functional and since this is an intercom swap out, it all should work. We have not included any repair if something is found.
5. Replace the existing Omron PLC equipment with non-proprietary Allen-Bradley in both the S. Tower and N. Tower door control cabinets.
6. Replace the existing control room security system PC computers (Qty 4) and install the latest Windows operating system and WonderWare software.
7. Program the WonderWare with Securitas Syntinel software.
8. Provide and install (Qty 4) 24" ELO multitouch monitors
9. Provide new intercom master stations next to the control room stations
10. Provide a Security Management Server PC that will function as the system data logger of "who, did what and when".
11. The existing door control panels consisting of power supplies, relays, terminals, wiring will be re-used. All the Omron PLC equipment will be replaced by new Allen-Bradley although.
12. **Record intercom calls from the officer station to the active intercom station. Approx 60 days of audio storage.**

Securitas Software:

Unlike the current system which has reduced functionality, Securitas Syntinel software (WonderWare) will have many features and abilities your current system doesn't have, especially when it comes to **liability reduction**. The zoom feature allows for two finger zoom and one finger sliding of the floorplan. You'll have the ability to "post-it-note" icons on the control stations for maintenance or device failures. Moreover, management can make "rules" where they can tell the system to look for certain situations and notify themselves immediately via email. For instance, if management wants to be alerted when a certain door is held open or an interlock override is being used, they would set up a rule and the system would notify them right when it happened and who was logged into the control station. The software also can allow control room officers to make journal entries for additional documentation of occurrences. The system **provides many tools for maintenance** for system troubleshooting and upkeep in addition. Our system is very feature rich and during the process of building the system there will be software meetings with the owner to tailor the programming as desired.

Equipment & Services:

Qty (1 Lot)... Material and Labor as listed in this quote
Qty (1 Lot)... Wiring
Qty (1 Lot)... Labor
Qty (1 Lot)... Engineering
Qty (1 Lot)... Programming and configuration
Qty (1 Lot)... Testing
Qty (1 Lot)... Training while on-site

Securitas Technology Corporation
4710 Perrin Creek, Ste 300, San Antonio, TX 78217

Exclusions:

1. Conduit/conduit system, raceway, ladder, square ducting, D-rings, conduit layout
2. Repair or replacement of existing field devices or wiring that will be re-used
3. Any Pre-vailing wage (If required please let us know the rate to include)
4. Bond and bond premium
5. Any high voltage hookup of over 120VAC
6. All building permits, fees, inspections by others
7. After hours, premium labor
8. Millwork or desktop repair
9. Painting, patching & repair work
10. Lifts or ladders. We expect to use the owner's
11. We require a secure location inside the facility for tool, material storage
12. Additional UPS system(s)
13. Network switches will be re-used

Timeline and Schedule:
After receipt of order, we will schedule the work around availability and access to the jobsite.

1 Proposal Schedules:

1.1 Material Schedule:

Material Line Items

Manufacturer	Part Number	Qty	Unit Price	Total Price
ALLEN BRADLEY	1769AENTR	1	$978.73	$978.73
COMM COMPACT IO, ETHERNET/IP ADAPTER				
ALLEN BRADLEY	1769ECR	2	$38.92	$77.84
TERMINATOR RIGHT END CAP COMPACT LOGIX				
ALLEN BRADLEY	1769IQ32	4	$444.49	$1,777.96
ALLEN BRADLEY 32 POINT 24VDC INPUT MODUL				
ALLEN BRADLEY	1769L37ERM	1	$4,191.92	$4,191.92
Plc Controller				
ALLEN BRADLEY	1769OB32	4	$545.98	$2,183.92
AB-32PT. OUPPUT MODULE				
ALLEN BRADLEY	1769PA2	1	$309.98	$309.98
44W Compact Logix Power Supply				
ALLEN BRADLEY	1769PA4	1	$714.03	$714.03
120/240 INPUT				
Dell	OPTIPLEXSFF7020	4	$1,562.91	$6,251.64
PC, Corrections, Syntinel/On-Screen Vid, i5, 16GB, 256GB HD,				

Manufacturer	Part Number	Qty	Unit Price	Total Price
ELO ENTUITIVE	E351806	4	$670.60	$2,682.40
ELO 2402L 23.8IN LCD TOUCHSCREEN MONITOR				

Manufacturer	Part Number	Qty	Unit Price	Total Price
Securitas	A-36N30MP	2	$160.55	$321.10
HOFFMAN 30X36 BACK PLATE				
HOFFMAN	CP3060	2	$459.77	$919.54
Panel, 28.20X58.20, Size/Dims: Fits				

Manufacturer	Part Number	Qty	Unit Price	Total Price
HARDING	ICE322227000	285	$69.98	$19,944.30

Intercom 4Wire 2Gang 1 Vr Switch

HARDING	TMM6411211	4	$1,059.77	$4,239.08
TOUCHSCREEN MODULE				
Travel as required by the projects				$11,941.82
			Freight and Handling:	$909.09

Labor Schedule

Categories	Hours	Hourly Rate	Extended Sell
I.T.	360.00	185.00	$66,600.00
Pre-Fabrication	40.00	105.00	$4,200.00
CAD	280.00	145.00	$40,600.00
Installation	380.00	165.00	$62,700.00
		Labor Schedule Subtotal:	$174,100.00

Subcontracting & Cable Schedule

Categories	Qty	Unit	Price
Install labor			$122,767.86
Install Material			$7,142.86
Off-List Software Licenses			$16,285.71
Install Rental			$5,208.57
Install Other			$5,051.43

Additional Cables and Locks:

Docusign Envelope ID: BCE6BAEC-D728-45E2-B85E-902486960123

2 Purchase Investment Summary:

Pricing Breakdown		
Material Schedule:		$45,640.48
Labor Schedule:		$330,556.43
Freight, Handling and Other:		$12,850.91
	Total:	$387,999.78

*Prices quoted do not include Sales or Use tax. Applicable Sales and Use tax will be added to the quoted prices.

Billing Terms:

0% On Order Entry - 40% Upon Installation - 60% On Installation Completion. Payment Terms: Due Upon Receipt.

This proposal shall be governed by the terms and conditions of the existing agreement between the parties. Any additional or inconsistent terms or conditions contained in a Purchase Order or other document submitted by Buyer shall not be binding on either party.

This proposal is valid for 30 days

Docusign Envelope ID: BCE6BAEC-D728-45E2-B85E-902486960123

Thank you for the opportunity to provide this proposal. Please sign, date and return the proposal in its entirety to

EMail: david.beeler@securitas.com

Please issue any Purchase Order or other contract documents to Securitas Technology Corporation

Client Expected Completion Date:

This Agreement shall not become binding on Securitas Technology Corporation until approved and accepted by Securitas Technology Corporation management as provided below.

Seller:	Buyer:
Securitas Technology Corporation	Williamson County Sheriff
Company	Trade, partnership or corporate name if different from above.
4710 Perrin Creek	306 W 4th St
San Antonio TX78217	Georgetown TX 78626
Address	Address
David Beeler, Senior Account Executive	Lt. John Irvine
Account Representative Name & Title	Name & Title
Securitas Technology Corporation Management	Authorized Signature Date

Securitas Technology Corporation Management Signature Date

Securitas Technology

Agenda Item #49 CC 09.17.2024, Emergency purchase Securitas Service Agreement for Jail (Kerstin)

Final Audit Report 2024-09-17

Created:	2024-09-16
By:	Cheryl Johnson (cheryl.johnson@wilco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA80xHtW7kZ87-8mkB5mSUHNk1srX0p35I

"Agenda Item #49 CC 09.17.2024, Emergency purchase Securit as Service Agreement for Jail (Kerstin)" History

Document digitally presigned by DocuSign\, Inc. (enterprisesupport@docusign.com)
2024-09-11 - 10:10:39 PM GMT- IP address: 66.76.4.65

Document created by Cheryl Johnson (cheryl.johnson@wilco.org)
2024-09-16 - 7:35:09 PM GMT- IP address: 66.76.4.65

Document emailed to Rebecca Pruitt (becky.pruitt@wilco.org) for signature
2024-09-16 - 7:36:15 PM GMT

Email viewed by Rebecca Pruitt (becky.pruitt@wilco.org)
2024-09-16 - 8:22:46 PM GMT- IP address: 66.76.4.65

Document signing delegated to Bill Gravell (bgravell@wilco.org) by Rebecca Pruitt (becky.pruitt@wilco.org)
2024-09-17 - 6:13:26 PM GMT- IP address: 66.76.4.65

Document emailed to Bill Gravell (bgravell@wilco.org) for signature
2024-09-17 - 6:13:27 PM GMT

Email viewed by Bill Gravell (bgravell@wilco.org)
2024-09-17 - 8:06:49 PM GMT- IP address: 66.76.4.65

Document e-signed by Bill Gravell (bgravell@wilco.org)
Signature Date: 2024-09-17 - 8:07:03 PM GMT - Time Source: server- IP address: 66.76.4.65

Agreement completed.
2024-09-17 - 8:07:03 PM GMT

Powered by Adobe Acrobat Sign

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329803

Date Filed:
06/26/2025

Date Acknowledged:
06/27/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Securitas Technology Corporation
Uniontown, OH United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County, TX

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
187219
Jail Central Control Upgrade

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM **1295**

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

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2025-1329803

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Securitas Technology Corporation
Uniontown, OH United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County, TX

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187219
Jail Central Control Upgrade

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6

UNSWORN DECLARATION

[redacted]

(city)

[redacted]

Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **46.**

Meeting Date: 07/15/2025

Award of RFP #25RFP39 for Custodian Services and Sanitation Supplies to Ambassador Services LLC for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding #25RFP39 for Custodian Services and Sanitation Supplies for Wilco facilities to Ambassador Services LLC, in the not-to-exceed amount of Three Million Five Hundred Thousand Dollars ($3,500,000.00) per fiscal year, and authorize execution of the Master Services Agreement.

Background

Williamson County sent out One Thousand, Eight Hundred and Ninety-Three (1,893) notifications with Eighty-Four (84) document takers and received six (6) submittals. After submission review, evaluations and interviews, Ambassador Services LLC was found to be the most responsive. It is recommended that Williamson County award this Master Service Agreement to Ambassador Services LLC for an initial term of two (2) years beginning 10/1/25–9/30/27, with an optional, additional four (4) one-year (1) renewals. The funding source is 01.0100.0509.004100, Origination #2297, and the point of contact is Dale Butler.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

MSA

25RFP39 Evaluation Score Sheet

25RFP39 Recommendation Letter

1295 Form Ambassador Services LLC

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 04:18 PM
Form Started By: Vickie Johnson		Started On: 07/01/2025 11:00 AM
Final Approval Date: 07/09/2025		

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

MASTER SERVICES AGREEMENT
WITH
AMBASSADOR SERVICES, LLC
(REQUEST FOR PROPOSAL #25RFP39)

Important Notice: County Purchase Orders and Agreements constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS MASTER SERVICES AGREEMENT is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Ambassador Services, LLC** (hereinafter "Service Provider") both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services and purchase goods described herein pursuant to the following terms, conditions, and restrictions and in accordance with the responses to the County's Request for Proposals #25RFP39:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she or it is not an employee of the County. The services to be provided include custodial services and sanitation supplies throughout Williamson County Facilities. The services include but are not limited to the services and locations described in the attached **Pricing Sheet** marked as **Exhibit "A,"** which is incorporated herein to the extent it meets or exceeds the requirements of County's solicitation, if applicable. Related services will be outlined in a Statement of Work ("SOW") to be provided by Service Provided upon the direction of the County.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in each SOW provided. The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Goods: Service Provider shall supply the County the goods described in each SOW provided to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in any SOW, such additional goods shall be described in a separate written amendment to the SOW wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods and the County shall not be obligated to pay for any additional goods unless a written amendment to the SOW has been signed by both parties.

III.

Effective Date and Term: This Agreement shall be in full force and effect when signed by all parties and shall begin October 01, 2025 and shall continue through September 30, 2027. Unless terminated sooner pursuant to paragraph XXI below, if applicable, at the end of the agreement term, Williamson County Commissioners Court reserves the right to renew the agreement for up to four (4) additional one-year terms by mutual agreement of both parties, as it deems to be in the best interest of Williamson County.

IV.

On-Site Representative for Work Monitoring: The County may appoint an on-site project representative to observe the work being performed. The County may conduct inspections to determine the date or dates of substantial completion and the date of final completion. If the County so desires, it may seek written adequate assurance that the work is progressing on-time and pursuant to terms and conditions of this agreement and all related contract documents.

V.

Labor, Materials, Tools & Misc. Items: Service Provider shall provide or cause to be provided and shall pay for labor, materials, supplies, equipment, tools, machinery, utilities, transportation and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work. Service Provider shall enforce strict discipline and good order among their respective employees and other persons carrying out the Agreement. Service Provider shall not permit employees of unfit persons or persons not skilled in tasks assigned to them.

VI.

Compliance With All Laws: Service Provider agrees, in connection with the services or any related items to the subject matter of this Agreement, to comply with any and all local, state, or federal requirements, including but not limited to compliance with regulations of the Texas Commission of Environmental Quality and the Occupational Safety and Health Administration. Additionally, Service Provider shall obtain from the appropriate City, Williamson County, or State of Texas the necessary permit(s) required by the ordinances of the City of Georgetown, Williamson

County, or State of Texas, for performance of the work.

VII.

Duty To Report Problems: Service Provider agrees to advise the County and its representative(s) within 24 hours of any errors, mistakes, potential problems or any other problematic issue(s) coming under observation during the progress of the work and will make good faith efforts to correct any errors that come to light in a timely and reasonable manner.

VIII.

Cleaning Up: Service Provider shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. At completion of the work, Service Provider shall remove from and about the project: waste materials, rubbish, tools, supplies, machinery and surplus materials. If Service Provider fails to clean up as provided, the cost thereof shall be charged to Service Provider by deducting from final fee or as necessary.

IX.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with The County, nor shall Service Provider in any manner hold itself out as an agent or official representative of The County. Service Provider shall be considered an independent contractor for the purpose of this agreement and shall in no manner incur any expense or liability on behalf of The County other than what may be expressly allowed under this agreement. The County will not be liable for any loss, cost, expense or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the construction services being provided. Service Provider agrees to indemnify, hold harmless, and defend The County against any claim, demand, loss, injury, damages, actions, or liability of any kind against The County resulting from any services Service Provider performs on behalf of the County.

TO THE FULLEST EXTENT PERMITETED BY APPLICABLE LAW, SERVICE PROVIDER AND ITS AGENTS, PARTNERS, EMPLOYEES, AND CONSULTANTS (COLLECTIVELY "INDEMNITORS") SHALL AND DO AGREE TO INDEMNIFY, PROTECT, DEFENT WITH COUNSEL APPROVED BY COUNTY, AND HOLD HARMLESS THE COUNTY, REPRESENTATIVES OF THE COUNTY AND THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, ITS VARIOUS DEPARTMENTS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS (COLLECTIVELY "INDEMNITEES") FROM AND AGAINST ALL CLAIMS IN RELATION TO SERVICE PROVIDER'S PERFORMANCE OF THE WORK DESCRIBED HEREIN. DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGEMENT, AND EXPENSES, INCLUDING ATTORNEY FEES, OF ANY NATURE, KIND OR DESCRIPTION (COLLECTIVELY "LIABILITIES") OF ANY PERSON OR ENTITY WHOMSOEVER, ARISING OUT OF, CAUSED BY, OR RESULTING FROM THE PERFORMANCE OF THE SERVICES OR ANY PART THEROF WHICH ARE CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF SERVICE PROVIDER, ANYONE DIRECTLY EMPLOYED BY IT OR ANYONE WHOSE ACTS IT MAY BE LIABLE, EVEN IF IT IS CAUSE IN PART BY THE NEGLIGENCE OR

OMISSON OF ANY INDEMNITEE, SO LONG AS IT IS NOT CAUSED BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE. IN THE EVENT MORE THAN ONE OF THE INDEMNITORS ARE CONNECTED WITH AN ACCIDENT OR OCCURRENCE COVERED BY THIS INDEMNIFICATION, THEN EACH OF SUCH INDEMNITORS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE TO THE INDEMNITEES FOR INDEMNIFICATION AND THE ULTIMATE RESPONSIBILITY AMONG SUCH INDEMNITORS FOR THE LOSS AND EXPENSE OF ANY SUCH INDEMNIFICATION SHALL BE SETTLED BY SEPARATE PROCEEDINGS AND WITHOUT JEAPORDY TO ANY INDEMNITEE. THE PROVISIONS OF THIS ARTICLE SHALL NOT BE CONSTRUED TO ELIMINATE OR REDUCE ANY OTHER INDEMNIFICATIONS OR RIGHT WHICH COUNTY OR ANY OTHER INDEMNITEES HAS BY LAW. THE INDEMNITIES CONTAINED HEREIN SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT FOR ANY REASON WHATSOEVER.

X.

Service Provider's Employees: Service Provider covenants and agrees that all personnel engaged shall be employees of Service Provider, and Service Provider shall pay all salaries, and all Social Security taxes, Federal and State Unemployment Insurance, Workers' Compensation Insurance and any similar taxes or expenses related to such employees, including but not limited to, license fees, insurance premiums and outfitting expenses. Service Provider shall be responsible for complying with all Federal, State and Local laws, ordinances and regulations regarding its employees, including all Occupational Safety and Health Administration regulations. Service Provider shall be responsible for the supervision, control and direction of the day-to-day activities of the personnel provided hereunder and shall provide close supervision on a continual basis.

XI.

Consideration and Compensation: Service Provider will be compensated monthly based on a fixed sum for specific locations within Williamson County as defined in the SOW's and in accordance with the prices listed in the Price Sheet attached as Exhibit "A,". The not-to-exceed amount under this Agreement is **Three Million Five Hundred Dollars ($3,500,000.00)** per fiscal year. For purposes of this Agreement, the County's fiscal year shall be October 1st to September 30th.

Pursuant to State Law ("Texas Prompt Payment Act") the payment terms are governed as follows:

County's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date County receives the goods under the Agreement; (2) the date the performance of the service under the Agreement is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of (1) one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears on an invoice submitted by Service Provider, County shall notify Service Provider of the error not later than the twenty first (21st) day after the date County receives the invoice. If the error is resolved in favor of Service Provider, Service Provider shall be entitled to receive interest on the unpaid balance of the invoice submitted by Service Provider beginning on the date that the payment for the invoice became overdue. If the error is resolved in favor of the County, Service Provider shall submit a corrected invoice that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice is not paid by the appropriate date.

As a minimum, invoices shall include:

a) Name, address, and telephone number of Service Provider and similar information in the event the payment is to be made to a different address
b) County Agreement, Purchase Order, and/or delivery order number
c) Identification of items or services as outlined in the Agreement
d) Quantity or quantities, applicable unit prices, total prices and total amounts
e) Any additional payment information which may be called for by the Agreement

Payment inquiries should be directed to the Williamson County Auditor's Office, Accounts Payable Department: accountspayable@wilcotx.gov 512-943-1500

XII.

The County's Decision to Withhold Payment: The County may withhold a payment in whole or in part to the extent reasonably necessary to protect The County due to The County's determination that the work has not progressed to the point indicated in the Agreement documents or that the quality of work is not in accordance with the Agreement documents. The County may also withhold a payment or, because of subsequently discovered evidence, may nullify the whole or a part of any request for payment to such extent as may be necessary to protect The County from loss for which Service Provider is responsible, including loss resulting from acts and omissions, because of the following:

1. defective work not remedied;
2. reasonable evidence that the work cannot be completed for the unpaid balance of the Agreement sum;
3. damage to The County;
4. reasonable evidence that the work will not be completed within the Agreement time and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
5. persistent failure to carry out the work in accordance with the Agreement documents.

XIII.

Insurance: Service Provider shall provide and maintain, until the services covered in this Agreement is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by

A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage, or any other type of insurance coverage held by the County.

The name of the Certificate Holder in the Certificate of Insurance issued by the insurer shall be as follows:

Williamson County, Texas
C/O: Williamson County Risk Management
301 SE Inner Loop
Georgetown, TX. 78626
Email: coi.submission@wilcotx.gov

Upon execution of this Agreement, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Agreement.

XIV.

No Waiver of Immunities. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to The County, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. The County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity or any other immunity under the laws of the State of Texas or of the United States.

XV.

Warranty: Service Provider warrants to The County that materials, workmanship and equipment furnished under this agreement will be of good quality and new unless otherwise required or permitted by The County, that the work will be free from defects not inherent in the quality required or permitted by law or otherwise, and that the work will conform to the requirements of the Agreement documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

XVI.

Taxes: Service Provider shall pay all sales, consumer, use and similar taxes for the work provided by Service Provider which had been legally enacted on the date of the Agreement, whether or not yet effective or merely scheduled to go into effect.

XVII.

Venue and Applicable Law: Venue of this Agreement shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XVIII.

No Assignment: Service Provider may not assign this Agreement.

IXX.

Severability: In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision in this agreement and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in it.

XX.

Confidentiality: Service Provider expressly agrees that they will not use any incidental

confidential information they may obtain while being on governmental property for their own benefit and agrees that is will not enter unauthorized areas or access confidential information and will not disclose any information to unauthorized third parties and will take care to guard the security of the information at all times.

XXI.

Termination: This agreement may be terminated at any time at the option of The County, without further or prospective liability for performance upon giving upon thirty (30) calendar day's written notice to thereof. In the event Williamson County exercises its right to terminate without cause, it is understood and agreed that only amounts due to Service Provider for goods, commodities and/or services provided and expenses incurred to and including the date of termination, will be due and payable. No penalty will be assessed for Williamson County's termination for convenience.

XXII.

Right of Funds: Despite the agreed upon method of payment set forth above, Service Provider agrees to return to Williamson County pro-rata portion of unearned funds distributed to Service Provider if (a) Service Provider's project progress is insufficient; (b) this Agreement is terminated for any reason; or (c) Service Provider fails in any other respect under this Agreement.

XXIII.

County's Right to Audit: Service Provider agrees that Williamson County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider expressly agrees that The County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. Williamson County shall give Service Provider reasonable advance notice of intended audits.

XXIV.

Notice: Any notice required to be given under the terms of this AGREEMENT shall be effective if and when given in writing and mailed by certified mail to the addresses listed below or subsequently provided in writing:

WILLIAMSON COUNTY:
Williamson County Judge
710 Main Street, Suite 101
Georgetown, TX 78626

SERVICE PROVIDER
Ambassador Services LLC
11710 North FWY., Suite 200
Houston, TX 77056

XXV.

Mediation: The parties agree to use non-binding mediation for dispute resolution prior to and formal legal action being taken on this Agreement.

XXVI.

Non-Appropriation and Fiscal Funding: The obligations of the Parties under this Agreement do not constitute a general obligation or indebtedness of either Party for which such Party is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed that County shall have the right to terminate this Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination at the end of its then-current fiscal year.

XXVII.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Agreement, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Agreement by reference. The Williamson County Vendor Reimbursement Policy can be found at: Williamson County Vendor Reimbursement Policy March 2023 (https://www.wilcotx.gov/351/Vendor-Reimbursement). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXVIII.

Entire Agreement & Incorporated Documents: This Agreement constitutes the entire Agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Agreement include the following:

A. This Agreement, its Exhibits and any amend amendments agreed to by both parties (if any);
B. Statements of Work issued under the Agreement;
C. Documents responsive to County's Request for Proposal #25RFP39 (incorporated by reference) and
D. Insurance certificates evidencing coverages required herein above.

In the event a dispute arises between terms and conditions of (1) this Agreement, its exhibits and amendments (if any); (2) a SOW issued under the Agreement and (3) the Documents responsive to County's Request for Proposal #25RFP39; applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence: (1) terms and conditions of this Agreement, its exhibits and amendments (if any), (2) the SOW issued under the Agreement and (3) the Documents responsive to County's Request for Proposal #25RFP39.

XXIX.

Signature for the County: The presiding officer of Williamson County's governing body who is authorized to execute this instrument by order duly recorded may execute this Agreement on

behalf of the County.

IN WITNESS WHEREOF, that this Agreement shall be effective as of the date of the last party's execution below.

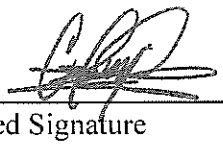
WILLIAMSON COUNTY:

_____
Authorized Signature

_____
County Judge/Presiding Officer

Dated: _____ _____, 20___

AMBASSADOR SERVICES LLC:



Authorized Signature

CARLOS TELLES
Printed Name

Dated: JULY 9, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jul 09 2025 Time: 2:18 pm

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 09 2025 Time: 12:26 pm

Exhibit "A"
Price Sheet

Building No.	Building Name	Monthly Cost	Annual Cost
1000	Historic Courthouse	$ 5,704.23	$ 68,450.76
1001	Historical Museum (Farmers St Bank Bldg)	$ 214.27	$ 2,571.24
1003	Taylor Health Dept.	$ 973.90	$ 11,686.80
1005	Round Rock Annex Bldg. A	$ 2,679.06	$ 32,148.72
1006	Round Rock Annex Bldg. B	$ 2,600.19	$ 31,202.28
1007	516 Pine St.	$ 153.77	$ 1,845.24
1017	517 Pine St.	$ 64.83	$ 777.96
1008	Sheriff Administration / Jail	$ 8,693.46	$ 104,321.52
1009	Criminal Justice Center	$ 41,199.63	$ 494,395.56
1011	Lott Bldg - SO Side only	$ 491.00	$ 5,892.00
1019	303 MLK	$ 265.28	$ 3,183.36
1020	305 MLK	$ 187.80	$ 2,253.60
1024	Red House	$ 122.16	$ 1,465.92
1026**A**	Central Maintenance Facilities	$ 3,562.42	$ 42,749.04
1026**B**	Central Maintenance Facilities-Road and Bridge Training	$ 835.48	$ 10,025.76
1026**C**	Central Maintenance Facilities -Sign Shop	$ 66.52	$ 798.24
1029	508 Holly Street (Brown Santa)	$ 77.69	$ 932.28
1032	Cedar Park Annex	$ 7,092.81	$ 85,113.72
1033	Taylor Annex	$ 5,038.27	$ 60,459.24
1043	Inner Loop Annex	$ 10,427.77	$ 125,133.24
1044	Sheriff Office - Eastside	$ 116.91	$ 1,402.92
1045	Juvenile Justice Center	$ 21,941.52	$ 263,298.24
1046	Parking Garage CJC/Jail	$ 789.53	$ 9,474.36

1048	JP Pct 4	$ 626.12	$ 7,513.44
1050	Gun Range - HQ Bldg, Community Room, Restrooms	$ 205.89	$ 2,470.68
1051	Georgetown Tax Office	$ 3,584.62	$ 43,015.44
1084	Internal Audit	$ 644.38	$ 7,732.56
1062	Hutto Annex	$ 2,285.95	$ 27,431.40
1063	Facilities Services Center & Warehouse	$ 1,057.31	$ 12,687.72
1064	Children's Advocacy Center - Bldg 1 & 2	$ 3,317.37	$ 39,808.44
1066	Round Rock Jester Annex	$ 9,774.53	$ 117,294.36
1071	Emergency Service Operation Center (ESOC)	$ 5,065.86	$ 60,790.32
1072	Parks HQ Southwest Regional Park	$ 357.52	$ 4,290.24
1073	TX Avenue-Williamon County Cities Health District (WCCHD)	$ 3,950.72	$ 47,408.64
1075	Sheriff's Office Training Center (SOTC)	$ 5,588.84	$ 67,066.08
1077	Wireless Communication	$ 840.63	$ 10,087.56
1078	EMS Training	$ 10,428.06	$ 125,136.72
1079	Vehicle Impound	$ 402.67	$ 4,832.04
1080	Georgetown Annex	$ 14,050.03	$ 168,600.36
1081	CSCD - Liberty Hill	$ 307.15	$ 3,685.80
1082	Public Safety Bldg	$ 319.10	$ 3,829.20
1086	Commissioner Pct 4 - Round Rock	$ 215.86	$ 2,590.32
1087	River Ranch Park - HQ	$ 136.89	$ 1,642.68
1087	River Ranch Park - Interp Center	$ 169.46	$ 2,033.52
1088	Berry Spring Visitor Center	$ 129.97	$ 1,559.64
1088	Berry Spring Maintenance Shop	$ 116.96	$ 1,403.52
1090	Bob Phillips	$ 2,559.22	$ 30,710.64

1095	Lake Creek Annex	$ 13,905.84	$ 166,870.08
N/A	Wilco Headquarters	$ 19,502.21	$ 234,026.52
WCRAS-1092	Animal Shelter (billed separately)	$ 2,780.07	$ 33,360.84

Monthly Grand Total Cost	**$ 215,621.73**

Annual Grand Total Cost	**$ 2,587,460.76**

Labor Rates Special Requests Services	**Normal Custodial Services Hourly Rate**
Hourly Labor Rate for contracted services – The following prices are for services that are not included in the monthly services due to unknown special requests.	$ 26.99

25RFP39- Custodian Services and Sanitation Supplies for Williamson Evaluation Date Thursday, May 15, 2025 @ 9:00 am								
Evaluation Criteria	**Max Points**		**Ambassador Services, LLC**	**NVS Corporate Services**	**Service First Janitorial**	**Star Building Services**	**Swel Janitorial Group**	**Technologies Link Business and Services**
Proposal Requirements and Completeness of Proposal •Attachment D-Table of Contents, •Attachment J- Form CIQ-Conflict of Interest Questionnaire, •Attachment K-Proposal Affidavit (Signature), •Attachment L-Sample Contract, •Attachment M-FEMA Addendum to mean FEMA Required Contract Provisions	**P/F**		Pass	Pass	Pass	Pass	Pass	Pass
Relevent Experience and Qualifications •Attachment C-Transmittal Letter, •Attachment E-Executive Summary, •Attachment H-Similar Contracts	**35**		35	30	34	21	8	20
Price •Attachment F-Pricing Sheet	**30**		20	16	19	19	15	21
Proposed Methodology •Attachment N-Proposed Methodology	**15**		13	12	15	6	3	2
References, Experiences, Reputation, and Compliance •Attachment G-Proposal References, •Attachment I-Cancelled or Terminated Contracts	**10**		7	6	10	3	3	0
Quality and Safety Program •Attachment O-Quality and Safety	**5**		3	5	5	2	3	1
Value Added Services •Attachment P-Added Services	**5**		4	4	5	1	1	1
Total	**100**		**82**	**73**	**87**	**53**	**33**	**45**



Williamson County Facilities
3101 SE Inner Loop
Georgetown, Texas 78626
512-943-1599
512-930-3313 Fax
facilities@wilcotx.gov

June 9, 2025

To: Williamson County Purchasing Department

Re: 25RFP39-Custodian Services and Sanitation Supplies,
Recommendation of Agreement Award

The recommendation from the RFP Evaluation Committee is to award the Custodian Services and Sanitation Supplies contract to Ambassador Services, LLC. This evaluation is based on all items outlined in the evaluation criteria in 25RFP39. Proposal pricing is within budget for these services.

Ambassador Services has a local office in Austin, Texas, and has been in business providing custodian services to school districts, governmental agencies, and commercial facilities for over 15 years. Ambassador Services' staff is trained through ongoing and continual education to guarantee that all services are performed to the highest standards and specific needs of each client are met effectively. The staff is also trained in OSHA safety standards to ensure the implementation of the best practices in sanitation, safety, and environmental standards in the industry. Ambassador has extensive experience servicing various governmental entities such as the City of Houston, City of Dallas, Travis County, City of Taylor, City of Keller, The Woodlands Township, City of Katy, City of West University, Harris County, Central Health, and other agencies, and is known for its consistent performance, responsive support, and attention to detail.

The Facilities Management Department recommends that the Williamson County Commissioners Court award the contract based on the committee's evaluation.

Sincerely,

Dale Butler
Senior Director
Williamson County Facilities Management

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1325459

Date Filed:
06/17/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Ambassador Services, LLC
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
25RFP39
Custodian Services and Sanitation Supplies

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Melgar, Alex	Houston, TX United States	X	
Telles, Carlos	Houston, TX United States		X

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Yvonne Tessitore, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), [redacted] (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Harris County, State of Texas, on the 17th day of June (month), 2025 (year).

Yvonne Tessitore

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1325459

Date Filed:
06/17/2025

Date Acknowledged:
07/01/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Ambassador Services, LLC
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

25RFP39
Custodian Services and Sanitation Supplies

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Melgar, Alex	Houston, TX United States	X	
Telles, Carlos	Houston, TX United States		X

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **47.**

Meeting Date: 07/15/2025

Approval of Master Service Agreement with Trane U.S Inc. for Installation of HVAC equipment throughout various Williamson County facilities for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Master Service Agreement #2025253 between Williamson County and Trane U.S. Inc. in the not-to-exceed amount of Five-Hundred Thousand Dollars ($500,000.00) pursuant to BuyBoard Cooperative Contract #720-23 and authorize execution of the agreement.

Background

This Master Service Agreement between Williamson County and Trane U.S. Inc. is to be able to utilize the vendor for services as they arise for HVAC Equipment, Supplies, and Installation of HVAC Equipment at various Williamson County Facilities. The contract number for BuyBoard is #720-23. No pricing sheet for this MSA. Scope of Work (SOW) with quoted amount to be verified by co-op, which will be supplied at the requisition stage. This MSA will be valid as of the date of execution through September 30, 2026. The funding source is 01.0100.0509.004510, Origination #2842 and the point of contact is Shantil Moore.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Master Service Agreement

Form 1295 Trane U.S. Inc. Complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 08:22 AM
Form Started By: Michelle McKinney		Started On: 07/01/2025 03:17 PM
Final Approval Date: 07/10/2025		

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

MASTER SERVICES AGREEMENT
WITH
TRANE U.S. INC.

Important Notice: County Purchase Orders and Agreements constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS MASTER SERVICES AGREEMENT is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Trane U.S. Inc.** (hereinafter "Service Provider") both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services and purchase goods described herein pursuant to the following terms, conditions, and restrictions:

I.

Goods: The goods to be provided by Service Provider include HVAC Equipment and Supplies. Related services will be outlined in a Statement of Work ("SOW") to be provided by Service Provided upon the direction of the County. Service Provider shall supply the County the goods described in each SOW provided to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in any SOW, such additional goods shall be described in a separate written amendment to the SOW wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods and the County shall not be obligated to pay for any additional goods unless a written amendment to the SOW has been signed by both parties.

II.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she or it is not an employee of the County. The services to be provided include installation of HVAC equipment throughout various Williamson County Facilities. Related services will be outlined in a Statement of Work ("SOW") to be provided by Service Provided upon the direction of the County.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in each SOW provided. The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

III.

Effective Date and Term: This Contract shall be in full force and effect from the date of the last party's execution below and shall continue through September 30, 2026. Unless terminated sooner pursuant to paragraph XXI below, if applicable, at the end of the agreement term, Williamson County Commissioners Court reserves the right to renew the agreement for additional fiscal years, by mutual agreement of both parties, as it deems to be in the best interest of Williamson County.

IV.

On-Site Representative for Work Monitoring: The County may appoint an on-site project representative to observe the work being performed. The County may conduct inspections to determine the date or dates of substantial completion and the date of final completion. If the County so desires, it may seek written adequate assurance that the work is progressing on-time and pursuant to terms and conditions of this agreement and all related contract documents.

V.

Labor, Materials, Tools & Misc. Items: Service Provider shall provide or cause to be provided and shall pay for labor, materials, equipment, tools, construction equipment and machinery, utilities, transportation and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work. Service Provider shall enforce strict discipline and good order among their respective employees and other persons carrying out the Agreement. Service Provider shall not permit employees of unfit persons or persons not skilled in tasks assigned to them.

VI.

Compliance With All Laws: Service Provider agrees, in connection with the services or any related items to the subject matter of this Agreement, to comply with any and all local, state, or federal requirements, including but not limited to compliance with regulations of the Texas

Commission of Environmental Quality and the Occupational Safety and Health Administration. Additionally, Service Provider shall obtain from the appropriate City, Williamson County, or State of Texas the necessary permit(s) required by the ordinances of the City of Georgetown, Williamson County, or State of Texas, for performance of the work.

VII.

Duty To Report Problems: Service Provider agrees to advise the County and its representative(s) within 24 hours of any errors, mistakes, potential problems or any other problematic issue(s) coming under observation during the progress of the work and will make good faith efforts to correct any errors that come to light in a timely and reasonable manner.

VIII.

Cleaning Up: Service Provider shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. At completion of the work, Service Provider shall remove from and about the project: waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Service Provider fails to clean up as provided, the cost thereof shall be charged to Service Provider by deducting from final fee or as necessary.

IX.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with The County, nor shall Service Provider in any manner hold itself out as an agent or official representative of The County. Service Provider shall be considered an independent contractor for the purpose of this agreement and shall in no manner incur any expense or liability on behalf of The County other than what may be expressly allowed under this agreement. The County will not be liable for any loss, cost, expense or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the construction services being provided. Service Provider agrees to indemnify, hold harmless, and defend The County against any claim, demand, loss, injury, damages, actions, or liability of any kind against The County resulting from any services Service Provider performs on behalf of the County.

TO THE FULLEST EXTENT PERMITETED BY APPLICABLE LAW, SERVICE PROVIDER AND ITS AGENTS, PARTNERS, EMPLOYEES, AND CONSULTANTS (COLLECTIVELY "INDEMNITORS") SHALL AND DO AGREE TO INDEMNIFY, PROTECT, DEFENT WITH COUNSEL APPROVED BY COUNTY, AND HOLD HARMLESS THE COUNTY, REPRESENTATIVES OF THE COUNTY AND THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, ITS VARIOUS DEPARTMENTS, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS (COLLECTIVELY "INDEMNITEES") FROM AND AGAINST ALL CLAIMS IN RELATION TO SERVICE PROVIDER'S PERFORMANCE OF THE WORK DESCRIBED HEREIN. DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGEMENT, AND EXPENSES, INCLUDING ATTORNEY FEES, OF ANY NATURE, KIND OR DESCRIPTION (COLLECTIVELY "LIABILITIES") OF ANY PERSON OR ENTITY WHOMSOEVER, ARISING OUT OF, CAUSED BY, OR

RESULTING FROM THE PERFORMANCE OF THE SERVICES OR ANY PART THEROF WHICH ARE CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF SERVICE PROVIDER, ANYONE DIRECTLY EMPLOYED BY IT OR ANYONE WHOSE ACTS IT MAY BE LIABLE, EVEN IF IT IS CAUSE IN PART BY THE NEGLIGENCE OR OMISSON OF ANY INDEMNITEE, SO LONG AS IT IS NOT CAUSED BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE. IN THE EVENT MORE THAN ONE OF THE INDEMNITORS ARE CONNECTED WITH AN ACCIDENT OR OCCURRENCE COVERED BY THIS INDEMNIFICATION, THEN EACH OF SUCH INDEMNITORS SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE TO THE INDEMNITEES FOR INDEMNIFICATION AND THE ULTIMATE RESPONSIBILITY AMONG SUCH INDEMNITORS FOR THE LOSS AND EXPENSE OF ANY SUCH INDEMNIFICATION SHALL BE SETTLED BY SEPARATE PROCEEDINGS AND WITHOUT JEAPORDY TO ANY INDEMNITEE. THE PROVISIONS OF THIS ARTICLE SHALL NOT BE CONSTRUED TO ELIMINATE OR REDUCE ANY OTHER INDEMNIFICATIONS OR RIGHT WHICH COUNTY OR ANY OTHER INDEMNITEES HAS BY LAW. THE INDEMNITIES CONTAINED HEREIN SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT FOR ANY REASON WHATSOEVER.

X.

Service Provider's Employees: Service Provider covenants and agrees that all personnel engaged shall be employees of Service Provider, and Service Provider shall pay all salaries, and all Social Security taxes, Federal and State Unemployment Insurance, Workers' Compensation Insurance and any similar taxes or expenses related to such employees, including but not limited to, license fees, insurance premiums and outfitting expenses. Service Provider shall be responsible for complying with all Federal, State and Local laws, ordinances and regulations regarding its employees, including all Occupational Safety and Health Administration regulations. Service Provider shall be responsible for the supervision, control and direction of the day-to-day activities of the personnel provided hereunder and shall provide close supervision on a continual basis.

XI.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum for specific projects as defined in the SOW's and in accordance with the BuyBoard Cooperative Agreement Contract No. 720-23 (incorporated by reference). The not-to-exceed amount under this Agreement is **Five Hundred Thousand Dollars ($500,000.00)** per fiscal year. For purposes of this Agreement, the County's fiscal year shall be October 1st to September 30th.

Pursuant to State Law ("Texas Prompt Payment Act") the payment terms are governed as follows:

County's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date County receives the goods under the Agreement; (2) the date the performance of the service under the Agreement is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall

accrue on a late payment is the rate in effect on September 1 of County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of (1) one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears on an invoice submitted by Service Provider, County shall notify Service Provider of the error not later than the twenty first (21st) day after the date County receives the invoice. If the error is resolved in favor of Service Provider, Service Provider shall be entitled to receive interest on the unpaid balance of the invoice submitted by Service Provider beginning on the date that the payment for the invoice became overdue. If the error is resolved in favor of the County, Service Provider shall submit a corrected invoice that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice is not paid by the appropriate date.

As a minimum, invoices shall include:

a) Name, address, and telephone number of Service Provider and similar information in the event the payment is to be made to a different address
b) County Agreement, Purchase Order, and/or delivery order number
c) Identification of items or services as outlined in the Agreement
d) Quantity or quantities, applicable unit prices, total prices and total amounts
e) Any additional payment information which may be called for by the Agreement

Payment inquiries should be directed to the Williamson County Auditor's Office, Accounts Payable Department: accountspayable@wilcotx.gov 512-943-1500

XII.

The County's Decision to Withhold Payment: The County may withhold a payment in whole or in part to the extent reasonably necessary to protect The County due to The County's determination that the work has not progressed to the point indicated in the Agreement documents or that the quality of work is not in accordance with the Agreement documents. The County may also withhold a payment or, because of subsequently discovered evidence, may nullify the whole or a part of any request for payment to such extent as may be necessary to protect The County from loss for which Service Provider is responsible, including loss resulting from acts and omissions, because of the following:

1. defective work not remedied;
2. reasonable evidence that the work cannot be completed for the unpaid balance of the Agreement sum;
3. damage to The County;
4. reasonable evidence that the work will not be completed within the Agreement time and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
5. persistent failure to carry out the work in accordance with the Agreement documents.

XIII.

Insurance: Service Provider shall provide and maintain, until the services covered in this MSA is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage, or any other type of insurance coverage held by the County.

Upon execution of this MSA, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this MSA.

XIV.

No Waiver of Immunities. Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to The County, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. The County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity or any other immunity under the laws of the State of Texas or of the United States.

XV.

Warranty: Service Provider warrants to The County that materials, workmanship and equipment furnished under this agreement will be of good quality and new unless otherwise required or permitted by The County, that the work will be free from defects not inherent in the quality required or permitted by law or otherwise, and that the work will conform to the requirements of the Agreement documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

XVI.

Taxes: Service Provider shall pay all sales, consumer, use and similar taxes for the work provided by Service Provider which had been legally enacted on the date of the Agreement, whether or not yet effective or merely scheduled to go into effect.

XVII.

Venue and Applicable Law: Venue of this Agreement shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XVIII.

No Assignment: Service Provider may not assign this Agreement.

IXX.

Severability: In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision in this agreement and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in it.

XX.

Confidentiality: Service Provider expressly agrees that they will not use any incidental confidential information they may obtain while being on governmental property for their own benefit and agrees that is will not enter unauthorized areas or access confidential information and will not disclose any information to unauthorized third parties and will take care to guard the security of the information at all times.

XXI.

Termination: This agreement may be terminated at any time at the option of The County, without further or prospective liability for performance upon giving upon thirty (30) calendar day's written notice to thereof. In the event Williamson County exercises its right to terminate without cause, it is understood and agreed that only amounts due to Service Provider for goods, commodities and/or services provided and expenses incurred to and including the date of termination, will be due and payable. No penalty will be assessed for Williamson County's termination for convenience.

XXII.

Right of Funds: Despite the agreed upon method of payment set forth above, Service Provider agrees to return to Williamson County pro-rata portion of unearned funds distributed to Service Provider if (a) Service Provider's project progress is insufficient; (b) this Agreement is terminated for any reason; or (c) Service Provider fails in any other respect under this Agreement.

XXIII.

County's Right to Audit: Service Provider agrees that Williamson County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider expressly agrees that The County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. Williamson County shall give Service Provider reasonable advance notice of intended audits.

XXIV.

Notice: Any notice required to be given under the terms of this AGREEMENT shall be effective if and when given in writing and mailed by certified mail to the addresses listed below or subsequently provided in writing:

WILLIAMSON COUNTY:
Williamson County Judge
710 Main Street, Suite 101
Georgetown, TX 78626

SERVICE PROVIDER
Trane U.S. Inc.
9801 Metric Boulevard, Suite 400
Austin, TX 78758

XXV.

Mediation: The parties agree to use non-binding mediation for dispute resolution prior to and formal legal action being taken on this Agreement.

XXVI.

Non-Appropriation and Fiscal Funding: The obligations of the Parties under this Agreement

do not constitute a general obligation or indebtedness of either Party for which such Party is obligated to levy, pledge, or collect any form of taxation. It is understood and agreed that County shall have the right to terminate this Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination at the end of its then-current fiscal year.

XXVII.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: Williamson County Vendor Reimbursement Policy March 2023 (https://www.wilcotx.gov/351/Vendor-Reimbursement). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXVIII.

Entire Agreement & Incorporated Documents: This Agreement constitutes the entire Agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Agreement include the following:

A. This Agreement, its Exhibits and any amend amendments agreed to by both parties (if any);
B. Statements of Work issued under the Agreement;
C. BuyBoard Cooperative Contract No. 720-23, incorporated by reference; and
D. Insurance certificates evidencing coverages required herein above.

In the event a dispute arises between terms and conditions of this (1) Agreement, its exhibits and amendments (if any); (2) a SOW issued under the Agreement; and (3) the cooperative contract set forth above; applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence: (1) terms and conditions of this Agreement, its exhibits and amendments (if any), (2) the SOW issued under the Agreement; and (3) the cooperative contact set forth above.

XXIX.

Signature for the County: The presiding officer of Williamson County's governing body who is authorized to execute this instrument by order duly recorded may execute this Agreement on behalf of the County.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, that this Agreement shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

Hon. Steven Snell
County Judge/Presiding Officer

Dated: _____ _____, 20___

TRANE U.S. INC.:

Kalib M Brignac
Authorized Signature

Kalib Brignac
Printed Name

Dated: June 25, 2025

Approved as to Legal Form
JACQUELINE LENTZ
General Counsel, Commissioners Court
Date: Jun 26 2025 Time: 10:31 am

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jun 26 2025 Time: 7:42 am

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1325907

Date Filed:
06/18/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Trane US. Inc
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
2025253
HVAC Equipment and Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Trane US. Inc	Austin, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Denise Rodgers, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), [redacted] (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County County, State of Texas, on the 20 day of June (month), 20 25 (year).

Denise Rodgers

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1325907

Date Filed:
06/18/2025

Date Acknowledged:
07/01/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Trane US. Inc
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2025253
HVAC Equipment and Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Trane US. Inc	Austin, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **48.**

Meeting Date: 07/15/2025

Berry Springs Park Improvements (P559) - CMAR Change Order #7

Submitted For: Dale Butler **Submitted By:** Christy Matoska, Facilities Managemen

Department: Facilities Management

Agenda Category: Regular Agenda Items

Information

Agenda Item

Receive and acknowledge approval of Change Order No.7 from Chasco Constructors, Ltd. LLP. for the Berry Springs Park Improvements project to halt remaining time on project due to lead-time delays regarding PEC, the electrical provider to complete permanent power needed to complete the project, which was approved by Williamson County Senior Project Manager, Angel Gomez, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.

Background

The Change Order No. 7 is made to halt remaining time on project due to delays relating to PEC, the electrical provider. The new completion date is 8/15/25. Williamson County Facilities Senior Project Manager, Angel Gomez, was delegated change order approval authority for this project on March 21st, 2023, by the Commissioners Court pursuant to Loc. Gov't Code Sec. 262.031. This item is to acknowledge such approval and record same into the minutes of the Commissioners Court.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Berry Springs Park P559 - CO7

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	07/11/2025 08:53 AM
County Judge Exec Asst.	Delia Colon	07/11/2025 09:22 AM
Form Started By: Christy Matoska		Started On: 07/09/2025 01:25 PM
Final Approval Date: 07/11/2025		

CHANGE ORDER
Berry Springs Park Improvements

CHANGE ORDER NO: #07 NTP Date: 02/23/2024
DATE OF ISSUANCE: 06/27/2025
Contractor: Chasco Constructors, Ltd. LLP
Architect/ Engineer: Halff Associates, Inc.

EXPLANATION:

1. Time Stop. Waiting on Pedernales Electric to complete permanent power, needed to complete project.

CONTRACT CHANGE:

1. Stop Time. No Change to contract amount.

A. Original Contract Amount	$ 5,950,619.20
B. Adjusted Contract Sum by previous Change Orders	$ 5,950,619.20
C. Contract Sum increased / (decreased) by this Change Order in the amount of	$ 0.00
D. New Contract Sum including this Change Order will be	$ 5,950,619.20

Percentage Increase of Total Change Orders over Original Contract Amount $\left(\frac{D-A}{A} * 100\right)$
(Not to Exceed 25% per state law) 0 %

The Contract Time will be changed by ____ days
The date of Substantial Completion as of the date of this Change Order* 08/15/2025
Note: *Substantial Completion will be issued 10 days after permanent electric power is established.

RECOMMENDED BY:

Cullen Tuggle		7/8/25
Contractor	Signature	Date

REVIEWED BY:

M. James Hemenes, PLA, ASLA, CPRE		July 8. 2025
Architect/ Engineer	Signature	Date

ACCEPTED BY:

Jesus Angel Gomez Hise, PM	Jesus Angel Gomez Hise	June 27, 2025
County's Representative	Signature	Date

Commissioners Court - Regular Session **49.**

Meeting Date: 07/15/2025

Approval of Renewal #1 Contract 23RFP50 and 23RFP51 Maintenance, Repair Service, Inspection and Testing of Environmental Systems Technology (EST) and Honeywell Brand Devices on an “as Needed” basis for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Theresa Gross, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing Renewal #1 of Contract 23RFP50 and 23RFP51 Maintenance, Repair Service, Inspection and Testing of Environmental Systems Technology (EST) and Honeywell Brand Devices, on an “as-needed” basis to Blackhawk Fire and Safety, LLC, and authorizing the execution of the agreement.

Background

Renewal #1 provides Maintenance, Repair Service, Inspection and Testing of Environmental Systems Technology (EST) and Honeywell Brand Devices beginning October 1, 2025, through September 30, 2026. The Facilities Management Department requested Renewal #1 and confirmed the vendor met all the County requirements for this contract. Funding source: 01.0100.0509.004500. Point of Contact: Christi Stromberg and Shantil Moore.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Renewal 1

Contract

TEC 1295 - RFP50

TEC 1295 - RFP51

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:12 AM
Form Started By: Theresa Gross		Started On: 07/07/2025 12:20 PM
Final Approval Date: 07/10/2025		

WILCO PURCHASING

Summary Agreement for Renewal of Williamson County Contract

Contract Number:	**23RFP50 + 23RFP51**	**Department:**	**FACILITIES MANAGEMENT**
Vendor Name:	**BLACKHAWK FIRE AND SAFETY, LLC**		
Purpose/Intended Use of Product or Service (summary):			
MAINTENANCE, REPAIR SERVICE, INSPECTION AND TESTING OF ENVIRONMENTAL SYSTEMS TECHNOLOGY (EST) AND HONEYWELL BRAND DEVICES			
Type of Contract:	**RFP**	**Start Date:**	**10.1.2025**
Purchasing Contact:	**THERESA GROSS**	**End Date:**	**9.30.2026**
Department Contact:	**CHRISTI STROMBERG AND SHANTIL MOORE**		

- **Williamson County wishes to extend this bid/proposal for the same pricing, terms, and conditions as the existing contract.**
- PLEASE INCLUDE THE FOLLOWING:
  - COMPLETED 1295 FORM; AND
  - RENEWED INSURANCE CERTIFICATE IF IT WAS REQUIRED IN BID/PROPOSAL.

Renewal Option Period 4
Renewal Option Period 3
Renewal Option Period 2
Renewal Option Period 1 OCTOBER 1, 2025 – SEPTEMBER 30, 2026
Initial Contract Period MAY 23, 2023 – SEPTEMBER 30, 2025

BY SIGNING BELOW, THE PARTIES AGREE TO THE TERMS OF EXTENSION SET FORTH AS STATED ABOVE

Vendor Blackhawk Fire + Safety
Name Brad Hollingsworth
Title President
Signature
Date July 3, 2025

Williamson County, 710 Main St., Georgetown, TX 78626

Williamson County Authorized Signature

Signature _____

Date _____

Attachment C -
EST Fire Alarm Related Systems
Annual Device Compensation Fees

							Hoods			Sprinkler													
Building Code	Building	Year Built	Jurisdiction	Fire Alarm	Smoke detectors sensitivity testing	Vesda PM	Hood x2	Links - (Total)	Hood Cleaning x2	Annual	3 Year Dry	5 Year - Dry	Fire Pump	Monthly Run Test x11	Clean Agent System x2	Pre Action System	Fire Hose & Replacement	Backflow Devices	Extinguishers	Hydrants	Building Annual Total	Annual % increase
1006	Round Rock A & B		City of Round Rock																	$ 125.00	$ 125.00	2%
1026	Central Maintenance Facilities & Paint Booth	1994	City of Georgetown	$ 350.00	$ 250.00										$ 1,200.00				$ 110.00	$ 300.00	$ 2,210.00	2%
1066	Round Rock Jester	2009	City of Round Rock	$ 350.00	$ 350.00					$ 350.00	$ -	$ 500.00						$ 125.00	$ 110.00	$ 300.00	$ 2,085.00	2%
1071	* Emergency Service Operations Center	2012	City of Georgetown	$ 1,200.00	$ 800.00		$ 500.00		$ -	$ 750.00	$ 1,200.00	$ 1,900.00			$ 1,800.00	$ 350.00		$ 300.00	$ 130.00	$ 400.00	$ 9,330.00	2%
1076	Fuel Station																		$ 80.00		$ 80.00	2%
1082	* Public Safety	2009	City of Round Rock	$ 500.00	$ 400.00					$ 300.00	$ -	$ 500.00						$ 125.00	$ 80.00	$ 225.00	$ 2,130.00	2%
1087	River Ranch Park	2021	City of Liberty Hill																	$ 1,100.00	$ 1,100.00	2%
WCRAS	Animal Shelter	2006; New 2019	City of Georgetown	$ 850.00	$ 500.00					$ 750.00	$ -	$ 1,300.00						$ 700.00	$ 120.00	$ 1,100.00	$ 5,320.00	2%

Make sure the price is the annual cost for the inspection. For example, hoodvents are inspected twice per year, so include both.
* Priority Buildings

Compensation & Fees - Hourly Rates

Licensed Fire Alarm Tech - Regular 24 hours reponse	$ 125.00
Licensed Fire Alarm Tech - Overtime - 24 hour respons	$ 187.50
Licensed Fire Alarm Tech. - Regular - 2 hour response	$ 125.00
Licensed Fire Alarm Tech. - Overtime - 2 hour respons	$ 187.50
Apprentice Tech. - 24 hour response	$ 80.00
Apprentice Tech. - Overtime - 24 hour response	$ 120.00
Apprentice Tech. - Regular - 2 hour response	$ 80.00
Apprentice Tech. - Overtime - 2 hour response	$ 120.00
Material Markup: Contractor shall Invoice @	15% above list
Materials purchased at local retail outlets by	
Payment and Performance Bonds (if required):	

* Normal Hours - defined as 6 am to 6 pm, Monday through Friday
** Overtime hours - defined as any hours that fall outside of Normal Hours or Weekends
*** MSRP/List - Williamson County reserves the right to request from awarded vendor any published or printed catalog that reflects MSRP/List price for
*** MSRP/List - Williamson County reserves the right to request from awarded vendor any published or printed catalog that reflects MSRP/List price for

WILLIAMSON COUNTY
SERVICES CONTRACT
(Blackhawk Fire and Safety, LLC)

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS SERVICES CONTRACT (hereinafter "Contract") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Blackhawk Fire and Safety, LLC** (hereinafter "Service Provider"), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The services include, but are not limited to the following:

(a) As described in the **Service Provider's Response to 23RFP50**, which is incorporated herein as if copied in full; and
(b) As described in the **Service Provider's Response to 23RFP51**, which is incorporated herein as if copied in full.

Should the County choose to add services in addition to those described, such additional services shall be described in a separate written amendment to this Contract wherein the additional services shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional services. Service Provider shall not begin any additional services and the County shall not be obligated to pay for any additional services unless a written amendment to this Contract has been signed by both parties.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described. The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Effective Date and Term: This Contract shall be in full force and effect when signed by all parties. The contract term shall begin October 1, 2023, and shall continue until September 30, 2025 ("Initial Term"), unless terminated earlier pursuant to this Contract. At the end of the Initial Term of this

Contract, the parties, upon mutual agreement, shall have the option to renew this Contract for four (4) additional twelve (12) month terms, with the terms and conditions remaining the same. The total period of the contract, including all terms, shall not exceed seventy-two (72) months.

Exercise of the renewal option is at the County's sole discretion and shall be conditioned, as a minimum, on the Contractor's performance of this Agreement and subject to the availability of funds. The County, if it desires to exercise its renewal option, will provide notice to the Contactor of its election to renew. The renewal term shall be considered separate and shall require exercise of the renewal option should the County choose to renew this Contract. The County and the Service Provider agree that termination shall be the Service Provider's sole remedy if the County choose not to extend this Contract for an additional twelve (12) month term.

III.

Consideration and Compensation: Service Provider will be compensated based on the fee schedule and pricing included in **Service Provider's Response to 23RFP50** and **Service Provider's Response to 23RFP51** (Exhibit C to Response).

Payment for services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

This Contract is subject to funding availability and award of grant funds. In the event sufficient grant funds become reduced or unavailable, the County may terminate this Contract without penalty or expense to the County. The County shall be the final authority as to the availability of funds and how available funds will be allotted.

IV.

Insurance: Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability	

Bodily Injury by Accident	$500,000 Ea. Accident
Bodily Injury by Disease	$500,000 Ea. Employee
Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits		No aggregate limit

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by the County.

Upon execution of this Contract, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

V.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Contract and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Contract. The County will not be liable for any loss, cost, expense, or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided.

VI.

INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

VII.

No Waiver of Sovereign Immunity or Powers: Nothing in this Contract will be deemed to constitute a waiver of sovereign immunity or powers of the County, the Williamson County Commissioners Court, or the Williamson County Judge.

VIII.

Compliance With All Laws: Service Provider agrees and will comply with any and all local, state or federal requirements with respect to the services rendered. Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal, state or local law or regulations are automatically incorporated into the Contract without written amendment hereto and shall become effective on the date designed by such law or by regulation.

IX.

Termination: This Contract may be terminated at any time at the option of either party, without future or prospective liability for performance, upon giving thirty (30) days written notice thereof. In the event of termination, the County will only be liable for its pro rata share of services rendered and good actually received.

X.

Additional Rights and Remedies: Nothing contained herein shall be constructed as a limitation on such other rights and remedies available to the parties under law or in equity which may now or in the future be applicable.

XI.

Venue and Applicable Law: Venue of this Contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XII.

Severability: In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this Contract and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XIII.

Equal Opportunity Clause: Service Provider agrees to comply with the requirements of all applicable state, federal, and local laws, rules, regulations, ordinances, and Executive Orders prohibiting and or relating to discrimination. Service Provider shall not discriminate based on race, color, religion, sex, national origin, age, and handicap.

XIV.

Right to Audit: Service Provider agrees that the County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Contract, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Contract for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

XV.

Good Faith Clause: Service Provider agrees to act in good faith in the performance of this Contract.

XVI.

No Assignment: Service Provider may not assign this Contract.

XVII.

Confidentiality: Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

XVIII.

Foreign Terrorist Organizations: Service Provider represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

XIX.

Public Information: Service Provider understands that County will comply with the Texas Public information Act as interpreted by judicial ruling and opinions of the Attorney General of the State of Texas. Information, documentation, and other material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

XX.

Damage to County Property: Service Provider shall be liable for all damage to county-owned, leased, or occupied property and equipment caused by Service Provider and its employees, agents, subcontractors, and suppliers, including any delivery or transporting company, in connection with any performance pursuant to this Contract. Service Provider shall notify County in writing of any such damage within one (1) calendar day.

XXI.

Media Releases: Service Provider shall not use County's name, logo, or other likeness in any press release, marketing materials, or other announcement without the County's prior written approval.

XXII.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: WilliamsonCountyVendorReimbursementPolicyMarch2023.pdf (wilco.org) . Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXIII.

Entire Contract & Incorporated Documents; Conflicting Terms: This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated (as if copied in full) into this Contract include the following:

A. This Contract;
B. Request for Proposal 23RFP50, including terms and conditions;
C. Request for Proposal 23RFP51, including terms and conditions;
D. Service Provider's Response to 23RFP50;
E. Service Provider's Response to 23RFP51; and
F. Insurance certificates evidencing coverages required herein above.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

XXIV.

County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.

[SIGNATURE PAGE TO FOLLOW]

WITNESS that this Contract shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

Bill Gravell Jr
Bill Gravell Jr (May 24, 2023 11:54 CDT)

Judge Bill Gravell, Jr.
County Judge

Date: May 24, 2023, 20____

SERVICE PROVIDER:

Blackhawk Fire and Safety, LLC
Name of Service Provider

Authorized Signature

Brad Hollingsworth
Printed Name

Date: May 8, 2023

Agenda Item #34, CC 5.23.23 Award 23RFP50 and 23RFP51 EST and Honeywell Brand Devices to Blackhawk Fire & Safety LLC (Gretchen)

Final Audit Report 2023-05-24

Created:	2023-05-23
By:	Kim Chappius (kim.chappius@wilco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_RcwJBnzWDYGgpovLagyqn4y9pcpcNFx

"Agenda Item #34, CC 5.23.23 Award 23RFP50 and 23RFP51 EST and Honeywell Brand Devices to Blackhawk Fire & Safety LLC (Gretchen)" History

Document created by Kim Chappius (kim.chappius@wilco.org)
2023-05-23 - 2:40:33 PM GMT- IP address: 66.76.4.65

Document emailed to Rebecca Pruitt (becky.pruitt@wilco.org) for signature
2023-05-23 - 2:41:16 PM GMT

Email viewed by Rebecca Pruitt (becky.pruitt@wilco.org)
2023-05-23 - 4:37:44 PM GMT- IP address: 66.76.4.65

Document signing delegated to Bill Gravell (bgravell@wilco.org) by Rebecca Pruitt (becky.pruitt@wilco.org)
2023-05-23 - 4:37:56 PM GMT- IP address: 66.76.4.65

Document emailed to Bill Gravell (bgravell@wilco.org) for signature
2023-05-23 - 4:37:56 PM GMT

Email viewed by Bill Gravell (bgravell@wilco.org)
2023-05-24 - 4:54:04 PM GMT- IP address: 204.65.82.73

Signer Bill Gravell (bgravell@wilco.org) entered name at signing as Bill Gravell Jr
2023-05-24 - 4:54:29 PM GMT- IP address: 204.65.82.73

Document e-signed by Bill Gravell Jr (bgravell@wilco.org)
Signature Date: 2023-05-24 - 4:54:32 PM GMT - Time Source: server- IP address: 204.65.82.73

Powered by Adobe Acrobat Sign

Agreement completed.

2023-05-24 - 4:54:32 PM GMT

Powered by
Adobe
Acrobat Sign

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1332735

Date Filed:
07/07/2025

Date Acknowledged:
07/07/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Blackhawk Fire & Safety, LLC
Pflugerville, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

23RFP50
Fire protection inspections, maintenance and repairs

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Brad, Hollingsworth	Pflugerville, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

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23RFP50
Fire protection inspections, maintenance and repairs

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		Controlling	Intermediary
Brad, Hollingsworth	Pflugerville, TX United States	X	

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6 UNSWORN DECLARATION

[redacted]

(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

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Certificate Number:
2025-1332738

Date Filed:
07/07/2025

Date Acknowledged:
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Pflugerville, TX United States

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Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
23RFP51
Fire protection inspections, maintenance and repairs

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Bradley, Hollingsworth	Pflugerville, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

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FORM 1295

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23RFP51
Fire protection inspections, maintenance and repairs

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Bradley, Hollingsworth	Pflugerville, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

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23RFP51
Fire protection inspections, maintenance and repairs

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Bradley, Hollingsworth	Pflugerville, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

[redacted]

(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **50.**

Meeting Date: 07/15/2025

Approval of the Agreement for Construction Services No. 2025296 with Falkenberg Construction Co., Inc. for the Southwest Williamson County Regional Park Maintenance Shop Office Remodel for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Construction Service Agreement No. 2025296 between Williamson County and Falkenberg Construction Co., Inc. for the Southwest Williamson County Regional Park Maintenance Shop Office Remodel in the not-to-exceed amount of Four Hundred Sixty-Five Thousand Six Hundred Eighteen and 14/100 Dollars ($465,618.14), pursuant to Cooperative Contract #BuyBoard 728-24, and authorize execution of the agreement, the Funding Source is P714.

Background

This Agreement for Construction Services between Williamson County and Falkenberg Construction Co., Inc. is for the Southwest Williamson County Regional Park Maintenance Shop Office Remodel located at 3005 County Road 175, Leander, TX 78641. Contract Audit and General Counsel have reviewed the agreement. A detailed Scope of Work is attached. The funding source is P714, and the point of contact is Gretchen Glenn.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Construction Service Agreement

Form 1295 Falkenberg Construction Co. Inc. Complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:06 AM
Form Started By: Michelle McKinney		Started On: 07/07/2025 09:47 AM
Final Approval Date: 07/10/2025		

Agreement for Construction Services

(Cooperative Contract #BuyBoard 728-24)

This Agreement ("Agreement") between Williamson County, Texas, a political subdivision of the State of Texas ("Owner") and Falkenberg Construction Co., Inc. ("Contractor") is entered into in accordance with the following terms and conditions:

ARTICLE 1 SCOPE OF WORK: The Owner desires to retain Contractor for the construction of Southwest Williamson County Regional Park Maintenance Shop Office Remodel (hereinafter called the "Project"). The Contractor shall have the overall responsibility for and shall provide complete construction services and furnish all materials, equipment, tools and labor as necessary or reasonably inferable to complete the Project, or any phase of the Project, in accordance with the Owner's requirements and the terms of this Agreement (hereinafter collectively referred to as the "Work").

ARTICLE 2 CONTRACT PRICE: Owner agrees to pay to the Contractor, for the satisfactory performance of the Work, the sum of **Four Hundred Sixty-Five Thousand Six Hundred Eighteen and 14/100 Dollars ($465,618.14)** in accordance with the terms and conditions of this Agreement.

ARTICLE 3 PLANS AND SPECIFICATIONS: The Work shall be performed pursuant to and in accordance with the plans and specifications attached hereto as **Exhibit "A"**, as well as any revisions made thereto.

ARTICLE 4 CONTRACT TIME:

4.1 Contractor shall commence the Work upon instruction to do so from the Owner and shall achieve Substantial Completion within **Seventy-Five (75) calendar days** from the date the Work is commenced; provided, however, Owner may extend said time period in the event bad weather affects the progress of the Work. Unless otherwise specified in writing, Contractor shall achieve Final Completion within **Thirty (30) calendar days of Substantial Completion**. Owner shall determine when the Project has been fully and finally completed to its satisfaction. The time set forth for completion of the work is an essential element of the Agreement.

4.2 Liquidated Damages.

Contractor acknowledges and recognizes that Owner is entitled to full and beneficial occupancy and use of the completed Work following expiration of the Contract Time and that Owner has

entered into, or will enter into, binding agreements upon Contractor's achieving Substantial Completion of the Work within the Contract Time. Contractor further acknowledges and agrees that if Contractor fails to complete substantially or cause the Substantial Completion of any Phase of the Work within the Contract Time, Owner will sustain extensive damages and serious loss as a result of such failure. In the cases of missed scheduled events, which incur exact losses of revenue and exact expenses for fees and other cancellation costs, Contractor shall be responsible for the exact amount of damages sustained by Owner. In other cases, the exact amount of such damages will be extremely difficult to ascertain. Therefore, Owner and Contractor agree as set forth below:

4.2.1 Subject to the other terms and conditions herein, if Substantial Completion is not achieved by the date specified above or by such date to which the Contract Time may be extended, the Contract Price shall be reduced by **Five Hundred and No/100 Dollars ($500.00) per calendar day** as liquidated damages and not as a penalty, until the date of Substantial Completion. Force majeure shall apply relative to both rain/snow delays (acts of nature) and/or supply delays over which Contractor has no control, and such force majeure delays shall not be subject to such reduction of the Contract Price.

4.2.2 Owner may deduct liquidated damages described herein from any unpaid amounts then or thereafter due Contractor under this Agreement. Any liquidated damages not so deducted from any unpaid amounts due Contractor shall be payable by Contractor to Owner at the demand of Owner, together with the interest from the date of the demand at a rate equal to the prime interest rate as published by the Wall Street Journal on the **first (1st) business day** after such amounts are demanded.

4.2.3 Notwithstanding anything to the contrary in this Agreement, if Owner is unable to recover any portion of liquidated damages in accordance with the terms and conditions herein because it is found to be unenforceable or invalid as a penalty or otherwise, then, Owner shall be entitled to recover from Contractor all of Owner's actual damages in connection with the failure by Contractor to achieve Substantial Completion of the Work within the Contract Time, including, without limitation, direct, indirect, or consequential damages.

ARTICLE 5 PAYMENT:

5.1 Schedule Of Values

Contractor shall submit to the Owner, before the first Application for Payment, a schedule of values allocating the entire Contract Price to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule, unless objected to by the Owner, shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.2 Applications For Payment

5.2.1 Contractor shall submit to the Owner an itemized Application for Payment prepared in accordance with the schedule of values for completed portions of the Work. Such application

shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner may require, such as copies of requisitions from subcontractors and material suppliers and shall reflect retainage if provided for in the Agreement.

5.2.1.1 Such applications may include requests for payment on account of changes in the Work that have been properly authorized by written Change Orders.

5.2.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a subcontractor or material supplier unless such Work has been performed by others whom the Contractor intends to pay.

5.2.1.3 If requested by Owner or required elsewhere in the Agreement, each Application for Payment shall be accompanied by the following, all in a form and substance satisfactory to the Owner:

a. With each Application for Payment: a current Sworn Statement from the Contractor setting forth all subcontractors and all material suppliers with whom the Contractor has subcontracted, the amount of each such subcontract, the amount requested for any subcontractor or material supplier in the Application for Payment, and the amount to be paid to the Contractor from such progress payment;
b. With each Application for Payment: a duly executed Conditional Waiver and Release on Progress Payment from the Contractor and subcontractors establishing receipt of payment or satisfaction of the payment requested by the Contractor in the current Application for Payment;
c. Commencing with the second Application for Payment submitted by the Contractor, a duly executed Unconditional Waiver and Release on Progress Payment from Contractor and all subcontractors, material suppliers and, where appropriate, lower tier subcontractors that have billed more than five thousand dollars ($5,000) on a single application of payment, establishing receipt of payment or satisfaction of payment of all amounts requested on behalf of such entities and disbursed prior to submittal by the Contractor of the current Application for Payment;
d. With the Final Application for Payment: Contractor shall submit a Conditional Waiver and Release on Final Payment as required by Texas Property Code, §53.284. Upon receipt of final payment, Contractor shall submit an Unconditional Waiver and Release on Final Payment as required by Texas Property Code, §53.284; and
e. Such other information, documentation, and materials as the Owner, or the title insurer (if any) may require in order to ensure that Owner's property is free of lien claims. Such other documents may include, without limitation, original copies of lien or bond claim releases suitable for filing with the County Clerk in Williamson County, Texas.

5.2.2 Unless otherwise provided in the Agreement, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation

in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

5.2.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, bond claims, claims, security interests or encumbrances in favor of the Contractor, subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

5.2.3.1 The Contractor further expressly undertakes to defend Owner, at the Contractor's sole expense, against any actions, lawsuits, or proceedings brought against Owner as a result of liens filed against the Work, the site of any of the Work, the Project site and any improvements thereon, or any portion of the property of any of Owner (referred to collectively as "liens" in this paragraph), provided the Owner has paid Contractor pursuant to the requirements of the Agreement. The Contractor hereby agrees to indemnify and hold Owner harmless against any such liens or claims of lien and agrees to pay any judgment or lien resulting from any such actions, lawsuits, or proceedings.

5.2.3.2 The Owner shall release any payments withheld due to a lien or bond claims if the Contractor obtains security acceptable to the Owner, however, the Contractor shall not be relieved of any responsibilities or obligations under this paragraph, including, without limitation, the duty to defend and indemnify Owner.

5.2.3.3 Retainage. The Owner shall withhold from each progress payment, as retainage, five percent (5%) of the total earned amount. Retainage so withheld shall be managed in conformance with Texas Government Code, Chapter 2252, Subchapter B. Any request for reduction or release of retainage shall be accompanied by written consent of the Contractor's Surety. No such request shall be made until the Contractor has earned at least sixty-five percent (65%) of the total Contract Price.

5.2.3.4 For purposes of Texas Government Code, §2251.021 (a)(2), the date the performance of service is completed is the date when the Owner's representative approves the Application for Payment.

5.3 Certificates For Payment

5.3.1 The Owner will, within seven (7) business days after receipt of the Contractor's Application for Payment, issue a Certificate for Payment, with a copy to the Contractor, for such amount as the Owner determines is properly due, or notify the Contractor in writing of the Owner 's

reasons for withholding certification in whole or in part as provided.

5.3.2 The issuance of a Certificate for Payment will constitute a representation by the Owner, based on the Owner's evaluation of the Work and the data comprising the Application for Payment, that, to the best of the Owner's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Agreement. The foregoing representations are subject to an evaluation of the Work for conformance with the Agreement upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Agreement prior to completion and to specific qualifications expressed by the Owner. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment will not be a representation that the Owner has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Price.

5.4 Decisions To Withhold Certification

5.4.1 The Owner may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Owner's opinion the representations to the Owner required herein cannot be made. If the Owner is unable to certify payment in the amount of the Application, the Owner will notify the Contractor. If the Contractor or Contractor and Owner, as the case may be, cannot agree on a revised amount, the Owner will promptly issue a Certificate for Payment for the amount that can be certified. The Owner may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Owner's opinion to protect the Owner from loss for which the Contractor is responsible because of:

5.4.1.1 defective Work not remedied;
5.4.1.2 third party claims filed or reasonable evidence indicating probable filing of such claims;
5.4.1.3 failure of the Contractor to make payments properly to subcontractors or for labor, materials or equipment;
5.4.1.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Price;
5.4.1.5 damage to the Owner or a separate contractor;
5.4.1.6 failure to maintain the scheduled progress, or reasonable evidence that the Work will not be completed within the Contract Time;
5.4.1.7 failure to comply with the requirements of Texas Government Code, Chapter 2258 (Prevailing Wage Law);
5.4.1.8 failure to include sufficient documentation to support the amount of payment

requested for the Project;

5.4.1.9 failure to obtain, maintain, or renew insurance coverage, payment/performance bonds or warranty bond required by the Agreement; or

5.4.1.10 repeated failure to carry out the Work in accordance with the Agreement.

5.4.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

5.5 Progress Payments

5.5.1 The Owner shall make payment in the manner and within the time provided in the Agreement and in accordance with Texas Government Code, Chapter 2251.

5.5.2 The Contractor shall pay each subcontractor and material and equipment suppliers no later than ten (10) calendar days after receipt of payment from the Owner the amount to which the subcontractor or material and equipment suppliers is entitled. Payments to subcontractors may reflect the percentages actually retained from payments to the Contractor on account of the subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each subcontractor, require each subcontractor to make payments to Sub-subcontractors in a similar manner.

5.5.3 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven (7) calendar days, the Owner shall have the right to contact subcontractors to ascertain whether they have been properly paid. The Owner shall not have an obligation to pay or to see to the payment of money to a subcontractor, except as may otherwise be required by law.

5.5.4 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Agreement.

5.6 Failure Of Payment

5.6.1 If the Owner is required to issue Certificates for Payment and, through no fault of the Contractor, the Owner fails to timely issue Certificates for Payment in the time permitted in the Agreement, or if the Owner does not pay the Contractor by the date established in the Agreement, then the Contractor may, upon twenty-one (21) business days written notice to the Owner, stop the Work until payment of the amount owing has been received.

5.6.2 If the Owner is entitled to reimbursement or payment from the Contractor under or pursuant to the Agreement, such payment shall be made promptly upon demand by the Owner. Notwithstanding anything contained in the Agreement to the contrary, if the Contractor fails to promptly make any payment due the Owner, or if the Owner incurs any costs and expenses to cure any default of the Contractor or to correct defective work, the Owner shall have an

absolute right to offset such amount against the Contract Price and may, in the Owner's sole discretion, elect either to (1) deduct an amount equal to that which the Owner is entitled from any payment then or thereafter due the Contractor from the Owner, or (2) issue a written notice to the Contractor reducing the Contract Price by an amount equal to that which the Owner is entitled.

5.7 Substantial Completion

5.7.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Agreement so that the Owner can occupy or utilize the Work for its intended use; provided, however, that as a condition precedent to Substantial Completion, the Owner has received all certificates of occupancy and any other permits, approvals, licenses, and other documents from any governmental authority having jurisdiction thereof necessary for the beneficial occupancy of the Project.

5.7.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Owner a comprehensive list of items to be completed or corrected prior to final payment (punch list). Failure to include an item on the punch list does not alter the responsibility of the Contractor to complete all Work in accordance with the Agreement.

5.7.3 Upon receipt of the Contractor's punch list, the Owner will examine the Work to determine whether the Work or designated portion thereof is substantially complete. If the Owner's examination discloses any item, whether or not included on the Contractor's punch list, that is not sufficiently complete in accordance with the Agreement, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Owner. In such case, the Contractor shall then submit a request for another examination by the Owner to determine Substantial Completion.

5.7.4 When the Work or designated portion thereof is substantially complete, the Owner will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Unless otherwise provided, Contractor shall complete all items on the punch list within thirty (30) calendar days of Substantial Completion. Warranties required by the Agreement shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

5.7.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate of Substantial Completion. Upon such acceptance and consent of surety, if any, the Owner shall

make payment of retainage.

5.8 Partial Occupancy or Use

5.8.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer, the surety, and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Agreement. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Owner as provided herein. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld.

5.8.2 Immediately prior to partial occupancy or use, the Owner and Contractor shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

5.8.3 Partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Agreement.

5.9 Final Completion and Final Payment

5.9.1 Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Owner will make such inspection and, when the Owner finds the Work acceptable under the Agreement and the Agreement fully performed, the Owner will issue a final Certificate for Payment for the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. All warranties and guarantees required under or pursuant to the Agreement shall be assembled and delivered by the Contractor to the Owner as part of the final Application for Payment. The final Certificate for Payment will not be issued by the Owner until all warranties and guarantees have been received and accepted by the Owner.

5.9.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Owner (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work have been paid or otherwise satisfied, within the period of time required by Texas Government Code, Chapter 2251, (2) a certificate evidencing that insurance required by the Agreement to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least thirty (30) business days prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Agreement, (4) consent of surety to final payment, (5) a warranty bond in a form acceptable to Owner, and (6) other data establishing

payment or satisfaction of obligations, such as receipts, unconditional full and final releases and waivers of liens, claims, security interests or encumbrances arising out of the Agreement, to the extent and in such form as may be designated by the Owner.

5.9.3 Acceptance of final payment by the Contractor, a subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 6 CONTRACTOR'S GENERAL RESPONSIBILITIES AND COVENANTS:

6.1 Contractor shall render, diligently and competently in accordance with the highest standards used in the profession, all Contractor services which shall be necessary or advisable for the expeditious, economical and satisfactory completion of the Project. Contractor agrees to use its best efforts, skill, judgment, and abilities to perform its obligations and to further the interests of Owner in accordance with Owner's requirements and procedures.

6.2 Contractor's duties as set forth herein shall at no time be in any way diminished by reason of any approval by the Owner nor shall the Contractor be released from any liability by reason of such approval by the Owner, it being understood that the Owner at all times is ultimately relying upon the Contractor's skill and knowledge in performing the services required hereunder.

6.3 Contractor is responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. The safety program shall comply with all applicable requirements of the current federal Occupational Safety and Health Act and all other applicable federal, state and local laws and regulations.

6.4 Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work. The Contractor shall keep the Owner informed of the progress and quality of the Work.

6.5 Insurance. Contractor shall carry insurance in the types and amounts indicated below for the duration of the Agreement, which shall include items owned by Owner in the care, custody and control of Contractor prior to and during construction. Contractor must also complete and file the declaration pages from the insurance policies with Owner whenever a previously identified policy period expires during the term of the Agreement, as proof of continuing coverage. Contractor shall update all expired policies prior to submission of any payment requests hereunder. Failure to update policies shall be reason for payment to be withheld until evidence for renewal is provided to the Owner. If the Contractor fails to obtain, maintain or renew any insurance required by this Agreement, the Owner may, among other remedies available hereunder or at law, obtain insurance coverage directly and recover the cost of that insurance from the Contractor or declare this Agreement void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the Owner. All policies of insurance provided by the Contractor must comply with the requirements set forth herein, the Agreement and the laws of the State of Texas.

6.5.1 The Contractor shall provide and maintain, until the Work covered in the Agreement is completed and accepted by the Owner, the minimum insurance coverages in the minimum amounts as described below.

	Type of Coverage	Limits of Liability
.1	Worker's Compensation	Statutory
.2	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

.3 Commercial general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER OCCURRENCE
Commercial General Liability (including premises, completed operations and contractual)	$1,000,000
Aggregate policy limits:	$2,000,000

.4 Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

.5 Builder’s Risk Insurance (all-risks)

An all-risk policy, in the amount equal at all times to 100% of the Contract Price. The policy shall include coverage for loss or damage caused by certified acts of terrorism as defined in the Terrorism Risk Insurance Act. The policy shall be issued in the name of the Contractor and shall name its Subcontractors as additional

insureds. The Owner shall be named as a loss payee on the policy. The builders risk policy shall have endorsements as follow:

a. This insurance shall be specific as to coverage and not considered as contributing insurance with any permanent insurance maintained on the present premises. If off-site storage is permitted, coverage shall include transit and storage in an amount sufficient to protect property being transported or stored.

b. For renovation projects and or portions of work contained within an existing structure, the Owner waives subrogation for damage by fire to existing building structure(s), if the Builder's Risk Policy has been endorsed to include coverage for existing building structure(s) in the amount described in the Special Conditions. However, Contractor shall not be required to obtain such an endorsement unless specifically required by the Special Conditions, if any. The aforementioned waiver of subrogation shall not be effective unless such endorsement is obtained.

.6 Flood insurance when specified in Supplementary General Conditions or Special Conditions.

.7 Umbrella coverage in the amount of not less than $5,000,000.

6.5.2 Workers' Compensation Insurance Coverage:

1. Definitions:

(a) Certificate of coverage ("certificate") - A copy of a certificate of insurance, a certificate of authority to self-insure issued by the Texas Workers' Compensation Commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the Project.
(b) Duration of the Project - includes the time from the beginning of the work on the Project until the Contractor's/person's work on the Project has been completed and accepted by the Owner.
(c) Coverage – Workers' compensation insurance meeting the statutory requirements of the Texas Labor Code, §401.011(44).
(d) Persons providing services on the Project ("subcontractor") - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the Project, regardless of whether that person contracted directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the Project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project.

"Services" does not include activities unrelated to the Project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

2. The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, §401.011(44) for all employees of the Contractor providing services on the Project, for the duration of the Project.
3. The Contractor must provide a certificate of coverage prior to execution of the Agreement/Contract, and in no event later than ten (10) days from Notice of Award. Failure to provide the insurance in a timely fashion may result in loss of Contractor's bid bond.
4. If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the Project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the Owner showing that coverage has been extended.
5. The Contractor shall obtain from each person providing services on a project, and provide to the Owner:

   (a.) a certificate of coverage, prior to that person beginning work on the Project, so the Owner will have on file certificates of coverage showing coverage for all persons providing services on the Project; and
   (b.) no later than seven days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project.

6. The Contractor shall retain all required certificates of coverage for the duration of the Project and for one year thereafter.
7. The Contractor shall notify the Owner in writing by certified mail or personal delivery, within 10 days after the Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project.
8. The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the Project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

9. The Contractor shall contractually require each person with who it contracts to provide services on a project, to:

   (a) provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas labor Code, Section 401.011(44) for all of its employees providing services on the Project, for the duration of the Project;
   (b) provide to the Contractor, prior to that person beginning work on the Project, a certificate of coverage showing that coverage is being provided for all

employees of the person providing services on the Project, for the duration of the Project;

(c) provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;

(d) obtain from each other person with whom it contracts, and provide to the Contractor:

i. a certificate of coverage, prior to the other person beginning work on the Project; and

ii. a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;

(e) retain all required certificate of coverage on file for the duration of the Project and for one year thereafter;

(f) notify the Owner in writing by certified mail or personal delivery, within 10 days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project; and

(g) contractually require each person with whom it contracts, to perform as required by paragraphs (a)-(g), with the certificates of coverage to be provided to the person for whom they are providing services.

10. By signing the Agreement/Contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the Owner that all employees of the Contractor who will provide services on the Project will be covered by workers' compensation coverage for the duration of the Project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the Commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

11. The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor which entitles the Owner to declare the Agreement/Contract void if the Contractor does not remedy the breach within ten days after receipt of notice of breach from the Owner.

6.5.3 If insurance policies are not written for the amounts specified herein, Contractor shall carry Umbrella or Excess Liability Insurance for any differences in amounts specified. If Excess Liability Insurance is provided, it shall follow the form of primary coverage.

6.5.4 Insurance coverage required hereunder shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company, or otherwise acceptable to Owner.

6.5.5 **The Owner ("Williamson County, Texas"), its officials, employees and volunteers shall be named as an additional insured on all required policies.** These insurance policies shall contain the appropriate additional insured endorsement signed by a person authorized by that insurer to bind coverage on its behalf.

6.5.6 The furnishing of the above listed insurance coverage, as may be modified by the Agreement, must be tendered prior to execution of the Agreement/Contract, and in no event later than ten (10) days from Notice of Award. Failure to provide the insurance in a timely fashion may result in loss of Contractor's bid bond.

6.5.7 Owner reserves the right to review the insurance requirements set forth herein during the Agreement and to make reasonable adjustments to the insurance coverage and their limits when deemed necessary and prudent by the Owner based upon changes in statutory law, court decisions, or the claims history of the industry as well as the Contractor.

6.5.8 Owner shall be entitled, upon request, and without expense, to receive complete copies of the policies with all endorsements and may make any reasonable requests for deletion, or revision or modification of particular policy terms, conditions, limitations, or exclusions, except where policy provisions are established by law or regulation binding upon the Parties or the underwriter of any of such polices. Damages caused by the Contractor and not covered by insurance shall be paid by the Contractor.

6.5.9 Contractor shall be responsible for payment of premiums for all of the insurance coverages required hereunder. Contractor further agrees that for each claim, suit or action made against insurance provided hereunder, with respect to all matters for which the Contractor is responsible hereunder, Contractor shall be solely responsible for all deductibles and self-insured retentions. Any deductibles or self-insured retentions over $75,000 in the Contractor's insurance must be declared and approved in writing by Owner in advance.

6.5.10 Contractor shall contractually require each person or entity with whom it contracts to provide services in relation to the Work, to comply with every insurance requirement that Contractor must comply with hereunder. More specifically, each person or entity with whom Contractor contracts to provide services on the in relation to the Work must comply with each insurance requirement hereunder just as if such person or entity was the Contractor. Thus, every reference to Contractor under each insurance requirement hereunder shall mean and include each person or entity with whom Contractor contracts to provide services in relation to the Work. If any such person or entity with whom Contractor contracts to provide services in relation to the Work fails to obtain, maintain or renew any insurance required by this Agreement, Owner may, among other remedies available hereunder or at law, obtain insurance coverage directly and recover the cost of that insurance from the Contractor or declare this Agreement void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the Owner.

ARTICLE 7 INDEMNITY:

7.1 INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, Contractor SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF OWNER'S CHOOSING), AND HOLD HARMLESS OWNER, AND OWNER'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF CONTRACTOR, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE PROJECT SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. CONTRACTOR HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OR THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF OWNER'S CHOOSING), AND HOLD HARMLESS OWNER, AND OWNER'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF CONTRACTOR OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

7.2 Except for the obligation of Owner to pay Contractor the Contract Price pursuant to the terms of this Agreement, and to perform certain other obligations pursuant to the terms and conditions explicitly set forth herein, Owner shall have no liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement. Notwithstanding any obligation or liability of Owner to Contractor, no present or future partner or affiliate of Owner or any agent, officer, director, or employee of Owner, or of the various departments comprising Owner, or anyone claiming under Owner has or shall have any personal liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement.

ARTICLE 8 WARRANTY:

8.1 Contractor hereby warrants that the materials and equipment provided for the Work will be of good quality and new unless otherwise required or permitted by the Owner; that the construction will be free from faults and defects; and that the construction will conform with the requirements of the plans, specifications, drawings and the terms of this Agreement.

8.2 Contractor shall provide warranty services for the Work for a **full twelve (12) months** following Final Completion and final payment. Just before the warranty period expires, Contractor

shall attend an on-site meeting with the Owner to ensure that all warranty issues have been identified and properly remedied.

ARTICLE 9 PREVAILING WAGE RATE:

9.1 Duty to Pay Prevailing Wage Rates. The Contractor shall pay not less than the wage scale of the various classes of labor as shown on the "Prevailing Wage Schedule", as defined below. The specified wage rates are minimum rates only, and are not representations that qualified labor adequate to perform the Work is available locally at the prevailing wage rates. The Owner is not bound to pay—and will not consider—any claims for additional compensation made by any Contractor because the Contractor pays wages in excess of the applicable minimum rate contained in the Agreement. The "Prevailing Wage Schedule" is not a representation that quantities of qualified labor adequate to perform the Work may be found locally at the specified wage rates.

9.1.2 For classifications not shown, workers shall not be paid less than the wage indicated for Laborers. The Contractor shall notify each worker commencing work on the Project of the worker's job classification and the established minimum wage rate required to be paid, as well as the actual amount being paid. The notice must be delivered to and signed in acknowledgement of receipt by the employee and must list both the monetary wages and fringe benefits to be paid or furnished for each classification in which the worker is assigned duties. When requested by Owner, competent evidence of compliance with the Texas Prevailing Wage Law shall be furnished by Contractor.

9.1.3 A copy of each worker wage rate notification shall be submitted to the Owner with the Application for Payment for the period during which the worker began on-site activities.

9.2 Prevailing Wage Schedule. Pursuant to Texas Government Code Section 2258.022(2), the general prevailing rate of per diem wages for each craft or type of worker needed to execute the Contract and the prevailing rate for legal holiday and overtime work shall be the most recent prevailing wage rate for Williamson County, Texas for building construction as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. Section 276a et seq.), and its subsequent amendments, which are published and can be obtained online at https://sam.gov/search/?index=dbra (the "Prevailing Wage Schedule"). Should the Contractor at any time become aware that a particular skill or trade not reflected on the Prevailing Wage Schedule will be or is being employed in the Work, whether by the Contractor or by a subcontractor, the Contractor shall promptly inform the Owner and shall specify a wage rate for that skill or trade, which shall bind the Contractor.

9.3 Penalty for Violation. The Contractor and any Subcontractor shall pay to the Owner a penalty of sixty dollars ($60.00) for each worker employed for each calendar day, or portion thereof, that the worker is paid less than the wage rates stipulated in the Prevailing Wage Schedule or any supplement or update thereto pursuant to previsions above. The Contractor and each Subcontractor shall keep, or cause to be kept, an accurate record showing the names and occupations of all workers employed in connection with the Work, and showing the actual per

diem wages paid to each worker, which records shall be open at all reasonable hours for the inspection by the Owner.

9.4 Complaints of Violations of Prevailing Wage Rates. Within thirty-one (31) days of receipt of information concerning a violation of Texas Government Code, Chapter 2258, the Owner shall make an initial determination as to whether good cause exists to believe a violation occurred. The Owner's decision on the initial determination shall be reduced to writing and sent to the Contractor or Subcontractor against whom the violation was alleged, and to the affected worker. When a good cause finding is made, the Owner shall retain the full amounts claimed by the claimant or claimants as the difference between wages paid and wages due under the Prevailing Wage Schedule and any supplements thereto, together with the applicable penalties, such amounts being subtracted from successive progress payments pending a final decision on the violation.

9.5 Arbitration Required if Violation not Resolved. After the Owner makes its initial determination, the affected Contractor or Subcontractor and worker have fourteen (14) days in which to resolve the issue of whether a violation occurred, including the amount that should be retained by Owner or paid to the affected worker. If the Contractor or Subcontractor and affected worker reach an agreement concerning the worker's claim, the Contractor shall promptly notify the Owner in a written document signed by the worker. If the Contractor or Subcontractor and affected worker do not agree before the fifteenth (15th) day after the Owner's determination, the Contractor or Subcontractor and affected worker must participate in binding arbitration in accordance with the Texas General Arbitration Act, Chapter 171, Tex. Civ. Prac. & Rem. Code. The parties to the arbitration have ten (10) days after the expiration of the fifteen (15) days referred to above, to agree on an arbitrator; if by the eleventh (11th) day there is no agreement to an arbitrator, a district court shall appoint an arbitrator on the petition of any of the parties to the arbitration.

9.6 Arbitration Award. If an arbitrator determines that a violation has occurred, the arbitrator shall assess and award against the Contractor or Subcontractor the amount of penalty as provided herein and the amount owed the worker. The Owner may use any amounts retained hereunder to pay the worker the amount as designated in the arbitration award. If the Owner has not retained enough from the Contractor or Subcontractor to pay the worker in accordance with the arbitration award, the worker has a right of action against the Contractor and Subcontractor as appropriate, and the surety of either to receive the amount owed, attorneys' fees and court costs. The Contractor shall promptly furnish a copy of the arbitration award to the Owner.

9.7 Prevailing Wage Retainage. Money retained pursuant to this section shall be used to pay the claimant or claimants the difference between the amount the worker received in wages for labor on the Project at the rate paid by the Contractor or Subcontractor and the amount the worker would have received at the general prevailing wage rate as provided by the agreement of the claimant and the Contractor or Subcontractor affected, or in the arbitrator's award. The full statutory penalty of sixty dollars ($60.00) per day of violation per worker shall be retained by the Owner to offset its administrative costs, pursuant to Texas Government Code, §2258.023. Any retained funds in excess of these amounts shall be paid to the Contractor on the earlier of the next progress payment or final payment. Provided, however, that the Owner shall have no duty to

release any funds to either the claimant or the Contractor until it has received the notices of agreement or the arbitration award as provided in this section.

9.8 No Extension of Time. If the Owner determines that good cause exists to believe a violation has occurred, the Contractor shall not be entitled to an extension of time for any delay arising directly or indirectly from of the procedures set forth in this section.

ARTICLE 10 BONDS:

10.1 Performance Bond. Upon execution of this Agreement, Contractor shall provide a Performance Bond in the amount of 100% of the Contract Price. The surety for a Performance Bond shall meet the requirements of Texas law and the requirements set forth in the Agreement.

10.2 Payment Bond. Upon execution of this Agreement, Contractor shall provide a Payment Bond in the amount of 100% of the Contract Price, as security for the true and faithful payment in full of all subcontractors and persons performing labor, services, materials, machinery, and fixtures in connection with the Work. The surety for a Payment Bond shall meet the requirements of Texas law and the requirements set forth in the Agreement.

10.3 Warranty Bond. Upon Final Completion, Contractor shall provide a Warranty Bond in the amount of 20% of the Contract Price, as security for the true and faithful performance of all warranties set forth in the Agreement.

ARTICLE 11 TERMINATION OR SUSPENSION OF THE AGREEMENT

11.1 Termination by Contractor

If one of the reasons described below exists, the Contractor may, upon thirty (30) business days written notice to the Owner, terminate the Agreement and recover from the Owner payment for Work executed, including reasonable overhead, profit, and costs incurred by reason of such termination:

11.1.1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

11.1.2 An act of government, such as a declaration of national emergency that requires all Work to be stopped; or

11.1.3 Because the Owner has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in the Agreement, or because the Owner has not made payment on an undisputed Certificate for Payment within the time stated in the Agreement; or

11.1.4 If the Work is stopped for a period of ninety (90) consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Agreement.

11.2 Termination by the Owner for Cause

11.2.1 The Owner may terminate the Agreement if the Contractor:

11.2.1.1 Fails to commence the Work in accordance with the provisions of the Agreement;

11.2.1.2 Fails to prosecute the Work to completion thereof in a diligent, efficient, timely, workmanlike, skillful and careful manner and in strict accordance with the provisions of the Agreement;

11.2.1.3 Fails to use an adequate amount or quality of personnel or equipment to complete the Work without undue delay;

11.2.1.4 Fails to perform any of its obligations under the Agreement;

11.2.1.5 Fails to make prompt payments when due to its Subcontractors and Suppliers, or as required by **Texas Government Code, Chapter 2251**;

11.2.1.6 Files any petition or other pleading seeking any relief under any provisions of the Federal Bankruptcy Act, as amended, or any other federal or state statute or law providing for reorganization of debts or other relief from creditors, permits a receiver or other person to be appointed on account of its insolvency or financial condition, or becomes insolvent;

11.2.1.7 Creates any situation or state of facts which would authorize or permit an involuntary petition in bankruptcy to be filed against Contractor; or

11.2.1.8 Has not met or in Owner's opinion will not meet the dates of Substantial Completion set forth in the Agreement.

11.2.2 When any of the reasons under **Paragraph 11.2.1** exist, the Owner, in its sole and absolute discretion, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, **thirty (30) calendar days** written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety, exclude the Contractor from the Project site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor; accept assignment of subcontracts of Contractors subcontractors; and finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

11.2.3 When the Owner terminates the Agreement for one of the reasons stated in **Paragraph 11.2.1**, the Contractor shall not be entitled to receive further payment until the Work is finished. In the event that it is determined that sufficient cause did not exist for termination under this **Section 11.2**, then the termination shall be considered a termination for convenience, under **Section 11.4**, below.

11.2.4 If the unpaid balance of the Contract Price exceeds costs of finishing the Work, including compensation for expenses made necessary thereby, and other damages and costs incurred by the Owner in finishing the Work and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner.

11.3 Suspension by the Owner for Convenience

11.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

11.3.2 The Contract Price and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in **Paragraph 11.3.1**. Adjustment of the Contract Price shall include profit. No adjustment shall be made to the extent:

11.3.2.1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or

11.3.2.2 that an equitable adjustment is made or denied under another provision of the Agreement.

11.4 Termination by the Owner for Convenience

11.4.1 The Owner may, at any time, terminate the Agreement for the Owner's convenience and without cause.

11.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall

11.4.2.1 Cease operations as directed by the Owner in the notice;
11.4.2.2 Take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
11.4.2.3 Except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

11.4.3 Upon Owner's termination for convenience, costs of the Work executed, including reasonable overhead and profit, incurred to and including the date of termination, will be due and payable to Contractor in accordance with the Agreement.

ARTICLE 12 MISCELLANEOUS PROVISIONS:

12.1 Interest and Late Payments. Owner's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. Interest charges for any overdue payments shall be paid by Owner in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of Owner's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears in an invoice/application for payment submitted by Contractor, Owner shall notify Contractor of the error not later than the twenty first (21st) day after the date Owner receives the invoice/application for payment. If the error is resolved in favor of Contractor, Contractor shall be entitled to receive interest on the unpaid balance of the invoice/application for payment submitted by Contractor beginning on the date that the payment for the invoice/application for payment became overdue. If the error is resolved in favor of the Owner, Contractor shall submit a corrected invoice/application for payment that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice/application for payment is not paid by the appropriate date.

12.2 Audits. Contractor agrees that Owner or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Contractor which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Contractor agrees that Owner shall have access during normal working hours to all necessary Contractor facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. Owner shall give Contractor reasonable advance notice of intended audits.

12.3 Assignment. This Agreement is a personal service contract for the services of Contractor, and Contractor's interest in this Agreement, duties hereunder and/or fees due hereunder may not be assigned or delegated to a third party.

12.4 Governing Law and Venue. This Agreement and all of the rights and obligations of the parties and all of the terms and conditions shall be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Texas without reference to its conflicts of law provisions. Williamson County, Texas where the Project is located shall be the sole place of venue for any legal action arising from or related to this Agreement or the Project in which the Owner is a party.

12.5 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective permitted assigns and successors.

12.6 Notices. All notices, consents, approvals, demands, requests or other communications relied on by the parties shall be in writing. Written notice shall be deemed to have been given when delivered in person to the designated representative of the Contractor or Owner for whom it is intended; or sent by U. S. Mail to the last known business address of the designated representative.

12.7 Severability. Should any term or provision of this Agreement be held invalid or unenforceable in any respect, the remaining terms and provisions shall not be affected and this Agreement shall be construed as if the invalid or unenforceable term or provision had never been included.

12.8 Relationship of the Parties. Contractor shall be an independent contractor under this agreement and shall assume all of the rights, obligations, liabilities, applicable to it as such independent contractor hereunder and any provisions in this agreement which may appear to give Owner the right to direct Contractor as to details of doing the Work herein covered or to exercise a measure of control over the Work shall be deemed to mean that Contractor shall follow the desires of Owner in the results of the Work only. Owner shall not retain or have the right to control the Contractor's means, methods or details pertaining to the Contractor's performance of the Work described herein, nor shall Owner have the power to direct the order in which Contractor's Work is performed under this agreement. Owner and Contractor hereby agree and declare that Contractor is an Independent Contractor and as such meets the qualifications of an Independent Contractor under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, that the Contractor is not an employee of Owner for purposes of this Agreement, and that the Contractor and its employees, agents and sub-subcontractors shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by Owner.

12.9 Force Majeure. If the party obligated to perform is prevented from performance by an act of war, order of legal authority, act of God, or other unavoidable cause not attributable to the fault or negligence of said party, the other party shall grant such party relief from the performance of this Agreement. The burden of proof for the need of such relief shall rest upon the party obligated to perform. To obtain release based on force majeure, the party obligated to perform shall file a written request with the other party.

12.10 No Waiver of Sovereign Immunity. Nothing herein shall be construed as a waiver of sovereign immunity by Owner.

12.11 Current Revenues. Under Texas law, a contract with a governmental entity that contains a claim against future revenues is void; therefore, each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

12.12 Compliance with Laws. Contractor shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. When required, Contractor shall furnish the Owner with certification of compliance with said laws, statutes, ordinances, rules, regulations, orders, and decrees above specified.

12.13 Entire Agreement & Incorporated Documents; Conflicting Terms. This Agreement constitutes the entire agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties.

The following documents shall comprise the Contract Documents:

1. This Agreement between Owner and Contractor;
2. Exhibit "A" – Plans and Specifications;

3. Addenda issued prior to the Effective Date of this Agreement;
4. Cooperative Contract #BuyBoard 728-24; and
5. All Change Orders and any other Modifications issued after the Effective Date of this Agreement.

In the event of a dispute or conflict relating to the terms and conditions of the Contract Documents, applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence:

1. This Agreement between Owner and Contractor;
2. Exhibit "A" – Plans and Specifications;
3. Addenda issued prior to the Effective Date of this Agreement;
4. Cooperative Contract #BuyBoard 728-24; and
5. All Change Orders and any other Modifications issued after the Effective Date of this Agreement.

BY SIGNING BELOW, the Parties have executed and bound themselves to this Agreement to be effective as of the date of the last party's execution hereof.

OWNER:	**CONTRACTOR:**
WILLIAMSON COUNTY, TEXAS, a political subdivision of the state of Texas	Falkenberg Construction Co., Inc.
By: _____	By: _____
Printed Name: _____	Printed Name: John E. Castro
Title: _____	Title: President
Date: _____	Date: 02 July 2025

Exhibit "A"

Plans and Specifications

Location of Project: Southwest Williamson County Regional Park, 3005 County Road 175, Leander, TX 78641

Scope of Work:
Contractor to provide the following services:

1. New R Panel Metal Roof; New Gutters & Downspouts
    a. Remove and dispose of existing metal roof
    b. Installation of fill insulation where skylights are removed
    c. Installation of new 24 GA. Galvalume Metal R-Panel roof
    d. Fabrication of new ridge cap and rake trim and pipe flashings
    e. Repair damaged metal panels at wall
    f. Removal and disposal of existing gutters and downspouts
    g. Fabrication and installation of new 6" x 6" box gutter
    h. Fabrication and installation of new 5" x 5" downspouts

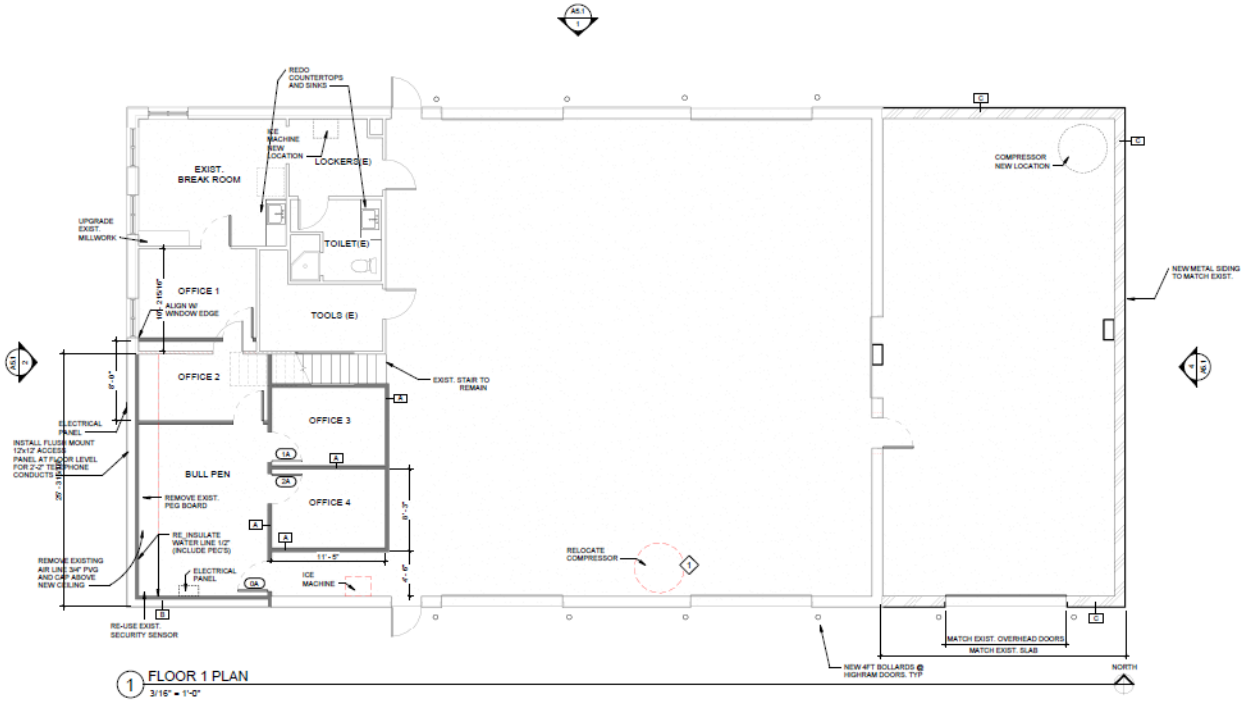
2. Refresh of existing office space & construct additional office spaces
    a. Cover and protect as required
    b. Demo cabinets
    c. Demo base and VCT flooring
    d. Demo existing ceiling
    e. Demo fixtures
    f. Drywall repairs as required
    g. Texture to match existing
    h. Repaint walls, ceilings, doors, and frames (Color TBD)
    i. Apply (1) coat of high-solids pigmented epoxy floor
    j. Apply (1) coat of clear high performance polyaspartic sealer
    k. Provide & install drop ceiling grid and tile
    l. Provide & install Plam Tops w/ 4" Splashes at Restroom (1), Break Room (1) & Office (1)

m. Provide & install Plam Clad MDF w/ Melamine Interior Base Cabinet at Office
n. Provide & install floating shelf for microwave
o. Provide & install (1) utility sink, (1) lavatory, and (1) kitchenette sink
p. Provide & install new plumbing fixtures
q. Construct and furnish all equipment, labor, materials and perform all MEP operations required for new office space floorplan in accordance with drawings Issued 6.3.25

All cabinets to be – PLAM CLAD, MDF CORE, MELAMINE INTERIORS, WIRE PULLS, AND STANDARD HARDWARE

3. Close-In Existing Bay on East Side of Building
    a. Furnish & install necessary additional steel framing to support new metal wall panels
    b. Furnish & install new metal wall panels to match existing wall panels as close as possible
    c. Furnish & install new vinyl backed insulation at walls & ceiling
    d. Fabricate & install new flashing to tie into the existing wall panels
    e. Fabricate & install of new rake trim
    f. Provide & install (2) new 12x14 Overhead Roll Up Doors with motorized openers on the North & South Face of the building
    g. Form & pour a 14'x14'x8" concrete ramp in front of the new Roll Up Door located on the North Face
    h. Demo & haul off 196sqft of Asphalt Paving
    i. Daily & final clean up
    j. Furnish all equipment, labor, materials, and perform all electrical SOW associated with the close-in of the existing east bay shown on drawings issued 6.3.25.

Exclusions:
Overtime, permit fees
Work below slab
Work to fire suppression system
Security or data electrical work
After hours
Work outside the SOW



1 FLOOR 1 PLAN
3/16" = 1'-0"

CONSTRUCTION PHASING

- DEMOLISH
- EXISTING (TO REMAIN)
- NEW (METAL FRAMING)
- NEW (WOOD FRAMING)
- FUTURE (PLANNED)

AIR QUALITY / ENERGY NOTES

1. LIMIT AIR INFILTRATION INTO CONDITIONED AND/OR OCCUPIED SPACES BY SEALING, CAULKING, GASKETING, AND/OR WEATHER-STRIPPING THE FOLLOWING:
   - EXTERIOR JOINTS AROUND WINDOWS & DOOR FRAMES
   - OPENINGS BETWEEN EXTERIOR WALLS & FOUNDATIONS
   - OPENINGS BETWEEN EXTERIOR WALLS & ROOF
   - OPENINGS AT PENETRATIONS OF UTILITIES THROUGH EXTERIOR FLOORS, WALLS AND/OR ROOFS
   - ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
2. PROVIDE AN APPROPRIATELY-SIZED SPOT EXHAUST FAN IN EACH RESTROOM & KITCHENETTE.
3. PROVIDE IC-RATED RECESSED LIGHTING FIXTURES WHERE ADJACENT TO INSULATION OTHER THAN CLOSED-CELL SPRAY FOAM.

FLOOR PLAN NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CONTINUOUS SECURITY AT AFFECTED OPENINGS FOR THE DURATION OF THE CONSTRUCTION CONTRACT. COORDINATE SECURITY STATUS CHANGES W/ COUNTY REPRESENTATIVE PRIOR TO IMPLEMENTING CHANGES.
2. INFORMATION CONCERNING EXISTING CONDITIONS IS SUITABLE FOR PREPARATION OF THE DRAWINGS & GIVEN FOR THE CONTRACTOR'S CONVENIENCE.
3. ARCHITECT DOES NOT GUARANTEE ACCURACY OF SUCH INFORMATION. IT IS CONTRACTOR'S RESPONSIBILITY TO INFORM HIMSELF & NECESSARY OFFICIALS AS TO THE CONDITIONS AFFECTING THE WORK.
4. DIMENSIONS GIVEN ARE TO FACE OF FRAMING, UNLESS INDICATED OTHERWISE.
5. WHERE CONSTRUCTION FEATURES EXIST, VERIFY DIMENSIONS WITH FIELD CONDITIONS
6. FOR DOORS & WINDOWS, REF. SHEET G1.4 & VERIFY:
   - 6eN. OFFSET FROM ADJACENT WALL FOR TRIM CLEARANCE
   - QUANTITIES, SIZES & FEATURES BEFORE ORDERING
   - ROUGH-OPENING SIZES BEFORE FRAMING.
7. COORDINATE ALL TRADES TO ENSURE COMPLETE & WORKING INSTALLATIONS.
8. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

KEYED PLAN NOTES

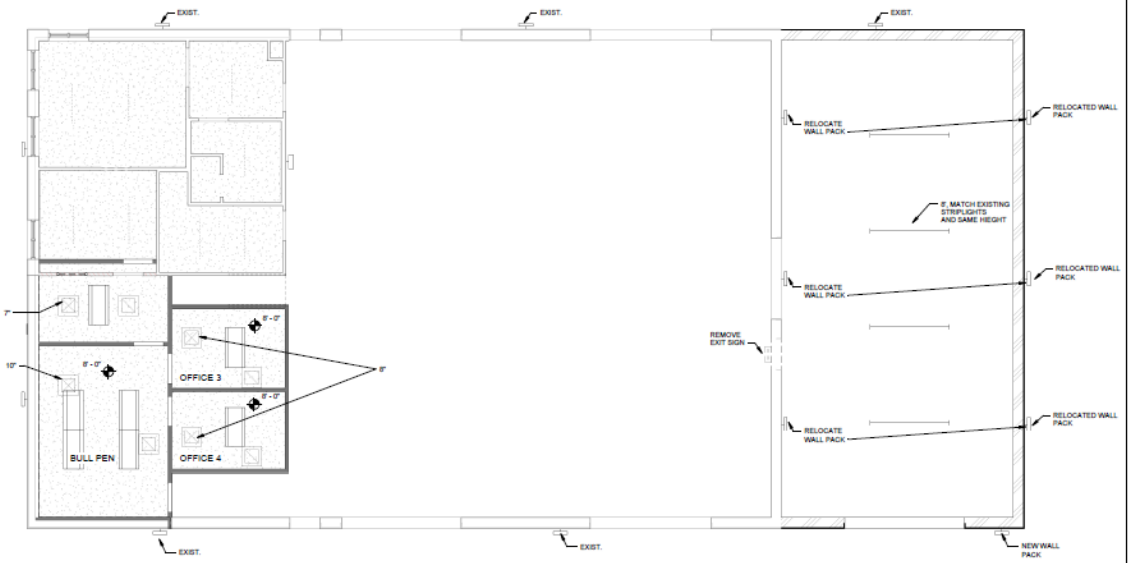
1. CAP AND PRESURE TEST EXIST. 2" PVC PIPE FOR FUTURE AIR COMPRESSOR

WILCO FACILITIES MANAGEMENT

SW REGIONAL PARK
MAINTENANCE SHED REMODEL
3005 County Road 175 Round Rock, Texas

ISSUED: 6/3/2026
DRAWN BY: DL
REVISIONS:

FLOOR PLAN
A2.1



1 FLOOR 1 RCP
3/16" = 1'-0"

CEILING PLAN NOTES

1. CEILING HEIGHTS GIVEN ARE TO FACE OF FINISH.
2. VERIFY AND COORDINATE PLACEMENT OF LIGHTING W/ OTHER TRADES (STRUCTURAL, HVAC, FIRE SPRINKLERS, ETC.). CONSULT MANUFACTURER IF ALTERNATE HOUSINGS ARE REQ'D.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

CEILING PLAN LEGEND

- 2'x4' TROFFER (ORIENTATION)
- 2'x2' TROFFER (ORIENTATION)
- 2'x4' SURFACE MOUNT
- PENDANT
- RECESSED CAN
- RECESSED WALL WASHER
- WALL SCONCE
- EXIT SIGN
- SUPPLY AIR DIFFUSER
- RETURN AIR GRILL
- EXHAUST FAN
- LAY-IN ACOUSTICAL CEILING
- 5/8" GYP. BOARD CEILING

NORTH

WILCO FACILITIES MANAGEMENT

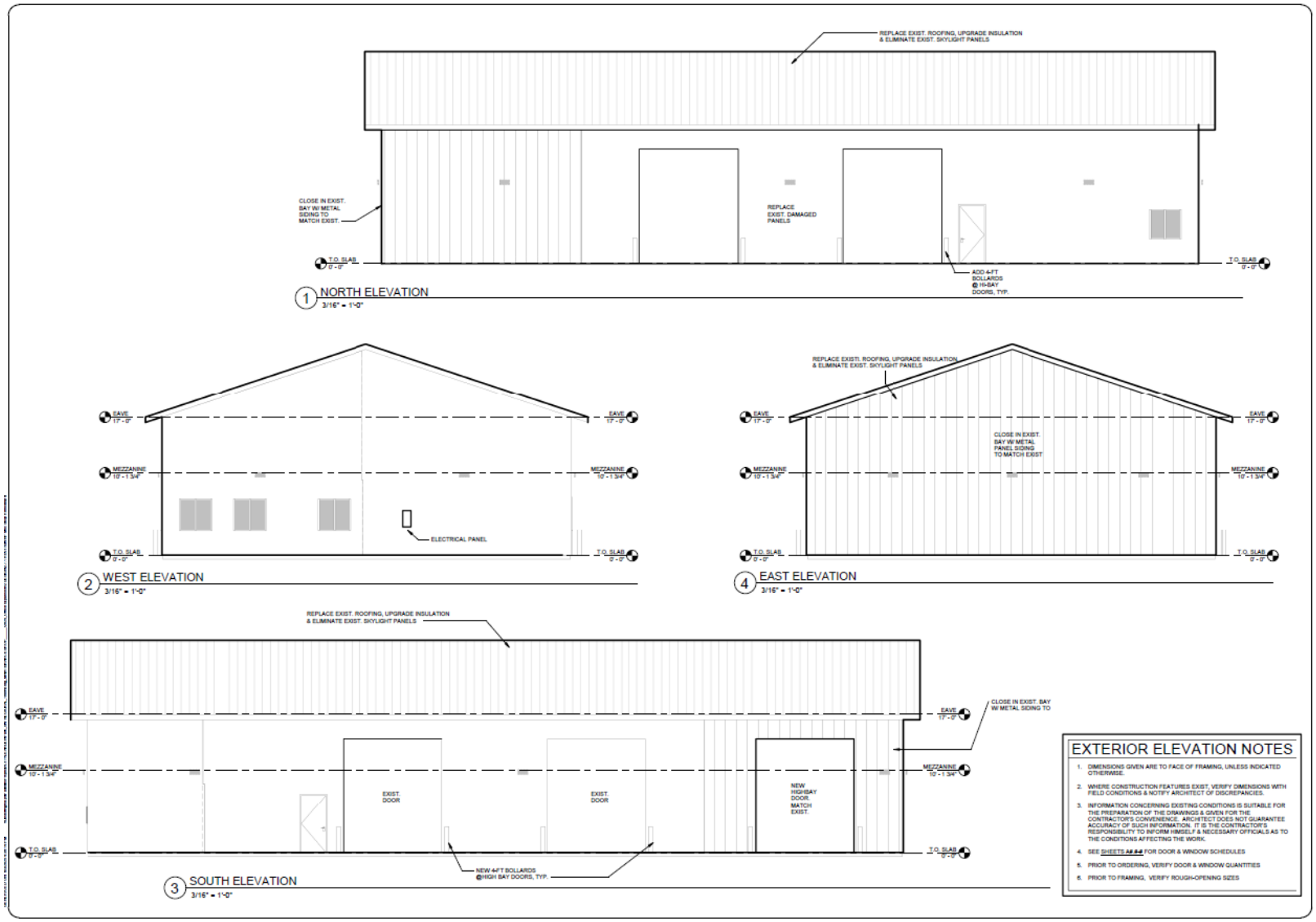
SW REGIONAL PARK
MAINTENANCE SHED REMODEL
3005 County Road 175 Round Rock, Texas

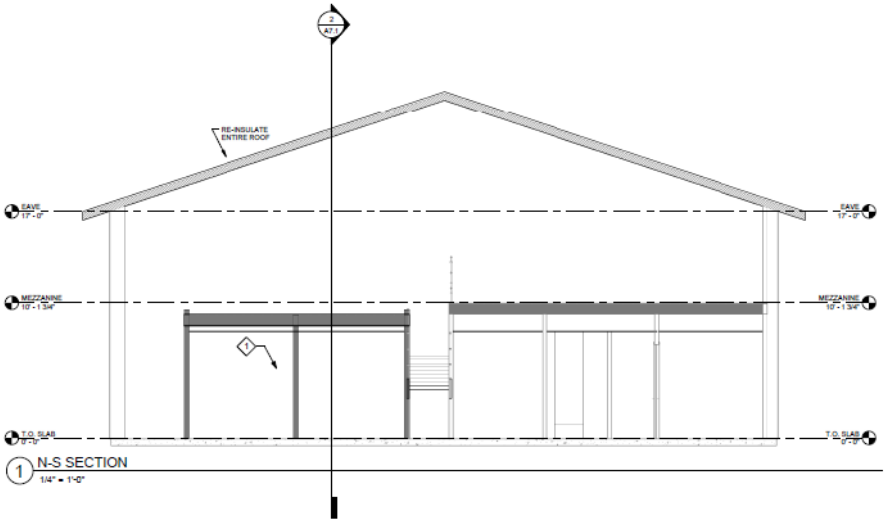
ISSUED: 6/3/2025
DRAWN BY: DL
REVISIONS:

REFLECTED CEILING PLAN
A4.1

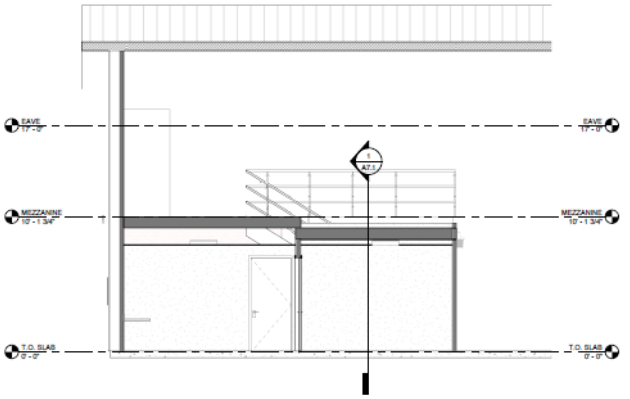
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REPLACE EXIST. ROOFING, UPGRADE INSULATION & ELIMINATE EXIST. SKYLIGHT PANELS
CLOSE IN EXIST. BAY W/ METAL SIDING TO MATCH EXIST.
REPLACE EXIST. DAMAGED PANELS
T.O. SLAB 0' - 0"
ADD 4-FT BOLLARDS @ HI-BAY DOORS, TYP.
1 NORTH ELEVATION
3/16" = 1'-0"
EAVE 17' - 0"
MEZZANINE 10' - 1 3/4"
ELECTRICAL PANEL
2 WEST ELEVATION
3/16" = 1'-0"
CLOSE IN EXIST. BAY W/ METAL PANEL SIDING TO MATCH EXIST
4 EAST ELEVATION
3/16" = 1'-0"
EXIST. DOOR
NEW HIGHBAY DOOR, MATCH EXIST.
NEW 4-FT BOLLARDS @HIGH BAY DOORS, TYP.
3 SOUTH ELEVATION
3/16" = 1'-0"
EXTERIOR ELEVATION NOTES
1. DIMENSIONS GIVEN ARE TO FACE OF FRAMING, UNLESS INDICATED OTHERWISE.
2. WHERE CONSTRUCTION FEATURES EXIST, VERIFY DIMENSIONS WITH FIELD CONDITIONS & NOTIFY ARCHITECT OF DISCREPANCIES.
3. INFORMATION CONCERNING EXISTING CONDITIONS IS SUITABLE FOR THE PREPARATION OF THE DRAWINGS & GIVEN FOR THE CONTRACTOR'S CONVENIENCE. ARCHITECT DOES NOT GUARANTEE ACCURACY OF SUCH INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM HIMSELF & NECESSARY OFFICIALS AS TO THE CONDITIONS AFFECTING THE WORK.
4. SEE SHEETS A8.0-8.2 FOR DOOR & WINDOW SCHEDULES
5. PRIOR TO ORDERING, VERIFY DOOR & WINDOW QUANTITIES
6. PRIOR TO FRAMING, VERIFY ROUGH-OPENING SIZES
WILCO FACILITIES MANAGEMENT
SW REGIONAL PARK
MAINTENANCE SHED REMODEL
3005 County Road 175 Round Rock, Texas
ISSUED: 6/3/2025
DRAWN BY: DL
REVISIONS:
BUILDING ELEVATIONS
A5.1



1 N-S SECTION
1/4" = 1'-0"



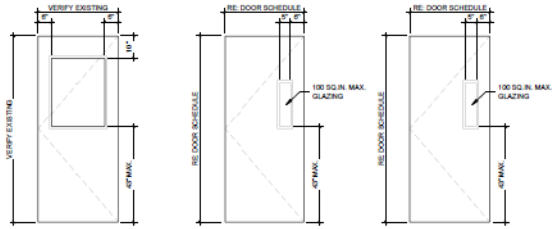
2 Section 1
1/4" = 1'-0"

WILCO FACILITIES MANAGEMENT

SW REGIONAL PARK
MAINTENANCE SHED REMODEL
3005 County Road 175 Round Rock, Texas

ISSUED: 6/3/2025
DRAWN BY: DL
REVISIONS:

BUILDING SECTIONS
A7.1



DOOR TYPE - 12

EXISTING, FLUSH, SOLID CORE, WOOD DOOR

EXISTING FINISH

FURNISH WITH ¼" THICK, CLEAR VIEW LITE IN METAL FRAME

DOOR TYPE - D2

1¾" THICK, FLUSH, SOLID CORE, PLAIN SLICED, RED OAK VENEER.

FIELD STAIN & VARNISH FINISH.* NO PRE-FINISHED TRIM.

FURNISH WITH ½" THICK, CLEAR VIEW LITE IN METAL FRAME

** SELECT FROM TxDOT STANDARD STAINS (NATURAL / OAK / PECAN) TO MATCH EXISTING FACILITY*

DOOR TYPE - D3

1¾" THICK, FLUSH, EXTRA HEAVY-DUTY, HOLLOW METAL DOOR, INSULATED.

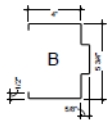
PAINT FINISH.*

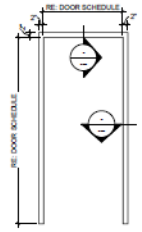
FURNISH WITH ½" THICK, CLEAR VIEW LITE IN METAL FRAME

** SELECT FROM TxDOT STANDARD PAINTS (SW6074, 6081, 7016, 7036) TO MATCH EXISTING FACILITY*

DOOR SCHEDULE

DOOR NUMBER	SIZE H	SIZE W	SIZE T	DOOR TYPE	DOOR MATL.	FRAME TYPE	FRAME MATL.	HARDWARE SET	FIRE RATING	REMARKS
0A	7' - 0"	3' - 0"	0' - 1 3/4"	D1	WOOD					
1A	7' - 0"	3' - 0"	0' - 1 3/4"	D1	WOOD					
2A	7' - 0"	3' - 0"	0' - 1 3/4"	D1	WOOD					
2C	8' - 0"	8' - 1"	0' - 1 1/2"	D4						
2D	7' - 0"	3' - 0"	0' - 1 3/4"	D1	WOOD					
2E	7' - 0"	3' - 0"	0' - 1 3/4"	D1	WOOD					
2F	14' - 0"	12' - 1"	0' - 1 1/2"	D6						
2G	7' - 0"	3' - 0"	0' - 1 3/4"	D1	WOOD					
101K	0' - 0"	3' - 10 25/64"		D6						





FRAME TYPE - F1

HOLLOW METAL FRAME PAINT FINISH *

** SELECT FROM TxDOT STANDARD PAINTS (SW6074, 7016, 6081, 7036) TO MATCH EXISTING FACILITY*

SECURITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CONTINUOUS SECURITY AT AFFECTED OPENINGS FOR THE DURATION OF THE CONSTRUCTION CONTRACT. COORDINATE SECURITY STATUS CHANGES W/ PROJECT MANAGER & USER-GROUP PRIOR TO IMPLEMENTING CHANGES.
2. PROVIDE CYLINDERS TO MATCH GRAND MASTER KEY SYSTEM FOR THIS FACILITY.
4. CORES & KEYS SHALL BE FURNISHED BY OWNER

DOOR SCHEDULE NOTES

1. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. HARDWARE SHALL MEET REQUIREMENTS OF ANSI A117.1.
3. RAISED THRESHOLDS AT DOORWAYS SHALL NOT EXCEED ½-IN. FLOOR LEVEL CHANGES GREATER THAN ¼-IN. AT DOORWAY SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN (1) UNIT VERTICAL AND (2) UNITS HORIZONTAL.
4. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT & SHALL UNLOCK IN ONE MOTION.
5. ACCESSIBLE DOORS SHALL BE OPERABLE W/ HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. UNLATCHING OF EGRESS DOORS SHALL NOT REQUIRE MORE THAN (1) OPERATION.
6. HARDWARE FOR ACCESSIBLE DOOR PASSAGE SHALL BE CENTERED BETWEEN 30-IN. TO 44-IN. ABOVE FINISHED FLOOR.
7. DOOR OPENING FORCES SHALL BE AS ALLOWABLE BY T.A.S.

HARDWARE LEGEND

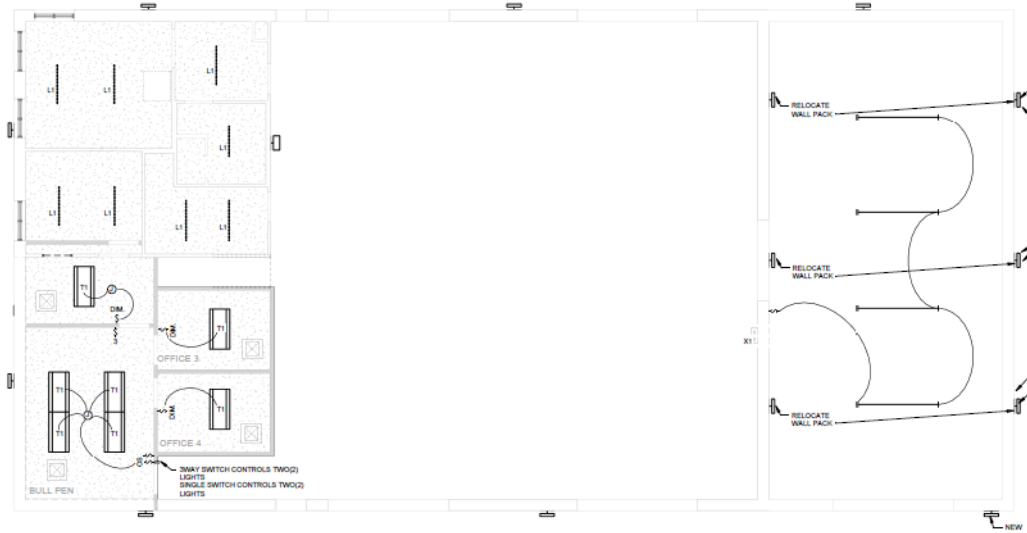
HW-X REF. SPECIFICATION 08 71 00

WILCO FACILITIES MANAGEMENT

SW REGIONAL PARK
MAINTENANCE SHED REMODEL
3005 County Road 175 Round Rock, Texas

ISSUED: 6/3/2025
DRAWN BY: DL
REVISIONS:

SCHEDULES
A9.1



1 1ST FLOOR LIGHTING PLAN
3/16" = 1'-0"

LIGHTING NOTES

1. VERIFY & COORDINATE PLACEMENT OF LIGHTING FIXTURES & SWITCHES WITH OTHER TRADES (STRUCTURAL, HVAC, FIRE SPRINKLERS, ETC.). CONSULT MANUFACTURER IF ALTERNATE HOUSINGS ARE REQUIRED.
2. SCHEDULE ACUITY LIGHT PROGRAMMING 30 DAYS AFTER USER GROUP MOVE-IN TO ENSURE PROPER FUNCTION.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

LIGHTING LEGEND

- 2'x4' TROFFER
- 2'x2' TROFFER
- 2'x4' SURFACE MOUNT
- 1'x4' SURFACE MOUNT
- UNDER-CABINET VALENCE
- LED TAPE UP-LIGHT
- RECESSED CAN
- RECESSED WALL-WASHER
- SCONCE
- PENDANT
- DECORATIVE FIXTURE
- EXIT SIGN
- LIGHTED EXTERIOR SIGNAGE
- SWITCH
- 3-WAY SWITCH
- DIMMER
- OCCUPANCY SENSOR
- EXHAUST FAN (REFERENCE LOCATION)
- MONITOR MOUNT (REFERENCE LOCATION)
- SUPPLY DIFFUSER (REFERENCE LOCATION)

KEYED LIGHTING NOTES

1. PROVIDE DIMMER TO CONTROL LIGHTS SWITCHED THROUGH SWITCHBANK
2. 3-WAY SWITCH ON CABINET FACE (RE: INTERIOR ELEVATIONS)

LIGHTING SCHEDULE

SYMBOL	TYPE	MODEL NO.	MANUFACTURER	LAMP	WATTAGE	COUNT	REMARKS
	<varies>	<varies>	<varies>	<varies>	<varies>	19	
L1	LED TAPE	RB124.435	ACOLYTE	LED	4.4 WR	6	APPX. 77 LINEAR FT.
T1	TROFFER (2x4)	2ST2GDLS35-4-PMW-UNV-DIM	PHILIPS	LED	40	7	
X1	EXIT SIGN (1-SIDED)	CNSGCA1C	PHILIPS	LED	5	1	

WILCO FACILITIES MANAGEMENT

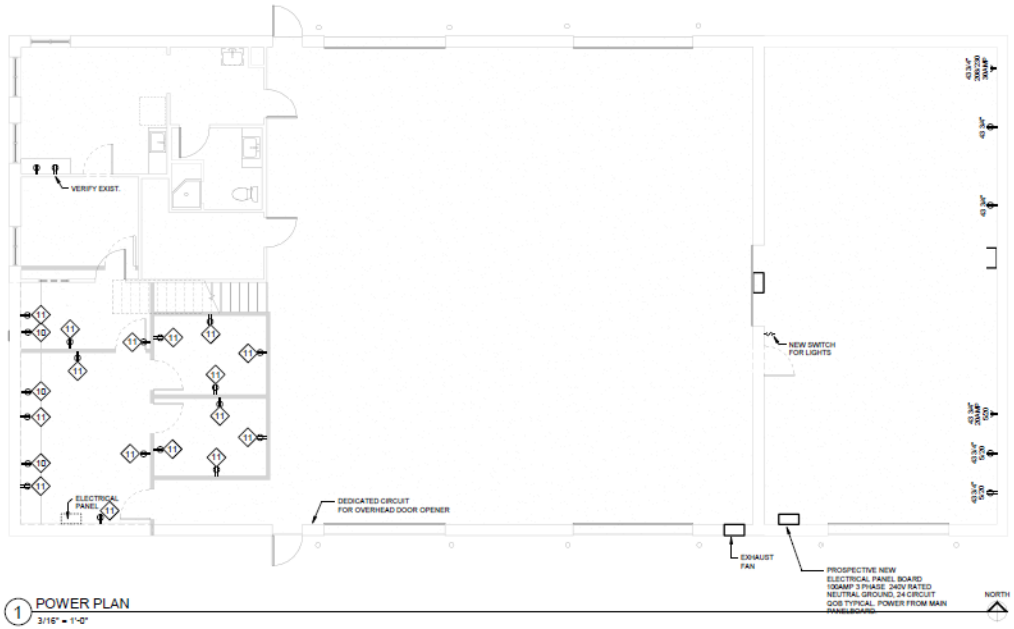
SW REGIONAL PARK
MAINTENANCE SHED REMODEL
3005 County Road 175 Round Rock, Texas

ISSUED: 6/3/2025
DRAWN BY: DL
REVISIONS:

LIGHTING PLAN
E2.1

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1 POWER PLAN
3/16" = 1'-0"

POWER NOTES

1. POWER TERMINATIONS ARE INDICATED FOR SPECIFIC LOCATIONS REQUESTED BY OWNER. PROVIDE ADDITIONAL RECEPTACLES AS REQUIRED BY CODE.
2. PROVIDE POWER FOR ALL EQUIPMENT FOR A COMPLETE WORKING INSTALLATION. VERIFY EXACT LOCATIONS.
4. 'H' NOTED ADJACENT TO SYMBOL INDICATES OUTLET INSTALLED IN HORIZONTAL ORIENTATION
5. NUMBER NOTED ADJACENT TO SYMBOL INDICATES MOUNTING HEIGHT IN INCHES ABOVE FINISH FLOOR TO CENTERLINE OF DEVICES, TYP. IF NO HEIGHT IS SHOWN, MOUNT CENTERLINE OF J-BOX @ 18-IN. A.F.F.
6. PROVIDE REQUIRED POWER, DEDICATED CIRCUITS, ETC., FOR OWNER'S COMPUTER SYSTEM. VERIFY REQUIREMENTS FOR FUTURE NETWORKING.
7. FOR LOW VOLTAGE CABLING (INCLUDING DATA, PHONE, STEREO, CATV) INSTALL 4-IN. SQUARE BOX W/ SINGLE-GANG PLASTER RING FLUSH IN WALL AND 3/4-IN. CONDUIT W/ PULL-CORD FROM OUTLET TO ABOVE NEAREST ACCESSIBLE CEILING. TERMINATE CONDUIT ABOVE CEILING W/ PLASTIC BUSHING TO PROTECT CABLES DURING INSTALLATION.

   FOR NEW CONSTRUCTION USE EMT STUB-UP. FOR REMODEL WORK, USE FLEXIBLE METAL CONDUIT W/ END SECURED ABOVE CEILING TO PREVENT CONDUIT FROM FALLING BACK INTO PARTITION WALL.

POWER LEGEND

- SWITCH W/ MOUNTING HEIGHT & ORIENTATION
- DUPLEX OUTLET
- SWITCH (1) OUTLET IN DUPLEX
- CONTINUOUS PLUG MOLD (SURFACE / RECESSED AS INDICATED)
- FLUSH IN-FLOOR DUPLEX OUTLET
- QUADPLEX OUTLET
- COMBINATION TELEPHONE & DATA OUTLET UNDER COMMON COVER
- DATA OUTLET
- J-BOX ABOVE DROP CEILING W/ PULL WIRE
- FLUSH IN-FLOOR J-BOX W/ PULL WIRE

KEYED POWER NOTES

1. REFER TO EQUIPMENT REP. DRAWINGS FOR POWER REQUIREMENTS IN THIS ROOM
2. PROVIDE POWER FOR HVAC UNITS
3. PROVIDE OPEN CONDUIT THRU CEILING FOR DATA CABLING, COORDINATE W/ HIGH TECH EQUIPMENT REP.
4. PROVIDE POWER/DATA FOR CPU UNIT & GROMMET IN COUNTER AT DESK-TOP MONITOR LOCATION
5. PROVIDE POWER/DATA FOR WALL/CEILING-MOUNT MONITOR
6. PROVIDE POWER FOR ICE MAKER
7. PROVIDE POWER FOR REFRIGERATOR
8. PROVIDE POWER FOR MICROWAVE
9. PROVIDE POWER FOR FOOD WASTE DISPOSAL
10. DEMO EXISTING DUPLEX AT 40 3/4" ℄
11. NEW DUPLEX RECEPTICALS AT 18" AFF ℄

WILCO FACILITIES MANAGEMENT

SW REGIONAL PARK
MAINTENANCE SHED REMODEL
3005 County Road 175 Round Rock, Texas

ISSUED: 6/3/2025
DRAWN BY: DL
REVISIONS:

POWER PLAN
E2.5

THIS DRAWING CREATED FOR PRODUCTION ON 30"x42" FULL SIZE SHEET (11"x17" HALF SIZE SHEET)

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1 MECHANICAL PLAN
3/16" = 1'-0"

MECHANICAL NOTES

1. SEPARATE PUBLIC & STAFF ZONES FOR THERMAL COMFORT OF INDIVIDUALS AT DIFFERENT ACTIVITY LEVELS.
2. PROVIDE "SWITCHED" EXHAUST FANS AT RESTROOMS & STAFF ROOM.
3. PROVIDE INDIVIDUALLY-ZONED COOLING @ MECHANICAL ROOM & HIGH-TECH CLOSET EVEN DURING THE HEATING SEASON

MECHANICAL LEGEND

- ZONE — HVAC ZONED AREA. PROVIDE ADDITIONAL ZONES AS REQUIRED.
- HVAC OUTDOOR CONDENSER
- SUPPLY AIR VENT
- RETURN AIR GRILL
- SWITCHED EXHAUST FAN @ CEILING
- T — THERMOSTAT

WILCO FACILITIES MANAGEMENT

SW REGIONAL PARK
MAINTENANCE SHED REMODEL
3005 County Road 175 Round Rock, Texas

ISSUED: 6/3/2025
DRAWN BY: DL
REVISIONS:

MECHANICAL PLAN
M2.1

THIS DRAWING CREATED FOR PRODUCTION ON 22"x34" FULL SIZE SHEET (11"x17" HALF SIZE SHEET)

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CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1331854

Date Filed:
07/02/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Falkenberg Construction Co., Inc.
Grand Prairie, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Willamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
608.25 R2
WILCO - SWRP Maintenance Shop Remodel

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Castro, John	Grand Prairie, TX United States	X	
Gomez, Moses	Grand Prairie, TX United States	X	
Arnold, Chris	Grand Prairie, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is [redacted], and my date of birth is [redacted]

My address is [redacted]
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 2nd day of July (month), 20 25 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1331854

Date Filed:
07/02/2025

Date Acknowledged:
07/07/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Falkenberg Construction Co., Inc.
Grand Prairie, TX United States

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Willamson County

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608.25 R2
WILCO - SWRP Maintenance Shop Remodel

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Castro, John	Grand Prairie, TX United States	X	
Gomez, Moses	Grand Prairie, TX United States	X	
Arnold, Chris	Grand Prairie, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **51.**

Meeting Date: 07/15/2025

Award of RFSQ #25RFSQ4 Program Management Services for the Justice Complex Planning & Development to Kitchell/CEM, Inc. for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action awarding RFSQ #25RFSQ4 Program Management Services Agreement for the Justice Complex Planning & Development to Kitchell/CEM, Inc., in the amount of Thirteen Million, Nine Hundred Ninety-Three Thousand, Eight Hundred Forty-Five Dollars ($13,993,845.00) and authorize execution of the agreement. Funding P#: TBD.

Background

Williamson County sent out over eleven thousand (11,111) notifications and received seven (7) submissions. The evaluation committee is recommending that Kitchell/CEM, Inc. be awarded RFP #25RFSQ4 to provide comprehensive program management expertise to assist staff in the successful implementation of the planning, programming, development, and operational transition for future growth of the Jail and Justice Center Complex buildings. The funding source P # is TBD, and the point of contact is Christy Matoska of Facilities Management.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Professional Service Agreement

Recommendation Letter

Evaluation Sheet

Form 1295 Kitchell/CEM, Inc. Complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 11:18 AM
Form Started By: Michelle McKinney		Started On: 07/10/2025 10:10 AM
Final Approval Date: 07/10/2025		

AGREEMENT FOR PROGRAM MANAGEMENT SERVICES

PROJECT: **Justice Complex Planning & Development** ("Project")

PROGRAM MANAGER: **Kitchell/CEM, Inc.** ("PM")
Cameron Glass, Program Executive
7600 N. Capital of Texas Highway
Austin, TX 78731

COUNTY'S DESIGNATED REPRESENTATIVE: **Williamson County Facilities Department**
Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

THIS AGREEMENT FOR PROGRAM MANAGEMENT ("Agreement") is made and entered into effective as of the latest date of the signatories indicated at the conclusion of this document (the "Effective Date"), by and between **Williamson County**, a body corporate and politic under the laws of the State of Texas ("County") and PM.

R E C I T A L S

WHEREAS, **V.T.C.A., Government Code §2254.002(2)(A)(vii) under Subchapter A** entitled "Professional Services Procurement Act" provides for the procurement by counties of services of professional program managers; and

WHEREAS, County intends to **engage a qualified Project Management Firm (PMF) to provide comprehensive program management expertise to assist staff in the successful implementation of the planning, programming, development, and operational transition for future growth of the Jail and Justice Center Complex of buildings**; and

WHEREAS, County desires that PM perform certain professional services in connection with the Project; and

WHEREAS, PM represents that it is qualified and desires to perform such services;

NOW, THEREFORE, County and PM, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

ARTICLE 1
SCOPE OF AGREEMENT

PM agrees to perform professional services in connection with the Project as stated herein, and for having rendered such services, County agrees to pay to PM compensation as stated in the articles to follow.

ARTICLE 2
CONTRACT DOCUMENTS AND APPLICABLE PROJECT DOCUMENTS

2.1 Contract Documents.
Contract Documents consist of this Agreement, any exhibits attached hereto (which exhibits are hereby incorporated into and made a part of this Agreement), and all fully executed Supplemental Agreements which are subsequently issued. These form the entire Agreement, and all are as fully a part of this Agreement as if attached to this Agreement or repeated herein.

2.2 Existing Information.
County shall provide PM with all existing plans, maps, studies, reports, field notes, statistics, computations, and other data in its possession relative to existing facilities and to this particular Project at no cost to PM; however, any and all such information shall remain the property of County and shall be returned, if County so instructs PM.

2.3 Project Documents.
In addition to any other pertinent and necessary Project documents, the following documents shall be used in the development of the Project:

2.3.1
2012 Edition of the Texas Accessibility Standards (TAS) regarding the Elimination of Architectural Barriers Program, including latest revisions (*see* 16 Tex. Admin. Code § 68.100; *see also* Tex. Gov't Code, Ch. 469).

2.3.2
Americans with Disabilities Act (ADA)

2.3.3
Williamson County Facilities Building Code Adoption List, 2020 edition as updated

2.3.4
Williamson County Consultant Design Submittal Guidelines, 2020 edition as updated

ARTICLE 3
NON-COLLUSION; DEBARMENT; AND FINANCIAL INTEREST PROHIBITED

3.1 Non-collusion.
PM warrants that it has not employed or retained any company or persons, other than a bona fide employee working solely for PM, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or subconsultant any fee, commission, percentage, brokerage fee,

gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, County reserves and shall have the right to annul this Agreement without liability or, in its discretion and at its sole election, to deduct from the Agreement price or compensation, or to otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

3.2 Debarment Certification.
PM must sign the Debarment Certification enclosed herewith as **Exhibit E**.

3.3 Financial Interest Prohibited.
PM covenants and represents that PM, its officers, employees, agents, consultants, and subcontractors will have no financial interest, direct or indirect, in the purchase or sale of any product, materials, or equipment that will be recommended or required for the construction of the Project.

ARTICLE 4
CHARACTER AND SCOPE OF SERVICES

4.1
In consideration of the compensation herein provided, PM shall perform professional project management, plan review, building inspection and commissioning services for the Project, which are acceptable to County, based on standard project management, plan review, building inspection and commissioning practices and the scope of work described on the Exhibits attached to this Agreement. PM shall also serve as County's professional program manager in those phases of the Project to which this Agreement applies and will consult with and give advice to County during the performance of PM's services.

4.2
PM shall perform the following Basic Scope of Services (sometimes referred to herein as the “Basic Scope of Services”, “Basic Services” or the “Scope of Services”):

4.2.1
The Basic Scope of Services shall generally consist of all elements of work, meetings, materials, and equipment required for the development of the Project in accordance with the requirements, policies, and general practices of Williamson County.

4.2.2
As part of the Basic Services, PM shall submit its work products to County for review as requested by County.

4.2.3
The detailed Basic Services for the Project is set forth herein as **Exhibit A** to this Agreement, which is expressly incorporated and made a part hereof.

ARTICLE 5
TIME FOR PERFORMANCE

5.1 Commencement.
PM shall not commence work until PM has been thoroughly briefed on the scope of the Project and has been notified in writing to proceed, as evidenced by a Notice to Proceed.

5.2 Duration.
PM agrees to complete the Basic Services within the time period set forth in **Exhibit C**. The time limits set out therein may, for good cause, be extended, in writing, by County as the Project proceeds.

ARTICLE 6
COMPENSATION AND EXPENSES

6.1 Basic Fee.
For and in consideration of the Basic Services rendered by PM, County shall pay to PM up to **Thirteen Million, Nine Hundred Ninety-Three Thousand, Eight Hundred Forty-Five Dollars ($13,993,845.)** hereinafter called the "Basic Fee".

The Basic Fee is based upon all estimated labor costs required in the performance of all items and phases of the Basic Services set forth in **Exhibit A**. Compensation for Basic Services will be paid by County by monthly invoices of percentage completion of fees by phase of the Basic Fee as set forth in **Exhibit B**. County will only be obligated to pay PM for the performance of items and phases of the Basic Services actually rendered and incurred, which may be less than the above stated Basic Fee.

6.2 Expenses.
PM shall be reimbursed for actual non-labor and subcontract expenses incurred in the performance of the services under this Agreement in accordance with the Williamson County Vendor Reimbursement Policy set forth under **Exhibit D**. Invoices requesting reimbursement for costs and expenditures related to the Project (reimbursables) must be accompanied by copies of the provider's invoice and **must strictly comply with the Williamson County Vendor Reimbursement Policy**. The copies of the provider's invoice must evidence the actual costs billed to PM without markup. Reimbursable Expenses are in addition to compensation for Basic and Additional Services and must not exceed **One Hundred Thirty-Nine Thousand, Nine Hundred Thirty-Eight Dollars ($139,938.)**.

ARTICLE 7
ADDITIONAL SERVICES AND CHARGES

For the performance of services not specifically described as Basic Services under **Article 4** above (sometimes referred to herein as "Additional Services"), County shall pay and PM shall receive, under a negotiated, written Supplemental Agreement, Additional Services compensation based upon invoices of percentage completion.

PM shall not, however, be compensated for work made necessary by PM's negligent errors or omissions. In the event of any dispute over the classification of PM's services as Basic or

Additional Services under this Agreement, the decision of County shall be final and binding on PM.

It is expressly understood and agreed that PM shall not furnish any Additional Services without the prior written authorization of County by a negotiated Supplemental Agreement. County shall have no obligation to pay for such Additional Services which have been rendered without prior written authorization of County as hereinabove required.

ARTICLE 8
TIME OF PAYMENT; PAYMENT AND INTEREST; AND RIGHT TO AUDIT

8.1 Time of Payment.

During the performance of the services provided for in this Agreement, monthly payments shall be made based upon that portion of the services which has been completed.

On or about the last day of each calendar month during the performance of the Basic Services to be provided under this Agreement, PM shall submit to County working documents in any stage of completion to demonstrate incremental progress of Basic Services and the compensation which is due for percentage completion of Basic Services.

On or about the last day of each calendar month during the performance of the Additional Services to be provided under **Article 7**, PM shall submit to County working documents in any stage of completion to demonstrate incremental progress of Additional Services under an applicable Supplemental Agreement related thereto, and the compensation which is due for percentage completion of particular Additional Services.

County shall review the documentation and shall pay each statement as set forth in this **Article 8**, however, the approval or payment of any statement shall not be considered evidence of performance by PM to the point indicated by such statement or of receipt or acceptance by County of the services covered by such statement. Final payment does not relieve PM of the responsibility of correcting any errors or omissions resulting from PM's negligence.

Upon submittal of the initial invoice, PM shall provide the County Auditor with an Internal Revenue Form W-9, Request for Taxpayer Identification Number and Certification that is complete in compliance with the Internal Revenue Code, its rules and regulations.

8.2 Prompt Payment Policy.

In accordance with **Chapter 2251, V.T.C.A., Texas Government Code**, payment to PM will be made within **thirty (30) days** of the day on which the performance of services was complete, or within **thirty (30) days** of the day on which the County Auditor receives a correct invoice for services, whichever is later. PM may charge a late fee (fee shall not be greater than that which is permitted by Texas law) for payments not made in accordance with this prompt payment policy; however, this policy does not apply in the event:

8.2.1
There is a bona fide dispute between County and PM concerning the supplies, materials, or equipment delivered or the services performed that causes the payment to be late; or

8.2.2
There is a bona fide dispute between PM and a subcontractor/ subconsultant or between a subcontractor/ subconsultant and its supplier concerning supplies, materials, or equipment delivered or the Basic Services performed which causes the payment to be late; or

8.2.3
The invoice is not submitted to Williamson County in strict accordance with instructions, if any, on the purchase order, or this Agreement or other such contractual agreement.

The County Auditor shall document to PM the issues related to disputed invoices within **ten (10) calendar days** of receipt of such invoice. Any non-disputed invoices shall be considered correct and payable per the terms of **Texas Government Code, Chapter 2251, V.T.C.A**.

ARTICLE 9
PROJECT TEAM

County's Designated Representative for purposes of this Agreement is as follows:

Williamson County Facilities Department
Attn: Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

County shall have the right, from time to time, to change the County's Designated Representative by giving PM written notice thereof. With respect to any action, decision, or determination which is to be taken or made by County under this Agreement, the County's Designated Representative may take such action or make such decision or determination or shall notify PM in writing of an individual responsible for, and capable of, taking such action, decision, or determination, and shall forward any communications and documentation to such individual for response or action. Actions, decisions or determinations by County's Designated Representative on behalf of County shall be done in his or her reasonable business judgment unless express standards or parameters therefor are included in this Agreement, in which case, actions taken by County's Designated Representative shall be in accordance with such express standards or parameters. Any consent, approval, decision, or determination hereunder by County's Designated Representative shall be binding on County; *provided, however,* County's Designated Representative shall not have any right to modify, amend, or terminate this Agreement or executed Supplemental Agreement. County's Designated Representative shall not have any authority to execute a Supplemental Agreement unless otherwise granted such authority by the Williamson County Commissioners Court.

PM's Designated Representative for purposes of this Agreement is as follows:

Kitchell/CEM, Inc.
Cameron Glass, Program Executive
7600 N. Capital of Texas Highway
Austin, TX 78731

PM shall have the right, from time to time, to change PM's Designated Representative by giving

County written notice thereof. With respect to any action, decision, or determination which is to be taken or made by PM under this Agreement, PM's Designated Representative may take such action or make such decision or determination, or shall notify County in writing of an individual responsible for and capable of taking such action, decision, or determination and shall forward any communications and documentation to such individual for response or action. Actions, decisions, or determinations by PM's Designated Representative on behalf of PM shall be done in his or her reasonable business judgment unless express standards or parameters therefor are included in this Agreement, in which case, actions taken by PM's Designated Representative shall be in accordance with such express standards or parameters. Any consent, approval, decision, or determination hereunder by PM's Designated Representative shall be binding on PM. PM's Designated Representative shall have the right to modify, amend, and execute Supplemental Agreements on behalf of PM.

ARTICLE 10
NOTICE

Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to County or PM at the following addresses. If mailed, any notice or communication shall be deemed to be received **three (3) days** after the date of deposit in the United States Mail. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

County: Williamson County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

With copy to: Williamson County Facilities Department
Attn: Director of Facilities
3101 SE Inner Loop
Georgetown, Texas 78626

and to: Office of General Counsel
Williamson County Commissioners Court
401 W. 6th Street
Georgetown, Texas 78626

PM: Kitchell/CEM, Inc.
7600 N. Capital of Texas Highway
Austin, TX 78731

Attention: Cameron Glass
Project Executive

Either party may designate a different address by giving the other party ten (10) days written notice.

ARTICLE 11
PROGRESS EVALUATION

PM shall, from time to time during the progress of the Basic Services and, when applicable, progress of Additional Services, confer with County at County's election. PM shall prepare and present such information as may be pertinent and necessary, or as may be reasonably requested by County, in order for County to evaluate features of the Basic Services and any applicable Additional Services. At the request of County or PM, conferences shall be provided at PM's office, the offices of County, or at other locations designated by County. When requested by County, such conferences shall also include evaluation of the Basic Services and any applicable Additional Services. County may, from time to time, require PM to appear and provide information to the Williamson County Commissioners Court.

Should County determine that the progress in Basic Services or any applicable Additional Services does not satisfy the terms of this Agreement, then County shall review same with PM to determine corrective action required.

PM shall promptly advise County in writing of events which have or may have a significant impact upon the progress of the Basic Services and any applicable Additional Services, including but not limited to the following:

11.1
Problems, delays, adverse conditions which may materially affect the ability to meet the objectives of this Agreement or preclude the attainment of Project Basic Services and any applicable Additional Services by established time periods; and such disclosure shall be accompanied by statement of actions taken or contemplated, and County assistance needed to resolve the situation, if any; and

11.2
Favorable developments or events which enable meeting goals sooner than anticipated in relation to this Agreement or any applicable Supplemental Agreement.

ARTICLE 12
CHANGES IN COMPLETED BASIC SERVICES

If County deems it necessary to request changes to previously satisfactorily completed Basic Services or parts thereof which involve changes to the original Basic Services or character of Basic Services under this Agreement, then PM shall make such revisions as requested and as directed by County. Such revisions shall be considered as Additional Services and paid for as specified under **Article 7** and **Article 8**. PM shall make revisions to Basic Services authorized hereunder as are necessary to correct errors appearing therein, when required to do so by County. No additional compensation shall be due for such Basic Services.

ARTICLE 13
REVIEW PROCESS AND REVISIONS TO PM WORK PRODUCT

13.1 Review Process.

PM's Work Product will be reviewed by County under its applicable technical requirements and procedures, as follows:

13.1.1 Submittal.
Reports, plans, surveys, field notes, original drawings, computer tapes, graphic files, tracings, calculations, analyses, reports, specifications, data, sketches and/or schematics prepared by PM and supporting documents (collectively referred to hereinabove and hereinafter as the "PM Work Product(s)"), shall be submitted by PM on or before the dates specified for completion, as set out in the Production Schedule set forth in **Exhibit C**.

13.1.2 Completion.
Reports, plans, specifications, and supporting documents shall be submitted by PM on or before the dates specified in **Exhibit C**. Upon receipt of same, the submission shall be checked for completion. "Completion" or “Complete” shall be defined as all of the required items, as set out in **Exhibit A**, have been included in compliance with the requirements of this Agreement. The completeness of any Basic Services submitted to County shall be determined by County within thirty (30) days of such submittal and County shall notify PM in writing within such thirty (30) day period if such Basic Services have been found to be incomplete. If the submission is Complete, County will notify PM and County’s technical review process will begin.

If the submission is not Complete, County will notify PM, who shall perform such professional services as are required to complete the Basic Services and resubmit it to County. This process shall be repeated until a submission is Complete.

13.1.3 Acceptance.
County will review the completed Basic Services in each design phase for compliance with this Agreement and general conformance with the Design Deliverable Guidelines. "Acceptance" or “Accepted” shall mean that in County’s reasonable opinion, substantial compliance with the requirements of this Agreement has been achieved.

If a lack of coordination between subconsultant documents is discovered in the PM work product, which is not specifically called-out by PM as a pending coordination item, the work product will be returned to PM along with written email notification which may describe preliminary deficiencies discovered and may reference the terms of **Paragraph 13.1.3** of this Agreement. PM shall perform any required corrections to Basic Services and resubmit to County.

Should this process need to be repeated for the same or subsequent deficiencies related to the initial deficiencies, County will issue a marked-up work product to PM indicating specific deficiencies for correction. County will also issue a notice for PM to deduct **One Thousand Dollars ($ 1,000)** from the PM ‘s Basic Fee on the next invoice for each occurrence until the Basic Services are Accepted.

13.1.4 Final Approval.

After Acceptance, PM shall perform any required modifications, changes, alterations, corrections, redesigns, and additional work necessary to receive Final Approval by County. "Final Approval" in this sense shall mean formal recognition that the Basic Services have been fully carried out.

13.2 Revision to PM Work Product.

PM shall make, without expense to County, such revisions to PM Work Product as may be required to correct negligent errors or omissions so PM Work Product meets the needs of County, but after the approval of PM Work Product any revisions, additions, or other modifications made at County's request which involve extra services and expenses to PM shall entitle PM to additional compensation for such extra services and expenses; provided, however, PM hereby agrees to perform any necessary corrections to PM Work Products which are found to be in negligent error or omission as a result of PM's development of PM Work Product, at any time, without additional compensation. If it is necessary, due to such error or omission by PM, to revise any PM Work Product in order to make the Project constructible, PM shall do so without additional compensation. In the event of any dispute over the classification of PM's Work Products as Complete, Accepted, or Approved under this Agreement, the decision of County shall be final and binding on PM, subject to any civil remedy or determination otherwise available to the parties and deemed appropriate by the parties.

13.3 Days.

All references to a "day" in this Agreement shall mean a calendar day unless otherwise specified.

13.4 County's Reliance on PM.

PM's duties as set forth herein shall at no time be in any way diminished by reason of any review, evaluation, or approval by County nor shall PM be released from any liability by reason of such review, evaluation or approval by County, it being understood that County, at all times, is ultimately relying upon PM's skill, ability, and knowledge in performing the Basic Services required hereunder.

ARTICLE 14
SUSPENSION

Should County desire to suspend the Basic Services, but not to terminate this Agreement, then such suspension may be effected by County giving PM **thirty (30) calendar days'** verbal notification followed by written confirmation to that effect. Such **thirty (30)-day** notice may be waived in writing by agreement and signature of both parties. The Basic Services may be reinstated and resumed in full force and effect within **sixty (60) days** of receipt of written notice from County to resume the Basic Services. Such **sixty (60)-day** notice may be waived in writing by agreement and signature of both parties. If this Agreement is suspended for more than **thirty (30) days**, PM shall have the option of terminating this Agreement and, in the event, PM shall be compensated for all Basic Services performed and reimbursable expenses incurred, provided such Basic Services and reimbursable expenses have been previously authorized and approved by County, to the effective date of suspension.

County assumes no liability for Basic Services performed or costs incurred prior to the date authorized by County for PM to begin Basic Services, and/or during periods when Basic Services are suspended, and/or subsequent to the completion date.

ARTICLE 15
VIOLATION OF CONTRACT TERMS/ BREACH OF CONTRACT

Violation of contract terms or breach of contract by PM shall be grounds for termination of this Agreement, and any increased costs arising from PM's default, breach of contract, or violation of contract terms shall be paid by PM.

ARTICLE 16
TERMINATION

This Agreement may be terminated as set forth below.

16.1
By mutual agreement and consent, in writing, of both parties.

16.2
By County, by notice in writing to PM, as a consequence of failure by PM to perform the Basic Services set forth herein in a satisfactory manner.

16.3
By either party, upon the failure of the other party to fulfill its obligations as set forth herein.

16.4
By County, for reasons of its own and not subject to the mutual consent of PM, upon not less than **thirty (30) days** written notice to PM.

16.5
By satisfactory completion of all Basic Services and obligations described herein.

Should County terminate this Agreement as herein provided, no fees other than fees due and payable at the time of termination plus reimbursable expenses incurred shall thereafter be paid to PM. In determining the value of the Basic Services performed by PM prior to termination, County shall be the sole judge. Compensation for Basic Services at termination will be based on a percentage of the Basic Services completed at that time. Should County terminate this Agreement under **Section 16.4** above, then the amount charged during the **thirty (30)-day** notice period shall not exceed the amount charged during the preceding **thirty (30) days**.

If PM defaults in the performance of this Agreement or if County terminates this Agreement for fault on the part of PM, then County shall give consideration to the actual costs incurred by PM in performing the Basic Services to the date of default, the amount of Basic Services required which was satisfactorily completed to date of default, the value of the Basic Services which are usable to County, the cost to County of employing another firm to complete the Basic Services required and the time required to do so, and other factors which affect the value to County of the Basic Services performed at the time of default.

The termination of this Agreement and payment of an amount in settlement as prescribed above shall extinguish all rights, duties, and obligations of County under this Agreement. If the termination of this Agreement is due to the failure of PM to fulfill its contractual obligations, then

County may take over the Project and prosecute the Basic Services to completion. In such case, PM shall be liable to County for any additional and reasonable costs incurred by County.

PM shall be responsible for the settlement of all contractual and administrative issues arising out of any procurements made by PM in support of the Basic Services under this Agreement.

ARTICLE 17
USE OF DOCUMENTS

All documents, including but not limited to drawings, specifications, and data or programs stored electronically, (hereinafter referred to as "PM Work Products") prepared by PM and its subcontractors/ subconsultants are related exclusively to the services described in this Agreement and are intended to be used with respect to this Project. However, it is expressly understood and agreed by and between the parties hereto that all of PM's designs under this Agreement (including but not limited to tracings, drawings, estimates, specifications, investigations, studies and other documents, completed or partially completed), shall be the property of County to be thereafter used in any lawful manner as County elects. Any such subsequent use made of documents by County shall be at County's sole risk and without liability to PM.

By execution of this Agreement and in confirmation of the fee for services to be paid under this Agreement, PM hereby conveys, transfers, and assigns to County all rights under the Federal Copyright Act of 1976 (or any successor copyright statute), as amended, all common law copyrights and all other intellectual property rights acknowledged by law in the Project Designs and Work Product developed under this Agreement. Copies may be retained by PM. PM shall be liable to County for any loss or damage to any such documents while they are in the possession of or while being worked upon by PM or anyone connected with PM, including agents, employees, engineers or subcontractors/ subconsultants. All documents so lost or damaged shall be replaced or restored by PM without cost to County.

Upon execution of this Agreement, PM grants to County permission to reproduce PM's work and documents for purposes of constructing, using, and maintaining the Project, provided that County will comply with its obligations, including prompt payment of all sums when due, under this Agreement. PM shall obtain similar permission from PM's subcontractors/ subconsultants consistent with this Agreement. If and upon the date PM is adjudged in default of this Agreement, County is permitted to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections, or additions to the work and documents for the purposes of completing, using, and maintaining the Project.

County shall not assign, delegate, sublicense, pledge, or otherwise transfer any permission granted herein to another party without the prior written consent of PM. However, County shall be permitted to authorize the contractor, subcontractors, and material or equipment suppliers to reproduce applicable portions of PM Work Products appropriate to and for use in the execution of the Work. Submission or distribution of PM Work Products to meet official regulatory requirements or for similar purposes in connection with the Project is permitted. Any unauthorized use of PM Work Products shall be at County's sole risk and without liability to PM and its subconsultants.

Prior to PM providing to County any PM Work Products in electronic form or County providing to PM any electronic data for incorporation into PM Work Products, County and PM shall, by

separate written agreement, set forth the specific conditions governing the format of such PM Work Products or electronic data, including any special limitations not otherwise provided in this Agreement. Any electronic files are provided by PM for the convenience of County and use of them is at County's sole risk. In the case of any defects in electronic files or any discrepancies between them and any hardcopy of the same documents prepared by PM, the hardcopy shall prevail. Only printed copies of documents conveyed by PM shall be relied upon.

PM shall have no liability for changes made to the drawings by other consultants subsequent to the completion of the Project. Any such change shall be sealed by PM making that change and shall be appropriately marked to reflect what was changed or modified.

ARTICLE 18
PERSONNEL, EQUIPMENT, AND MATERIAL

PM shall furnish and maintain, at its own expense, quarters for the performance of all Basic Services, and adequate and sufficient personnel and equipment to perform the Basic Services as required. All employees of PM shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any employee of PM who, in the reasonable opinion of County, is incompetent or whose conduct becomes detrimental to the Basic Services shall immediately be removed from association with the Project when so instructed by County. PM certifies that it presently has adequate qualified personnel in its employment for performance of the Basic Services required under this Agreement, or will obtain such personnel from sources other than County. PM may not change the Project Manager without prior written consent of County.

ARTICLE 19
SUBCONTRACTING

PM shall not assign, subcontract, or transfer any portion of the Basic Services under this Agreement without prior written approval from County. All subcontracts shall include the provisions required in this Agreement. No subcontract shall relieve PM of any responsibilities under this Agreement.

ARTICLE 20
MODIFICATIONS

This instrument contains the entire Agreement between the parties relating to the right herein granted and obligations herein assumed. Any oral or written representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent written modification signed by both parties hereto.

ARTICLE 21
COMPLIANCE WITH LAWS

21.1 Compliance.
PM shall render the services hereunder in accordance with generally accepted standards applicable thereto and shall use that degree of care and skill commensurate with the project management, plan review and building inspection professions, and in recognition of such standards, PM shall comply with all applicable federal, state, and local laws, statutes, codes, ordinances, rules and regulations, and the orders and decrees of any court, or administrative bodies or tribunals in any manner affecting the performance of this Agreement, including, without limitation, minimum/ maximum salary and wage statutes and regulations, and licensing laws and regulations. PM shall furnish County with satisfactory proof of its compliance.

PM shall further obtain all permits and licenses required in the performance of the Basic Services contracted for herein.

21.2 Taxes.
PM shall pay all taxes, if any, required by law arising by virtue of the Basic Services performed hereunder. County is qualified for exemption pursuant to the provisions of **Section 151.309 of the Texas Limited Sales, Excise, and Use Tax Act**.

ARTICLE 22
INDEMNIFICATION

PM AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD COUNTY HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, LOSSES, PENALTIES, JUDGMENTS, CLAIMS, LAWSUITS, DAMAGES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ("LOSSES") TO THE EXTENT SUCH LOSSES ARE CAUSED BY OR RESULTS FROM A NEGLIGENT ACT OR OMISSION, NEGLIGENCE, OR INTENTIONAL TORT COMMITTED BY PM, PM'S EMPLOYEES, AGENTS, OR ANY OTHER PERSON OR ENTITY UNDER CONTRACT WITH PM INCLUDING, WITHOUT LIMITATION, PM'S SUBCONSULTANTS, OR ANY OTHER ENTITY OVER WHICH PM EXERCISES CONTROL.

PM FURTHER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD COUNTY HARMLESS FROM ANY AND ALL LIABILITIES, LOSSES, PENALTIES, JUDGMENTS, CLAIMS, LAWSUITS, DAMAGES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ("LOSSES") TO THE EXTENT SUCH LOSSES ARE CAUSED BY OR RESULTS FROM PM'S FAILURE TO PAY PM'S EMPLOYEES, SUBCONTRACTORS, SUBCONSULTANTS, OR SUPPLIERS, IN CONNECTION WITH ANY OF THE WORK PERFORMED OR TO BE PERFORMED UNDER THIS AGREEMENT BY PM.

PM FURTHER AGREES TO INDEMNIFY AND HOLD COUNTY HARMLESS FROM ANY AND ALL LIABILITIES, LOSSES, PENALTIES, CLAIMS, LAWSUITS, DAMAGES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES, ("LOSSES") TO THE EXTENT SUCH LOSSES ARE CAUSED BY OR RESULTS FROM THE INFRINGEMENT OF ANY INTELLECTUAL PROPERTY ARISING OUT OF THE USE OF ANY PLANS, DESIGN, DRAWINGS, OR SPECIFICATIONS FURNISHED BY PM IN THE PERFORMANCE OF THIS AGREEMENT.

THE LIMITS OF INSURANCE REQUIRED IN THIS AGREEMENT AND/OR THE CONTRACT DOCUMENTS SHALL NOT LIMIT PM'S OBLIGATIONS UNDER THIS **ARTICLE 22**. THE TERMS AND CONDITIONS

CONTAINED IN THIS **ARTICLE 22** SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT AND/OR CONTRACT DOCUMENTS OR THE SUSPENSION OF THE WORK HEREUNDER. TO THE EXTENT THAT ANY LIABILITIES, PENALTIES, DEMANDS, CLAIMS, LAWSUITS, LOSSES, DAMAGES, COSTS AND EXPENSES ARE CAUSED IN PART BY THE ACTS OF COUNTY OR THIRD PARTIES FOR WHOM PM IS NOT LEGALLY LIABLE, PM'S OBLIGATIONS SHALL BE IN PROPORTION TO PM'S FAULT. THE OBLIGATIONS HEREIN SHALL ALSO EXTEND TO ANY ACTIONS BY COUNTY TO ENFORCE THIS INDEMNITY OBLIGATION.

IN THE EVENT THAT CONTRACTORS INITIATE LITIGATION AGAINST COUNTY IN WHICH CONTRACTOR ALLEGES DAMAGES AS A RESULT OF ANY ACTS, ERRORS OR OMISSIONS OF PM OR ANY OF ITS EMPLOYEES OR ANY PERSON, FIRM OR CORPORATION DIRECTLY OR INDIRECTLY EMPLOYED BY PM, INCLUDING, BUT NOT LIMITED TO, DEFECTS, ERRORS, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR IN THE ADMINISTRATION OF THIS AGREEMENT BY PM OR ANY OF ITS EMPLOYEES OR ANY PERSON, FIRM OR CORPORATION DIRECTLY OR INDIRECTLY EMPLOYED BY PM, AND/OR INADEQUATE SERVICES PURSUANT TO THE CONSTRUCTION PHASE-ADMINISTRATION OF THE CONSTRUCTION CONTRACT AS DEFINED AND REQUIRED BY THIS AGREEMENT, AGREEMENT EXHIBITS AND THE CONSTRUCTION CONTRACT DOCUMENTS, THEN COUNTY SHALL HAVE THE RIGHT TO JOIN PM AT COUNTY'S COST. PM SHALL ALSO HOLD COUNTY HARMLESS AND INDEMNIFY COUNTY TO THE EXTENT THAT PM, ANY OF ITS EMPLOYEES, AGENTS, SUBCONTRACTORS, SUBCONSULTANTS, OR SUPPLIERS, OR OTHER ENTITIES OVER WHICH PM EXERCISES CONTROL, CAUSED SUCH DAMAGES TO CONTRACTOR, INCLUDING ANY AND ALL COSTS AND ATTORNEYS' FEES INCURRED BY COUNTY IN CONNECTION WITH THE DEFENSE OF ANY CLAIMS WHERE PM, ITS EMPLOYEES, AGENTS, SUBCONTRACTORS, SUBCONSULTANTS, OR SUPPLIERS, OR OTHER ENTITIES OVER WHICH PM EXERCISES CONTROL, ARE ADJUDICATED AT FAULT.

ARTICLE 23
PROFESSIONAL'S RESPONSIBILITIES

PM shall be responsible for the accuracy of its Professional Services and shall promptly make necessary revisions or corrections to its Work Product resulting from errors, omissions, or negligent acts, and same shall be done without compensation. County shall determine PM's responsibilities for all questions arising from design errors and/or omissions, subject to the dispute resolution provisions of **Article 31**. PM shall not be relieved of responsibility for subsequent correction of any such errors or omissions in its work product, or for clarification of any ambiguities until after the construction phase of the Project has been completed.

ARTICLE 24
PROFESSIONAL'S SEAL

The responsible program manager shall sign, seal, and date all appropriate submissions to County.

ARTICLE 25
INSURANCE

PM shall comply with the following insurance requirements, at all times, during this Agreement:

25.1 Coverage Limits.

PM, at PM's sole cost, shall purchase and maintain, during the entire term while this Agreement is in effect, the following insurance:

25.1.1
Worker's Compensation in accordance with statutory requirements.

25.1.2
Commercial General Liability Insurance with a combined minimum Bodily Injury and Property Damage limits of **$1,000,000** per occurrence and **$2,000,000** in the aggregate.

25.1.3
Automobile Liability Insurance for all owned, non-owned, and hired vehicles with combined minimum limits for Bodily Injury and Property Damage limits of **$500,000** per occurrence and **$1,000,000** in the aggregate.

25.1.4
Professional Liability Errors and Omissions Insurance in the amount of **$ 2,000,000** per claim.

25.2 Additional Insureds; Waiver of Subrogation.

"Williamson County, its directors, officers and employees" shall be added as additional insureds under policies listed under (2) and (3) above, and on those policies where "Williamson County, its directors, officers and employees" are additional insureds, such insurance shall be primary; and, any insurance maintained by County shall be excess and not contribute with it. Such policies shall also include waivers of subrogation in favor of County.

25.3 Premiums and Deductible.

PM shall be responsible for payment of premiums for all insurance coverages required under this **Article 25**. PM further agrees that for each claim, suit, or action made against insurance provided hereunder, with respect to all matters for which PM is responsible hereunder, PM shall be solely responsible for all deductibles and self-insured retentions. Any deductibles or self-insured retentions over **$50,000** in PM's insurance must be declared and approved in writing by County in advance.

25.4 Commencement of Work.

PM shall not commence any work under this Agreement until it has obtained all required insurance and such insurance has been approved by County. As further set out below, PM shall not allow any subcontractor/ subconsultant(s) to commence work to be performed in connection with this Agreement until all required insurance has been obtained and approved; and, such approval shall not be unreasonably withheld. Approval of the insurance by County shall not relieve or decrease the liability of PM hereunder.

25.5 Insurance Company Rating.

Required insurance must be written by a company approved to do business in the State or Texas with a financial standing of at least an A-rating, as reflected in Best's insurance ratings or by a similar rating system recognized within the insurance industry at the time the policy is issued.

25.6 Certification of Coverage.

Prior to the performance of any services, PM shall furnish County with a Certificate of Insurance issued by the insurer evidencing the required coverages and terms under this article. The initial Certificate of Insurance is evidenced as **Exhibit F** herein entitled "Certificates of Insurance." As further set out below, PM shall not allow any subcontractor/subconsultant(s) to commence work to be performed in connection with this Contract until all required insurance has been obtained and approved and such approval shall not be unreasonably withheld. Approval of the insurance by County shall not relieve or decrease the liability of PM hereunder.

25.7 Certificate Holder.

The name of the Certificate Holder in the Certificate of Insurance issued by the insurer shall be as follows:

Williamson County, Texas
C/O: Williamson County Risk Management
301 SE Inner Loop
Georgetown, TX. 78626
Email: coi.submission@wilco.org

25.8 No Arbitration.

It is the intention of County and agreed to and hereby acknowledged by PM, that no provision of this Agreement shall be construed to require County to submit to mandatory arbitration in the settlement of any claim, cause of action or dispute, except as specifically required in direct connection with an insurance claim or threat of claim under an insurance policy required hereunder or as may be required by law or a court of law with jurisdiction over the provisions of this Agreement.

25.9 Subcontractor/ Subconsultant's Insurance.

Without limiting any of the other obligations or liabilities of PM, PM shall require each subcontractor/ subconsultant performing work under this Agreement (to the extent a subcontractor/ subconsultant is allowed by County) to maintain during the term of this Agreement, at the subcontractor/ subconsultant's own expense, the same stipulated minimum insurance required in this **Article 25** above, including the required provisions and additional policy conditions as shown below in this **Article 25**.

PM shall obtain and monitor the certificates of insurance from each subcontractor/ subconsultant in order to assure compliance with the insurance requirements. PM must retain the certificates of insurance for the duration of this Agreement and shall have the responsibility of enforcing these insurance requirements among its subcontractor/ subconsultants. County shall be entitled, upon request and without expense, to receive copies of these certificates of insurance.

25.10 Insurance Policy Endorsements.

Each insurance policy shall include the following conditions by endorsement to the policy:

25.10.1
County shall be notified **ten (10) days** prior to the expiration, cancellation, nonrenewal or any material change in coverage, and such notice thereof shall be given to County by certified mail to:

Williamson County, Texas

C/O: Williamson County Risk Management
301 SE Inner Loop
Georgetown, TX. 78626
Email: coi.submission@wilco.org

25.10.2
The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by County, to any such future coverage, or to County's Self-Insured Retentions of whatever nature.

25.11 Notices by PM.
PM shall not cause any insurance to be canceled nor permit any insurance to lapse. In addition to any other notification requirements set forth hereunder, PM shall also notify County, within twenty-four (24) hours of receipt of any notices of expiration, cancellation, non-renewal, or material change in coverage it receives from its insurer.

25.12 Cost of Insurance.
The cost of all insurance required herein to be secured and maintained by PM shall be borne solely by PM, with certificates of insurance evidencing such minimum coverage in force to be filed with County. Such certificates of insurance are evidenced as **Exhibit F**.

ARTICLE 26
SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, lawful assigns, and legal representatives. PM may not assign, sublet, or transfer any interest in this Agreement, in whole or in part, by operation of law or otherwise, without obtaining the prior written consent of County.

ARTICLE 27
SEVERABILITY

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such invalidity, illegality or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

ARTICLE 28
PRIOR AGREEMENTS SUPERSEDED

This Agreement constitutes the sole agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter defined herein. This Agreement may only be amended or supplemented by mutual agreement of the parties hereto in writing.

ARTICLE 29
PM'S ACCOUNTING RECORDS

PM agrees to maintain, for a period of **three (3) years** after final payment under this Agreement, detailed records, books, documents, and papers which are directly pertinent to the services to be performed under this Agreement and records of reimbursable costs and expenses of other providers and provide such other details as may be requested by the County Auditor for the purposes of making audits, examinations, excerpts and transcriptions. PM agrees that County or its duly authorized representatives shall, until the expiration of **three (3) years** after final payment under this Agreement, have access to and the right to examine and photocopy any and all detailed records, books, documents, and papers which are directly pertinent to the services to be performed under this Agreement and records of reimbursable costs and expenses of other providers for the purposes of making audits, examinations, excerpts, and transcriptions. PM further agrees that County shall have access during normal working hours to all necessary PM facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this **Article 29**. County shall give PM reasonable advance notice of intended audits.

ARTICLE 30
GENERAL PROVISIONS

30.1 Time is of the Essence.
PM understands and agrees that time is of the essence and that any failure of PM to complete the Basic Services within the agreed Production Schedule set out in **Exhibit C** may constitute a material breach of this Agreement. PM shall be fully responsible for its delays or for failures to use its reasonable efforts in accordance with the terms of this Agreement and PM's standard of performance as defined herein. Where damage is caused to County due to PM's negligent failure to perform, County may accordingly withhold, to the extent of such damage, PM's payments hereunder without waiver of any of County's additional legal rights or remedies.

30.2 Force Majeure.
Neither County nor PM shall be deemed in violation of this Agreement if prevented from performing any of their obligations hereunder by reasons for which they are not responsible or circumstances beyond their reasonable control. However, notice of such impediment or delay in performance must be timely given, and all reasonable efforts undertaken to mitigate its effects.

30.3 Enforcement and Venue.
This Agreement shall be enforceable in Georgetown, Williamson County, Texas, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas excluding, however, its choice of law rules.

30.4 Standard of Performance.
The standard of care for all professional program management and related services performed or furnished by PM and its employees under this Agreement will be the care and skill ordinarily used by members of PM's profession, practicing under the same or similar circumstances at the same time and in the same locality.

30.5 Opinion of Probable Cost.

Any opinions of probable Project cost or probable construction cost provided by PM are made on the basis of information available to PM and on the basis of PM's experience and qualifications and represents its judgment as an experienced and qualified professional. However, since PM has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s') methods of determining prices, or over competitive bidding or market conditions, PM does not guarantee that proposals, bids or actual Project or construction cost will not vary from opinions of probable cost PM prepares.

30.6 Opinions and Determinations.

Where the terms of this Agreement provide for action to be based upon opinion, judgment, approval, review, or determination of either party hereto, such terms are not intended to be and shall never be construed as permitting such opinion, judgment, approval, review, or determination to be arbitrary, capricious, or unreasonable.

30.7 Reports of Accidents.

Within **twenty-four (24) hours** after PM becomes aware of the occurrence of any accident or other event which results in, or might result in, injury to the person or property of any third person (other than an employee of PM), whether or not it results from, or involves, any action or failure to act by PM or any employee or agent of PM and which arises in any manner from the performance of this Agreement, PM shall send a written report of such accident or other event to County, setting forth a full and concise statement of the facts pertaining thereto. PM shall also immediately send to County a copy of any summons, subpoena, notice, or other documents served upon PM, its agents, employees, or representatives, or received by it or them, in connection with any matter before any court arising in any manner from PM's performance of work under this Agreement.

30.8 Gender, Number, and Headings.

Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Agreement.

30.9 Construction.

Each party hereto acknowledges that it and its counsel have reviewed this Agreement and that the normal rules of construction are not applicable and there will be no presumption that any ambiguities will be resolved against the drafting party in the interpretation of this Agreement.

30.10 Independent Contractor Relationship.

Both parties hereto, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purposes whatsoever.

30.11 No Waiver of Immunities.

Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to County, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. County does not waive, modify, or alter, to any extent whatsoever, the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

30.12 Texas Public Information Act.

To the extent, if any, that any provision in this Agreement is in conflict with **Texas Government Code 552.001** et seq., as amended (the "Public Information Act"), the same shall be of no force or effect. Furthermore, it is expressly understood and agreed that County, its officers and employees may request advice, decisions and opinions of the Attorney General of the State of Texas in regard to the application of the Public Information Act to any items or data furnished to County as to whether or not the same are available to the public. It is further understood that County's officers and employees shall have the right to rely on the advice, decisions and opinions of the Attorney General, and that County, its officers and employees shall have no liability or obligation to any party hereto for the disclosure to the public, or to any person or persons, of any items or data furnished to County by a party hereto, in reliance of any advice, decision or opinion of the Attorney General of the State of Texas.

30.13 Governing Terms and Conditions.

If there is an irreconcilable conflict between the terms and conditions set forth in this Agreement or any Supplemental Agreement and the terms and conditions set forth in any Exhibit, Appendix to this Agreement, the terms and conditions set forth in this Agreement or any Supplemental Agreement shall control over the terms and conditions set forth in any Exhibit, Appendix to this Agreement.

30.14 Appropriation of Funds by County.

County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Agreement. PM understands and agrees that County's payment of amounts under this Agreement is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Agreement. It is further understood and agreed by PM that County shall have the right to terminate this Agreement at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may affect such termination by giving written notice of termination to PM.

ARTICLE 31
DISPUTE RESOLUTION

Except as otherwise specifically set forth herein, County and PM shall work together in good faith to resolve any controversy, dispute, or claim between them which arises out of or relates to this Agreement, whether stated in tort, contract, statute, claim for benefits, bad faith, professional liability or otherwise ("Claim"). If the parties are unable to resolve the Claim within **thirty (30) days** following the date in which one party sent written notice of the Claim to the other party, and if a party wishes to pursue the Claim, such Claim shall be addressed through non-binding mediation. A single mediator engaged in the practice of law, who is knowledgeable about subject matter of this Agreement, shall be selected by agreement of the parties and serve as the mediator. Any mediation under this Agreement shall be conducted in Williamson County, Texas. The mediator's fees shall be borne equally between the parties. Such non-binding mediation is a condition precedent to seeking redress in a court of competent jurisdiction, but this provision shall not preclude either party from filing a lawsuit in a court of competent jurisdiction prior to completing a mediation, if necessary to preserve the statute of limitations, in which case such lawsuit shall

be stayed pending completion of the mediation process contemplated herein. This provision shall survive the termination of this Agreement.

ARTICLE 32
EQUAL OPPORTUNITY IN EMPLOYMENT

The parties to this Agreement agree that during the performance of the services under this Agreement they will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The parties to this Agreement will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; termination; rates of pay or other forms of compensation, and selection for training, including apprenticeship.

ARTICLE 33
MERGER

The Parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Agreement.

ARTICLE 34
PUBLIC CONTACT

Contact with the news media, citizens of Williamson County or governmental agencies shall be the responsibility of County. Under no circumstances shall PM release any material or information developed in the performance of its services hereunder without the express written permission of County.

ARTICLE 35
PM's REPRESENTATIONS

PM represents that it is financially solvent, able to pay its debts as they become due, and possesses sufficient working capital to complete the services and perform its obligation under this Agreement and under the Contract Documents. PM further represents and acknowledges that: (a) it is a sophisticated business entity that possesses the required level of experience and expertise in business administration, construction, and contract administration of projects of similar or like size, complexity, and nature as the Project and (b) the fee stated in this Agreement is adequate compensation for the timely completion of the Basic Services.

ARTICLE 36
SIGNATORY WARRANTY

The undersigned signatory for PM hereby represents and warrants that the signatory is an officer of the organization for which he/she has executed this Agreement and that he/she has full and complete authority to enter into this Agreement on behalf of the firm. The above-stated representations and warranties are made for the purpose of inducing County to enter into this Agreement.

IN WITNESS WHEREOF, County has caused this Agreement to be signed in its name by its duly authorized County Judge, or presiding officer of the Williamson County Commissioners Court in the absence of the County Judge, thereby binding the parties hereto, their successors, assigns and representatives for the faithful and full performance of the terms and provisions hereof. NO OFFICIAL, EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND, TERMINATE OR MODIFY THIS AGREEMENT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT.

PM:
Kitchell/CEM, Inc.

By: Geoff Bachanas
Digitally signed by Geoff Bachanas
DN: C=US, E=gbachanas@kitchell.com, O=Kitchell CEM, OU=President, CN=Geoff Bachanas
Date: 2025.07.08 13:28:00-07'00'
Signature

Geoff Bachanas
Printed Name

President
Title

Date Signed: 07/08/2025

COUNTY:
Williamson County, Texas

By: _____
Signature

_____
Printed Name

_____
Title

Date Signed: _____

EXHIBIT A

SCOPE OF BASIC SERVICES

THE FOLLOWING SCOPE OF SERVICES IS INTENDED TO BE CONSISTENT WITH THE AGREEMENT. TO THE EXTENT THIS SCOPE OF SERVICES IS INCONSISTENT WITH THE AGREEMENT, THE AGREEMENT WILL SUPERSEDE THE SCOPE OF SERVICES AND WILL BE CONTROLLING.

In consideration of the Basic Fee provided in the Agreement, PM shall perform the following Basic Services, based on standard program management practices:

GENERAL REQUIREMENTS

Design Criteria. PM shall verify all work in accordance with the latest version of applicable County's procedures, specifications, manuals, guidelines, standard drawings, and standard specifications. PM shall verify each Plans, Specifications, and Estimates (PS&E) package is in a form suitable for letting through County's construction contract bidding and awarding process.

Progress Reporting. PM shall submit monthly (at a minimum) a progress status e-mail to County Architect regardless of whether PM is invoicing for that month.

Coordination. PM shall coordinate issues through County Architect. County will communicate, in writing, resolution of issues and provide PM direction through County Architect.

Quality Assurance (QA) and Quality Control (QC). PM shall provide peer review at all levels. PM shall clearly label each document submitted for quality assurance as an internal mark-up document.

Naming of Electronic Project Files and Organization of Design Project Folders. PM shall use succinct and understandable file names including project name, document content, and date created (i.e. "*Project_DOCUMENT_yyyy.mm.dd*"). PM shall maintain files in an organized folder structure that conforms to County file organization standards.

Referenced Documents. County standardized design and procedure documents are provided for public reference at the following web address:

https://www.wilcotx.gov/376/Facilities-Management

SCOPE OF WORK:

Research, plan, program and assist in the development and operational transition for future growth of the Jail and Justice Center Complex of buildings.

Program Management services shall be conducted in phases as outlined herein. Phases may be combined to expedite design process when defined in **Exhibit C – Production Schedule**. Individual phases or groups of phases shall be authorized herein or by fully executed Supplemental Agreement.

Phase 1 - VALIDATION OF NEED & OPTIONS

Upon receipt of written Notice to Proceed, PM shall accomplish the following:

PHASE 1.0 – Validation of Need & Options Deliverables

1.1 Existing Reports Summary: Review and synopsis of prior studies, identifying key findings, common themes, and the status of past recommendations.

1.2 Justice System Assessment Report: Comprehensive evaluation of current system conditions, policies, operational efficiency, and diversion program effectiveness.

1.3 Jail Population Profile Report: Analysis of inmate demographics, charges, legal status, length of stay, classification, and program needs.

1.4 Future Justice System Needs Forecast: Projections for jail, courthouse, and sheriff facility needs based on caseloads, crime trends, and population growth.

1.5 Comparative Analysis to Prior Studies: Review of findings against previous studies based on successful operational examples, including alternative facility scenarios, policy changes, and justice system efficiency improvements.

1.6 Site Feasibility Report: Evaluation of County-owned and alternative sites for facility development, including cost-benefit analysis, environmental constraints, and operational suitability.

1.7 Cost-Benefit Analysis Report: Financial impact comparison of facility expansion, renovation, and new construction, weighing operational efficiencies against investment costs.

1.8 Justice System Strategic Plan: A roadmap outlining facility planning, resource allocation, and system improvement recommendations aligned with stakeholder decisions.

1.9 Headquarters Relocation Plan: Phased strategy for department relocation, move coordination, IT transitions, and workspace optimization.

1.10 Project Procurement Planning Report: Summary of project procurement options, delivery methods, and legislative considerations to guide the County's decision-making.

1.11 Owner's Representative Program Management Plan: Comprehensive management plan outlining project controls, budget analysis, scheduling, and stakeholder coordination.

1.12 Public Relations & Stakeholder Engagement Strategy: Strategy for communication campaigns, production of materials, and presentations for public engagement and policy discussions.

PHASE 1.0 - VALIDATION OF NEED & OPTIONS – SCOPE (120 DAY PLAN)

1.1. Provide a review and synopsis of existing Wilco in-house reports

- 1.1.1. Document key findings and recommendations from prior studies related to the courthouse, sheriff's building, and jail.
- 1.1.2. Identify common themes and categorize by topic areas, including facility conditions, operational efficiency, and capacity needs.
- 1.1.3. Update status of recommendations for all justice facilities.

1.2. Provide a comprehensive assessment of current justice system conditions

- 1.2.1. Identify key system policies relative to enforcement, supervision, incarceration, and treatment
- 1.2.2. Assess use and effectiveness of program alternatives to incarceration and diversion strategies at various justice system points.
- 1.2.3. Review efficiency and impact of courthouse case processing, pretrial services, and detention system functions.

1.3. Submit a profile of the jail population that documents the following key characteristics:

- 1.3.1. Document key characteristics of the jail population:
  - 1.3.1.1. Demographics
  - 1.3.1.2. Charge
  - 1.3.1.3. Legal status
  - 1.3.1.4. Length of Stay
  - 1.3.1.5. Security classification
  - 1.3.1.6. Medical/mental health status
  - 1.3.1.7. Program need
- 1.3.2. Document utilization and operational challenges within the courthouse and sheriff's building, including:
  - 1.3.2.1. Case volume and processing times
  - 1.3.2.2. Facility functionality for courtrooms, judges, and support services
  - 1.3.2.3. Sheriff's administrative and operational space needs

1.4. Submit a forecast of future justice system needs

- 1.4.1. Projected jail, courthouse, and sheriff's facility needs based on caseload, crime trends, and population growth.
- 1.4.2. Capacity requirements to safely and effectively manage justice system operations in a secure and cost-effective manner.

1.4.3. Programs and facility improvements needed to address criminogenic issues, court efficiency, and law enforcement operations.

1.4.4. Resource requirements for staff, technology, and infrastructure across the jail, courthouse, and sheriff's building.

1.5. Provide a comparison of findings with conclusions from prior studies

1.5.1. Document alternative scenarios to address facility and system needs.

1.5.2. Alternative sanctions to divert offenders away from jail and reduce court congestion.

1.5.3. Policy changes to improve justice system efficiency and reduce reliance on incarceration.

1.5.4. Process changes to reduce case backlog, pretrial detention length, and unnecessary incarceration.

1.5.5. Project required facility capacity needs for the courthouse, sheriff's building, and jail under each scenario.

1.6. Provide Initial Site Options

1.6.1. Conduct a comprehensive inventory and analysis of properties to determine their suitability for the intended development.

1.6.1.1. Assess each site based on key criteria, including:

1.6.1.2. Size & Configuration – Ensuring the site meets minimum acreage requirements (100+ acres).

1.6.1.3. Zoning & Land Use – Evaluating compliance with County zoning codes, future land use plans, and regulatory restrictions.

1.6.1.4. Infrastructure Availability – Reviewing access to roads, utilities, water, sewer, and broadband.

1.6.1.5. Topography & Environmental Constraints – Identifying floodplains, wetlands, endangered species, and soil conditions.

1.6.1.6. Proximity to Key Facilities & Transportation Corridors – Ensuring ease of access for staff, emergency services, and the public.

1.6.1.7. Operational & Security Requirements – Evaluating how well each site supports the County's functional needs.

1.6.2. Provide a comparative analysis of potential sites , ranking them based on feasibility, cost-effectiveness, and long-term County objectives.

1.6.3. Summarize findings in a Site Feasibility Report, including GIS mapping, aerial imagery, and supporting data.

1.7. Provide cost/benefit analysis of alternatives

1.7.1. Evaluate financial impact of facility expansions, renovations, or new construction for the courthouse, sheriff's building, and jail.

1.7.2. Compare costs of infrastructure improvements versus operational efficiencies gained through system changes.

1.8. Submit a justice system plan aligned with stakeholder decisions on alternative scenarios

1.8.1. Develop a roadmap for facility planning, system improvements, and resource allocation.

1.9. Project Delivery Methods

1.9.1. Assist with decisions regarding project procurement, including determination of detailed project scope/schedule/budgets and project design and construction delivery method.

1.9.2. Conduct 1-day workshop to discuss and determine project design and construction delivery alternatives with regard to best value to County for the near and long term.

1.9.3. Identify and present project delivery methods with applicable pros and cons relative to schedule and total-cost-of-ownership.

1.9.4. Identify and present delivery methods legislatively permissible for use by county

1.9.5. Prepare implementation plan for selected project delivery method

1.10. Provide General Owner Representative Program management for *Validation of Need* - scope

1.10.1. Work Plan/Project Controls

1.10.1.1. Prepare overall plan for Validation of Need scope, including:

1.10.1.1.1. Information flow and overall communications plan.

1.10.1.1.2. Approval levels for facility and system recommendations

1.10.1.1.3. Overall policies and procedures related to justice facility management

1.10.1.1.4. Budget and cash flow analysis for capital investment plan (CIP)

1.10.1.1.5. Develop Master Program schedule for the County Projects

1.10.2. Coordinate with other County Agencies to ensure an integrated approach to justice facility planning

1.10.3. Coordinate, document, and schedule all meetings necessary to accomplish the scope

1.10.4. Provide ongoing communication and reporting to county leadership and stakeholders

1.10.5. Prepare a Quality Plan to ensure comprehensive evaluation and stakeholder engagement

1.12 Public Relations & Stakeholder Engagement Plan

1.12.1 Strategy for communication campaigns, production of materials, and presentations for public engagement and policy discussion.

Phase 2 – PROGRAMING & MASTER PLANNING

Upon receipt of written Notice to Proceed, PM shall accomplish the following:

Phase 2.0 – Programming and Master Planning

2.1 Facility Mission and Operational Goals Report: Document defining the mission, goals, and objectives for the courthouse, sheriff's building, and jail, ensuring alignment with stakeholder priorities and operational efficiency.

2.2 Justice Facility Management Standards Guide: Report outlining management standards, operational benchmarks, and facility-wide protocols for court, detention, and sheriff's administrative functions.

2.3 Operational Management Plan: Comprehensive document establishing protocols for judicial services, law enforcement functions, and detention facility management.

2.4 Security and Special Populations Assessment: Analysis of security requirements for courts, detainee transport, in-custody populations, and law enforcement safety protocols.

2.5 Programs and Services Inventory: Report identifying current and planned justice programs, including operational parameters for different security levels and population groups.

2.6 Justice System Operational Protocols Report: Document outlining protocols for facility-wide operations, including healthcare, food services, laundry, maintenance, and in-custody movement.

2.7 Justice Facility Staffing and Resource Plan: Report evaluating staffing needs, roster management, classification systems, and information management for courts, sheriff's office, and detention facilities.

2.8 Justice Facility Support Services Review: Assessment of operational efficiency in service delivery models for justice administration, courtroom scheduling, and sheriff's department support functions.

2.9 Preliminary Staffing and Transition Plan: Plan to assist with courthouse, sheriff's office, and jail transition teams in developing staffing plans and operational directives.

2.10 Justice System Space Needs Assessment: Comprehensive document listing space requirements, establishing standards, and defining square footage needs across all justice facilities.

2.11 Functional Adjacency and Relationship Diagrams: Graphical representation of facility layouts ensuring proximity and security separations between key justice system functions.

2.12 Justice System Master Plan: High-level planning document aligning programming needs, space allocations, and infrastructure considerations for the entire justice system.

2.13 Site Data Compilation Report: Collection and assessment of critical site data, including boundary surveys, geotechnical analysis, zoning restrictions, and environmental assessments.

2.14 Owner Representative Program Management Plan: Document detailing project controls, information flow, approval processes, policies, budget considerations, and scheduling for justice facility improvements.

2.15 Public Relations and Stakeholder Engagement Plan: Strategy for communication campaigns, production of materials, and presentations for public engagement and policy discussions.

2.16 Benchmarking and Best Practices Report: Summary report documenting insights gained from benchmarking high-performing justice facilities, including key operational and staffing takeaways.

2.17 Benchmarking Tour and Presentation Summary: Documentation of site visits and presentations with operators of high-performing justice facilities, including a checklist of relevant operational considerations.

COMPONENT 2.0 — PROGRAMMING & MASTER PLANNING - SCOPE

PROVIDE OPERATIONAL PLANNING

2.12 Define facility mission, goals and objectives in conjunction with appropriate stakeholders

2.12.1 Establish mission-aligned objectives for the courthouse, sheriff's building, and jail, ensuring operational efficiency across all justice facilities

2.13 Define overall management standards and benchmark requirements

2.13.1 Develop standards that apply to court operations, detention facilities, and sheriff's administrative functions

2.14 Define management approach under which the facility will be operated.

2.14.1 Establish protocols for the effective operation of judicial services, sheriff's law enforcement functions, and detention facility management.

2.15 Define all levels of security and special populations by gender and management requirements

2.15.1 Address court security, detainee transport, in-custody populations, and law enforcement personnel safety.

2.16 Determine all existing and planned programs to be made available and define operational and delivery parameters for each population and security level

2.16.1 Assess court diversion programs, detention-based rehabilitative services, and sheriff-led community engagement initiatives.

2.17 Determine overall operational protocols for healthcare, food, laundry, maintenance, and in-custody movement

2.17.1 Establish protocols for facility-wide efficiency, including judicial office space utilization, inmate movement, and sheriff department workflows.

2.18 Assess operations across courts, sheriff's building, and jail

2.18.1 Staffing

2.18.1.1 Evaluate staffing needs across judicial, law enforcement, and detention operations.

2.18.2 Roster Management

2.18.2.1 Optimize staffing models for court personnel, detention officers, and sheriff's deputies. Comparative analysis and projections for maximum efficiency in the 2050 Plan and Ultimate Build-out plan.

2.18.3 Classification system

2.18.3.1 Validity review

2.18.3.2 Reliability assessment

2.18.4 Information Systems

2.18.4.1 Offender data systems – Recommend enhanced integration of case tracking, sheriff's reporting, and detention management systems to reduce redundancy and create efficiencies.

2.18.4.2 Security technology - Evaluate security technology across courts, detention centers, and law enforcement operations.

2.18.5 Programs

2.18.5.1 Gap analysis of program availability and population need profile - Identify service gaps in court-mandated programs, inmate rehabilitation efforts, and diversion initiatives.

2.18.5.2 Assessment of evidenced-base practices - Align programming with national best practices.

2.18.6 Support services

2.18.6.1 Review of efficiency of service delivery models - Analyze the operational efficiency of justice facility administration, courtroom scheduling, and sheriff's department support services.

2.19 Upon completion of the Architectural Program, consult and assist stakeholder transition teams with preparation of preliminary staffing plans and post directives.

PROVIDE SPACE NEEDS

2.20 Develop a listing of each space required across the courthouse, sheriff's building, and jail.

2.21 Establish space standards and guidelines applicable to each facility.

2.22 Identify square footage requirements for each space based on operational needs and standards.

2.23 Identify staffing needs for each functional space within courtrooms, sheriff's administrative areas, and detention housing units.

2.24 Determine the number of spaces required for each function type.

2.25 Identify non-functional space parameters for circulation, security, and essential building components to determine overall gross square footage requirements.

2.26 Develop functional adjacency and relationship diagrams for courtrooms, sheriff's administrative functions, and inmate housing units, ensuring proper proximity and security separations.

2.27 Coordinate with other County Agencies to align programming needs across courtrooms, sheriff's department facilities, and detention centers.

2.28 Coordinate, document, and schedule all meetings necessary to accomplish scope.

2.29 Provide ongoing communication and reporting to stakeholders

2.30 Prepare maximum build-out and 2050 Master Plans to ensure comprehensive justice system space planning.

2.31 Provide General Owner Representative Program Management for *Programming* - scope

2.31.1 Work Plan/Project Controls

2.31.2 Prepare overall plan for Programming scope, including:

2.31.2.1 Information flow and overall communications plan.

2.31.2.2 Approval levels for courts operations, detention management, and sheriff's administrative functions

2.31.2.3 Overall policies and procedures for justice system facility operations

2.31.2.4 Budget/Cash Flow consideration for each facility (CIP)

2.31.2.5 Schedule requirements for justice infrastructure improvements

2.32 Public Relations

2.32.1 Assist the county with communication and information campaigns, including the production of supporting materials and presentations for public engagement.

BENCHMARKING & TOURS SCOPE

2.33 Benchmark programmed justice facilities with high-performing courthouses proposed by Program Manager and agreed to by stakeholders, sheriff's administrative buildings, and jails regarding proposed operations, configuration, procedures, and staffing.

2.22.1. Arrange presentations and tours as appropriate with operators and facilities and provide checklist of pertinent issues

2.22.2. Attend presentations and tour(s) with Owner

2.22.3. Prepare a summary benchmark report identifying operational insights applicable to the courthouse, sheriff's building, and jail.

Phase 3 – OWNER'S DESIGN REQUIREMENTS & PROCUREMENT

Upon County acceptance of previous phase, PM shall proceed with the following:

Phase 3.0 – Owner's Design Requirements & Procurement

3.1 **Owner's Design Requirements Document:** Comprehensive report defining the design intent, performance expectations, and operational criteria for the courthouse, sheriff's building, and jail.

3.2 **Basis-of-Design Narratives:** Detailed narratives outlining design intent, performance standards, and functional criteria for justice system facilities to support project procurement and execution.

3.3 **Room Data Sheets:** Document specifying technical requirements, security features, infrastructure needs, and space functionality for each facility component, including courtrooms, detention areas, and sheriff's offices.

3.4 **Adjacency Diagrams:** Visual representation illustrating spatial relationships between key facility components to optimize efficiency, security, and workflow.

3.5 **Building Adjacency Drawings:** High-level layout drawings defining the spatial connections between the courthouse, sheriff's administrative areas, and detention facilities.

3.6 **Indicative Housing Unit Plans:** Preliminary conceptual layouts for inmate housing units incorporating security classifications, operational efficiencies, and inmate movement strategies.

3.7 **Program Management Plan:** Document outlining project controls, communication structures, approval processes, budget considerations, and schedule management for design implementation.

3.8 **Design Coordination Plan:** Structured approach for aligning design efforts across the courthouse, sheriff's building, and jail with operational requirements and stakeholder input.

3.9 **Justice Facility Budget and Cash Flow Analysis:** Financial assessment detailing projected design, construction, and operational costs for justice facility improvements.

3.10 **Justice Facility Schedule Management Plan:** Timeline defining phased implementation of design and construction activities across all justice facilities.

3.11 **Architect/Engineer (A/E) Procurement Package:** Review County solicitation process and issuance of RFQ, facilitation of selection process, contract negotiation, and integration of A/E with the CMAR contractor.

3.12 **CMAR Procurement and Selection Support:** Review County RFQ/RFP process, facilitation of evaluation, interviews, selection, and contract negotiation with CMAR contractor.

3.13 **Stakeholder Coordination and Engagement Report:** Documentation of engagement efforts with county agencies, judges, law enforcement, and detention facility administrators to ensure alignment with operational needs.

3.14 **Ongoing Communication and Reporting Framework:** Structured approach for maintaining continuous reporting on design progress, facility adjacencies, and space planning.

3.15 **Quality Plan for Design Compliance:** Strategy for ensuring that all design elements align with best practices for justice facility planning, security, and operational efficiency.

3.16 **Public Relations and Community Outreach Plan:** Communication strategy outlining public engagement efforts, outreach materials, and presentations to promote transparency and awareness of justice facility enhancements.

COMPONENT 3.0 — OWNER'S DESIGN REQUIREMENTS & PROCUREMENT - SCOPE

3.1. Owner's Design Requirements Document

3.1.1. Prepare Basis-of-Design project narratives and performance specifications typical of a Master Architect

3.1.1.1. Develop narratives covering design intent and performance expectations for the courthouse, sheriff's building, and jail, ensuring consistency across all justice facilities.

3.1.1.2. Establish criteria for courtrooms, holding areas, sheriff's administrative spaces, law enforcement facilities, and inmate housing units to align with operational and security requirements.

3.1.1.3. Provide design narratives to support competitive procurement under a Construction Manager at Risk (CMAR) project delivery method.

3.1.2. Prepare room data sheets outlining specific technical requirements for each room type

3.1.2.1. Document detailed space and functional requirements for courtrooms, judge's chambers, jury deliberation rooms, detention cells, administrative offices, and sheriff's operational areas.

3.1.2.2. Define security, technology, and infrastructure needs for each room type across all facilities.

3.1.3. Prepare Adjacency Diagrams

3.1.3.1. Illustrate how spaces within the courthouse, sheriff's building, and jail should relate to one another for optimal efficiency and security.

3.1.3.2. Ensure proper placement of court holding cells, judicial support spaces, and sheriff's operational zones.

3.1.4. Prepare overall building adjacency drawings

3.1.4.1. Define the relationship between courthouse functions, sheriff's administrative areas, detention housing, and law enforcement operations.

3.1.4.2. Ensure that security considerations, operational workflows, and public access points are effectively coordinated.

3.1.5. Prepare indicative (preliminary and high-level) plans for all housing/living units

3.1.5.1. Develop conceptual layouts for jail housing units, incorporating different security classifications and inmate management strategies.

3.1.5.2. Ensure that inmate movement, access to courtrooms, and interaction with sheriff's personnel are considered in the early planning stages.

3.2. Provide General Program Management Project Management for *Owner's Design Requirements* – scope

3.2.1. Oversee the design coordination efforts across the courthouse, sheriff's building, and jail, ensuring alignment with operational goals and stakeholder input.

3.3. Coordination with other County Agencies

3.4. Coordination, documentation and scheduling of all meetings necessary to accomplish scope. Maintain structured engagement with judges, court administrators, law enforcement officials, and detention facility managers to ensure comprehensive facility planning.

3.5. Provide on-going communication and reporting. Deliver regular updates on the development of design documents, facility adjacencies, and space planning efforts.

3.6. Prepare Quality Plan for Programming scope. Establish design validation procedures to ensure compliance with justice facility best practices.

PROCUREMENT - Project Delivery Implementation *(Note: currently contemplating CMAR, but may change upon Williamson County decisions in Component 1 & 2)*

3.7. Selection of Architect/Engineer (A/E)

3.7.1. Develop and issue a Request for Qualifications (RFQ) for A/E services, outlining project scope, design expectations, and evaluation criteria.

3.7.2. Assist in defining qualification-based selection (QBS) criteria, ensuring the A/E firm has experience in CMAR project delivery.

3.7.3. Facilitate the RFQ evaluation process, including reviewing qualifications, conducting interviews, and scoring responses.

3.7.4. Support the County in negotiating contract terms with the selected A/E firm, ensuring alignment with the CMAR process and integration with the contractor.

3.7.5. Establish a collaborative framework for the A/E to work with the CMAR contractor during preconstruction, ensuring cost control and constructability reviews are incorporated early in design.

3.8. Selection of CMAR Contractor

3.8.1. Develop and issue a Request for Qualifications (RFQ) to solicit CMAR firms with relevant project experience and capabilities.

3.8.2. Assist in defining selection criteria, considering qualifications, past performance, experience with similar projects, and ability to provide preconstruction services.

3.8.3. Facilitate a shortlisting process, evaluating submissions and selecting top-ranked firms for further consideration.

3.8.4. Prepare and issue a Request for Proposals (RFP) to shortlisted firms, including scope of work, preconstruction requirements, and expectations for collaboration with the A/E.

3.8.5. Work with County Procurement to facilitate required solicitations.

3.8.6. Manage the interview and evaluation process, including presentations, cost proposals, and technical approach reviews.

3.8.7. Assist the County in negotiating the Preconstruction Services Agreement, ensuring clear deliverables, fee structure, and risk management approach.

3.8.8. Support final contract negotiations and execution, ensuring the CMAR is positioned to provide early cost estimating, scheduling input, and value engineering during design.

3.9. Geotechnical Consultant

3.9.1.1.1. Draft technical requirements for Site Geotechnical Consultant RFQ/RFP and contract agreement.

3.9.1.1.2. Review Site Geotechnical Consultant Qualifications and assist with interviews, selection and contract negotiations (Site Geotechnical Consultant contract will be held by OR per Exhibit B)

3.9.1.1.3. Coordinate activities of Site Geotechnical Consultant with Owner and monitor Site Geotechnical Consultant schedules, documentation and compliance with scope of work

3.10. Work Plan/Project Controls

3.10.1. Prepare overall plan for Programming scope, including:

3.10.1.1. Information flow and overall communications plan – Establish clear reporting structures for stakeholders.

3.10.1.2. Approval levels – Define decision-making protocols for all stakeholders.

3.10.1.3. Overall policies and procedures – Ensure compliance with justice facility design standards and operational policies.

3.10.1.4. Budget and cash flow analysis – Provide cost projections for design, construction, and operational needs. (CIP)

3.10.1.5. Schedule management – Develop timelines for the phased implementation of courthouse, sheriff’s building, and jail improvements.

3.11. Stakeholder Relations

3.11.1. Assist county with communication and information campaigns/activities including production of supporting materials and presentations.

3.11.1.1. Develop outreach materials to inform community and county stakeholders about courthouse enhancements, sheriff’s building upgrades, and jail modernization efforts.

3.11.1.2. Support communication strategies that promote transparency and public trust in justice system infrastructure improvements.

Phase 4 – CONSTRUCTION IMPLEMENTATION

Upon County acceptance of previous phase, PM shall proceed with the following:

Phase 4.0 – Construction Implementation Program Management Deliverables

4.1 **Project Work Plan and Controls Document:** Overview of project policies, procedures, communication plan, approval levels, budget considerations, and scheduling framework.

4.2 **Justice Facility Quality Assurance Plan:** Strategy for maintaining design compliance, construction oversight, and operational alignment.

4.3 **Project Master Budget and Schedule:** Capital expenditure forecast, project budget tracking, and long-term cost modeling for facility operations and maintenance.

4.4 **Project Orientation Materials and Briefings:** Development of agendas, briefing documents, and integration plans for project stakeholders.

4.5 **Design and Compliance Review Report:** Documentation of design review meetings, compliance tracking, and recommendations for modifications ensuring security, efficiency, and budget adherence.

4.6 **Management Information Control System (MICS) Report:** System for tracking cost, schedule, cash flow, and procurement processes for construction oversight.

4.7 **Construction Progress and Quality Monitoring Reports:** Regular documentation of site activity, material tracking, labor assessments, and quality control measures.

4.8 **Change Order and Conflict Resolution Log:** Tracking and management of contract modifications, owner-provided inspections, and dispute resolution processes.

COMPONENT 4.0 —CONSTRUCTION IMPLEMENTATION PROGRAM MANAGEMENT SERICES - SCOPE

4.1. Work Plan/Project Controls

4.1.1. Prepare overall plan for project including:

4.1.1.1. Information flow and overall communications plan.

4.1.1.2. Approval levels

4.1.1.3. Overall policies and procedures

4.1.1.4. Budget/Cash Flow

4.1.1.5. Schedule

4.2. Coordinate with other County Departments

4.3. Compile Source Data for Selected Final Site

4.3.1. Review existing material with respect to site

4.3.2. Recommend additional data required

4.3.3. Assist with coordinating the following data

4.3.3.1.1. Boundary Survey

4.3.3.1.2. Topographic Survey

4.3.3.1.3. Geotechnical data

4.3.3.1.4. Environmental restrictions

4.3.3.1.5. Building codes

4.3.3.1.6. Water Retention Requirements

4.3.3.1.7. Easements

4.3.3.1.8. Traffic Analysis

4.3.3.1.9. Zoning restrictions

4.4. Public Relations

4.4.1. Assist county with communication and information campaigns/activities including production of supporting materials and presentations.

4.5. Project Master Budget and Schedule

4.5.1. Prepare overall project capital expenditure budget

4.5.1.1.1. Update project budget at all major milestones and/or minimum monthly

4.5.2. Prepare master project schedule

4.5.2.1.1. Identify project milestones, critical paths and project task

4.5.2.1.2. Update project schedule at all major milestones and/or minimum monthly

4.6. Project Orientation

4.6.1. Develop agenda and conduct project orientation meeting

4.6.2. Integrate team into project development process

4.6.3. Arrange meetings with key stakeholders with concurrence by Steering Committee

4.6.4. Develop briefings for summary of planning documents

4.7. Design and Compliance Review

4.7.1. Participate in all Owner/Architect design meetings

4.7.2. Document and monitor compliance with all key Owner design directives

4.7.3. Provide design review, consultation and comment as well as criteria compliance reviews during all phases of design utilizing a Total Cost of Ownership model regarding budget, schedule, constructability and quality objectives of the project

4.7.4. Assist in the Value Analysis/Engineering process as budget is confirmed/established and design is completed

4.7.5. Monitor completion of the Schematic Design, Design Development, and Construction Documents.

4.7.6. Monitor design and document packages relative to contractual obligations, operational and security objectives, over-arching project goals and objectives, and design standards. Recommend design modifications necessary to meet the project requirements.

4.8. Management Information Control System (system tailored to Williamson County)

4.8.1. Information tracking, reporting and administration, including:

4.8.1.1.1. Cost

4.8.1.1.2. Implement cost management system

4.8.1.1.3. Cost monitoring for compliance

4.8.1.1.4. Continuous value engineering recommendations

4.8.1.1.5. Monitoring of bid packages and project contingencies

4.8.1.1.6. Schedule

4.8.1.1.7. Monitor and control master schedule

4.8.1.1.8. Monitor and control of design issues relating to schedule

4.8.1.1.9. Long lead equipment procurement monitoring

4.8.2. Cash flow

4.8.2.1.1. Maintain and manage total project accounting system to track all present and expected expenditures

4.9. Construction Representation

4.9.1. Provide on-site construction representative

4.9.2. Monitor labor and materials progress

4.9.3. Monitor and address quality of workmanship and materials

4.9.4. Coordinate information flow

4.9.5. Coordinate progress payments

4.9.6. Assist with resolving conflicts

4.9.7. Change Order management and processing

4.9.8. Monitor and manage owner provided technical inspections

4.9.9. Conduct, monitor and manage punch list

4.10. Construction Information tracking, reporting and administration, including:

4.10.1. Cost

4.10.1.1.1. Monitor and track all construction related cost and provide monthly reports

4.10.1.1.2. Provide continuous value engineering recommendations

4.10.1.1.3. Monitor all bid packages and project contingencies and provide monthly reports

4.10.2. Schedule

4.10.2.1.1. Monitor and control master schedule and provide monthly reports

4.10.2.1.2. Monitor and control of construction issues relating to schedule

4.10.2.1.3. Long lead equipment monitoring

4.10.3. Cash flow

4.10.3.1.1. Maintain and manage total project accounting system to track all present and expected expenditures

4.11. Special Professional Services Management

4.11.1. Project Commissioning Plan

4.11.1.1.1. Draft technical requirements for Commissioning Agent (CxA) RFQ/RFP and contract agreement

4.11.1.1.2. Review CxA proposals and assist with interviews, selection and contract negotiations

4.11.1.1.3. Coordinate activities of CxA with Owner and monitor CxA schedules, documentation and compliance with CxA scope of work

4.11.2. Special Inspections

4.11.2.1.1. Based upon required independent inspections designated by A/E (per codes as part of design/construction documents), the PM will Draft technical requirements for Special Inspector(s) RFQ/RFP and contract agreement.

4.11.2.1.2. Review Special Inspector(s) Proposals and assist with interviews, selection and contract negotiations

4.11.2.1.3. Coordinate activities of Special Inspector(s) with Owner and monitor Special Inspector(s) performance, documentation and compliance with scope of work

Phase 5 – TRANSITION, ACTIVATION AND FF&E SERVICES:

Upon County acceptance of previous phase, PM shall proceed with the following:

Phase 5.0 – Transition, Activation, and FF&E Services Deliverables

5.1 **Jail Staffing and Training Plan:** Finalized staffing needs assessment, hiring plan, and comprehensive training program for jail operations, security, and emergency response.

5.2 **Operational Readiness and Testing Report:** Documentation of mock operations, scenario-based exercises, and risk mitigation strategies to ensure staff preparedness before facility activation.

5.3 **Logistics and Relocation Plan:** Detailed step-by-step strategy for transitioning personnel, inmates, and equipment to the new facility, including move-in schedule and third-party service coordination.

5.4 **Operational Documentation Package:** Compilation of essential facility operation manuals, including policies and procedures, post orders, inmate handbook, and scheduling guidelines.

5.5 **Disposition Strategy for Existing Jail:** Evaluation of options for repurposing, selling, or decommissioning the old jail, with sustainability and cost-benefit analysis.

5.6 **FF&E Procurement and Coordination Report:** Documentation of furniture, fixtures, and IT equipment procurement, ensuring alignment with security, durability, and operational needs.

5.7 **FF&E Inventory and Reuse Strategy:** Assessment of existing assets for potential reuse, documentation of new requirements, and a decommissioning plan for outdated equipment.

5.8 **Move Management and Installation Plan:** Logistics and oversight for FF&E delivery, installation, and final acceptance walkthroughs.

5.9 **Owner's Representative Project Management Plan:** Work plan outlining project controls, milestones, stakeholder coordination, and tracking tools for transition, activation, and FF&E implementation.

5.10 **Post-Occupancy Evaluation Report:** Assessment of facility operations post-transition, troubleshooting of security and equipment issues, and coordination of warranty claims and maintenance training.

COMPONENT 5.0 — TRANSITION, ACTIVATION AND FF&E SERICES - SCOPE

5.1. Transition — Operations Activation Services

5.1.1. Staffing and Training

5.1.1.1. Consult and assist the Jail Transition Team in finalizing staffing needs for the new facility, ensuring alignment with Jail and national best practice standards.

5.1.1.2. Assist in developing a hiring plan if new staff are required for the facility's operation.

5.1.1.3. Develop and coordinate a comprehensive General Consultation for staff training program, including:

- Facility orientation (operations, equipment, security, and procedures).
- Emergency response drills and operational simulations.
- Hands-on training with new equipment and technologies.
- Provide general consultation with regard to potential scenarios for disposition of existing jails.
- Assist with development of disposition alternatives and provide general pro/con analysis relative to sustainability, time and cost-benefits to Williamson County.

5.1.2. Operational Readiness and Testing

5.1.2.1. Coordinate with Sheriff for mock operations and scenario-based exercises to validate procedures and ensure staff readiness.

5.1.2.2. Develop and implement a transition timeline to ensure a seamless shift from the old facility to the new justice center.

5.1.2.3. Assist in identifying potential operational gaps and mitigating risks through pre-occupancy testing.

5.1.3. Logistics & Relocation Planning

5.1.3.1. Develop a detailed logistics plan for transitioning operations and moving personnel and inmates to the new facility.

5.1.3.2. Establish a step-by-step move-in schedule, coordinating with key stakeholders for a controlled transition.

5.1.3.3. Assist in securing and managing third-party moving services, if required.

5.1.4. Operational Documentation

5.1.4.1. Assist in developing and finalizing key operational guide documents, including:

5.1.4.1.1. Policies and Procedures Manual

5.1.4.1.2. Post Orders (specific roles and responsibilities)

5.1.4.1.3. Inmate Handbook

5.1.4.1.4. Public and visitor flow patterns (security screening, public access)

5.1.4.1.5. Master schedule of facility operations (intake, visitation, court transport, meals, etc.)

5.1.4.1.6. Daily schedule of activities (inmate programs, recreation, medical, etc.)

5.1.5. Assistance with Disposition of Existing Jail

5.1.5.1.1. Provide consultation on potential scenarios for repurposing, selling, or decommissioning the existing jail facility.

5.1.5.1.2. Assist in developing disposition alternatives, evaluating pros and cons related to sustainability, cost, and time constraints.

5.1.5.1.3. Provide general recommendations regarding site remediation, demolition, or adaptive reuse based on County's long-term needs.

5.2. Develop a move plan to new Headquarters Building

5.2.1. Develop a department relocation plan

5.2.1.1. Conduct a detailed assessment of current office spaces, including department functions, staff counts, space requirements, and specialized operational needs.

5.2.1.2. Develop a phased relocation strategy to ensure minimal disruption to County operations, prioritizing mission-critical services and public-facing departments.

5.2.1.3. Identify temporary workspace solutions if phased moves require interim accommodations.

5.2.1.4. Establish a move coordination team to oversee scheduling, logistics, and interdepartmental communication.

5.2.1.5. Develop department-specific transition plans, ensuring proper setup of workstations, IT infrastructure, records management, and security access at the new headquarters.

5.2.1.6. Coordinate with County leadership, IT, and facility management to address operational concerns, technology transitions, and post-move adjustments.

5.2.2. Logistics & Execution of Move

5.2.2.1. Create a comprehensive move timeline, detailing key milestones, responsibilities, and dependencies.

5.2.2.2. Develop a vendor management plan for moving services, furniture installation, IT setup, and equipment transfers.

5.2.2.3. Establish communication protocols to inform staff, external stakeholders, and the public about move dates, new locations, and service continuity.

5.2.2.4. Coordinate with IT and security teams to ensure seamless data migration, network setup, and badge access for employees.

5.2.2.5. Implement a quality control and troubleshooting plan post-move to address unforeseen issues and optimize workspace functionality in the new headquarters.

5.2.2.6. Conduct post-move evaluations to gather feedback and make necessary refinements for ongoing operational efficiency.

5.3. Furniture, Fixtures & Equipment (FF&E) Services

5.3.1. FF&E Procurement & Coordination

5.3.1.1.1. Ensure FF&E selection meets security, durability, and functionality requirements for justice center operations.

5.3.1.1.2. Coordinate with vendors to ensure procurement aligns with project schedule and budget constraints.

5.3.1.1.3. Facilitate County review and approval of furniture layouts and specifications to ensure operational efficiency.

5.3.2. FF&E Inventory & Reuse Strategy

5.3.2.1.1. Identify, document, and assess existing FF&E and IT assets that can be reused in the new facility.

5.3.2.1.2. Coordinate and document new FF&E and IT requirements beyond what is furnished by the CMAR team.

5.3.2.1.3. Develop a decommissioning plan for old equipment and furniture, including repurposing, disposal, or sale.

5.3.3. Move Management & Installation Coordination

5.3.3.1.1. Oversee logistics and coordination for the delivery and installation of both new and reused FF&E and IT items.

5.3.3.1.2. Provide onsite supervision during installation to ensure proper placement and functionality.

5.3.3.1.3. Conduct final inspections and acceptance walkthroughs for all procured items.

5.3.3.1.4. Ensure dissemination of all FF&E and IT data and documentation to Williamson County for asset tracking and future maintenance.

5.4. General Owner's Representative Project Management for Transition, Activation, and FF&E

5.4.1. Work Plan & Project Controls

5.4.1.1.1. Develop a detailed project work plan to ensure all transition, activation, and FF&E activities are executed on schedule.

5.4.1.1.2. Implement tracking tools for procurement, delivery, and installation progress.

5.4.1.1.3. Establish milestones and deliverables for activation readiness, ensuring seamless facility occupancy.

5.4.1.1.4. Provide regular updates and status reports to Williamson County leadership.

5.4.2. Coordination with Key Stakeholders

5.4.2.1.1. Serve as the primary point of contact between Williamson County, the CMAR team, vendors, and facility staff.

5.4.2.1.2. Ensure compliance with regulatory requirements related to facility activation and security.

5.4.2.1.3. Facilitate stakeholder coordination meetings to ensure a unified transition plan.

5.4.3. Post-Occupancy Support & Final Adjustments during the warranty period.

5.4.3.1.1. Provide post-occupancy troubleshooting for operational, security, and equipment-related concerns.

5.4.3.1.2. Coordinate with vendors for warranty claims and maintenance training.

5.4.3.1.3. Conduct a final post-transition evaluation to ensure the facility is fully operational and adjustments are made where necessary.

Phase 6 – PROPERTY ACQUISITION AND DIVESTMENT DELIVERABLES:

Upon County acceptance of previous phase, PM shall proceed with the following:

6.1 **Property Management & Planning Framework:** Strategic document outlining evaluation criteria for property acquisition, divestment, and optimization of County facilities.

6.2 **Facilities Inventory and Assessment Report:** Comprehensive inventory of County-owned properties, including ownership status, condition assessments, utilization rates, and financial considerations.

6.3 **Facility Condition and Asset Evaluation Report:** Documentation of structural integrity, maintenance requirements, and long-term viability of existing facilities.

6.4 **Facility Divestment Strategy Report:** Analysis of surplus or underutilized properties, including market feasibility studies, best-use scenarios, and financial/environmental impact assessments.

6.5 **Property Acquisition and Site Selection Report:** Evaluation of potential new sites for County facilities, including due diligence, zoning compliance, infrastructure analysis, and cost-benefit comparisons.

6.6 **Transaction Management and Compliance Report:** Legal and contractual documentation supporting property acquisitions and sales, ensuring compliance with public property transaction regulations.

6.7 **Relocation and Transition Plan:** Strategy for relocating County departments due to divestment or new acquisitions, including workspace planning, IT infrastructure setup, and logistics coordination.

6.8 **Financial Analysis and Risk Management Report:** Lifecycle cost projections, deferred maintenance liabilities, and return-on-investment evaluations for acquisition and divestment scenarios.

6.9 **Stakeholder and Community Engagement Strategy:** Plan for facilitating public meetings, workshops, and communication campaigns to ensure transparency in property-related decisions.

6.10 **Program Controls and Reporting Framework:** Implementation of tracking systems for property transactions, financial impacts, risk mitigation, and project progress updates for County leadership.

COMPONENT 6.0 — PROPERTY ACQUISITION AND DIVESTMENT – SCOPE

6.1. Program Management Oversight

6.1.1. Serve as Program Manager (PM) for Williamson County, providing strategic guidance on property acquisition and divestment decisions.

6.1.2. Establish a Property Management & Planning Framework to evaluate existing facilities and identify opportunities for optimization.

6.1.3. Develop and maintain a comprehensive facilities inventory, including ownership status, condition assessments, utilization rates, and financial considerations.

6.1.4. Provide project controls, scheduling, and risk management for all property-related activities.

6.1.5. Act as a liaison between County leadership, departments, and external consultants to ensure alignment with long-term infrastructure and operational goals.

6.2. Facility & Asset Evaluation

6.2.1. Conduct facility condition assessments (FCA) to determine the structural integrity, maintenance requirements, and modernization potential of existing properties.

6.2.2. Develop a prioritization matrix to classify properties based on long-term viability, operational efficiency, and alignment with County needs.

6.2.3. Identify underutilized, surplus, or obsolete facilities that may be suitable for divestment or repurposing.

6.2.4. Conduct a financial analysis, including lifecycle cost projections, deferred maintenance liabilities, and return-on-investment (ROI) considerations.

6.2.5. Engage with County stakeholders to define functional requirements for retained, repurposed, or newly acquired properties.

6.3. Property Divestment Planning

6.3.1. Develop a Facility Divestment Strategy that includes:

6.3.1.1. Market feasibility study.

6.3.1.2. Evaluation of best-use scenarios (e.g., sale, lease, adaptive reuse, demolition).

6.3.1.3. Financial, and environmental considerations for each divestment option.

6.3.2. Assist in preparing requests for proposals (RFPs) or expressions of interest (EOIs) for potential buyers or developers.

6.3.3. Provide guidance on asset disposal processes, including regulatory compliance and revenue maximization strategies.

6.3.4. Support the County in community engagement and public communication efforts related to facility closures or repurposing.

6.3.5. Develop a timeline and transition plan to ensure minimal disruption to County services during divestment efforts.

6.4. Property Acquisition & Site Selection

6.4.1. Assist in identifying and evaluating potential sites for new County facilities, ensuring alignment with growth projections and operational needs.

6.4.2. Conduct due diligence assessments, including zoning compliance, environmental studies, and infrastructure availability.

6.4.3. Develop property acquisition strategies, including lease versus purchase evaluations.

6.4.4. Support the County in negotiations with property owners, developers, and public-private partnerships (P3s) to secure optimal terms.

6.4.5. Provide financial modeling and cost-benefit analyses for different acquisition scenarios.

6.5. Transaction Management & Regulatory Compliance

6.5.1. Assist the County in preparing legal and contractual documents for property acquisitions and sales.

6.5.2. Ensure compliance with local, state, and federal regulations governing public property transactions.

6.5.3. Manage appraisal, title review, and closing processes to facilitate smooth transactions.

6.5.4. Oversee public procurement processes for property-related transactions, ensuring transparency and competitive pricing.

6.6. Transition Planning & Relocation Management

6.6.1. Develop relocation plans for County departments impacted by property divestment or acquisitions.

6.6.2. Coordinate temporary facility solutions to maintain continuity of government services during transitions.

6.6.3. Manage logistics for phased relocations, including workspace planning, IT infrastructure setup, and move coordination.

6.6.4. Provide post-move support to ensure operational efficiency in new or repurposed facilities.

6.7. Program Controls & Reporting

6.7.1. Implement tracking and reporting systems to monitor property transactions, financial impacts, and project timelines.

6.7.2. Provide regular updates to County leadership, including dashboards, reports, and presentations on property management progress.

6.7.3. Develop and maintain a risk management plan, identifying potential challenges in acquisition and divestment efforts and proposing mitigation strategies.

6.7.4. Ensure that all property-related decisions align with the County's long-term strategic goals and fiscal policies.

6.8. Stakeholder & Community Engagement

6.8.1. Facilitate workshops and public meetings to gather input on property planning and divestment decisions.

6.8.2. Develop communication strategies to ensure transparency and public trust in the decision-making process.

6.8.3. Coordinate with county agencies and elected officials to align property decisions with broader development and service objectives.

Program Management Exclusions

General Exclusions

1. *Geotechnical studies*
2. *Traffic Impact Analysis.*
3. *Signage and Marking Plan*
4. *CLOMR/LOMR.*
5. *Subdivision and platting services of any kind.*
6. *LEED services, submission or documentation*
7. *Construction material testing or quality control.*
8. *SCADA system design and/or permitting*
9. *Wastewater treatment plant*

Environmental & Archaeological

1. *Environmental and/or archaeological studies and or permitting associated with any offsite design.*
2. *Documentation or removal of human burials if encountered during the field investigation or inadvertent discovery during construction.*
3. *Formal NRHP/SAL eligibility testing of archeological sites encountered during the field investigations.*
4. *Subsurface evaluation of karst features, including excavation of a karst feature to determine presence of suitable endangered karst invertebrate habitat or karst invertebrate presence/absence surveys for federally listed threatened karst invertebrates or other endangered species.*
5. *Preparation of a USACE Section 404 standard individual permit or other permit action.*
6. *Preparation of a USACE Section 404 permittee-responsible mitigation plan.*
7. *Preparation of a USACE NWP.*
8. *Threatened or endangered species presence/absence surveys (e.g., golden-cheeked warbler, karst invertebrates, freshwater mussels).*
9. *Geologic assessment for offsite design.*
10. *Karst feature survey for offsite design.*
11. *Section 7 or Section 10 USFWS consultation/coordination.*
12. *Purchase of mitigation credits in accordance with the WCRHCP.*
13. *Preparation of an Environmental Impact Statement, Environmental Assessment, or Categorical Exclusion and Texas Department of Transportation National Environmental Policy Act documentation.*
14. *Technical reports or applicable documentation for the following items are excluded from the scope of services for this task: air quality, community impacts, indirect impacts, cumulative impacts, Section 4(f) and 6(f) impacts, noise impacts, and Chapter 26 impacts.*
15. *Public involvement (e.g., virtual or in-person, meetings or notice mailouts).*
16. *Phase II activities, ACM survey, and or LBP Survey.*

Water / Wastewater

1. *Any future development outside of the existing facilities and phased improvements provided in the RFQ are not included in the sizing and design of the above-described water facilities.*
2. *This Scope does not include evaluation or digital modeling of the Water Utility's system or ability to deliver water supply to the site but can be added by separate authorization or amendment if requested.*

3. *Evaluation of potential groundwater supply options are not included in the Scope but can be added by separate authorization or amendment if requested.*
4. *Surge analysis of the waterline systems are excluded.*
5. *Any betterments required by the water that require additional engineering services will be additions to this Scope.*

Stormwater, Floodplain And Drainage

1. *Hydrogeologic reports*
2. *Low Impact Development (LID) design techniques*
3. *Dam design (embankment taller than 6 feet) and analyses for probable maximum flood event.*

Surveying And Sue

1. *QL-B of irrigation lines, asbestos concrete and/or PVC lines, and PVC lines without tracer wire or access*
2. *Engineered Traffic Control Plans*
3. *This proposal does not include research efforts normally performed by a title company.*
4. *Permits, Traffic Control Plans or devices, or other requirements, other than standard signing and safety procedures, which would affect access to working within existing ROW.*
5. *TCE descriptions/exhibits.*
6. *Return trips to reset damaged control points.*
7. *Additional surveys required due to alignment changes.*

Easement Acquisition

1. *Miscellaneous services requested by the Client not described above will be performed only upon prior written authorization from the City as an additional service.*
2. *No work will be undertaken for additional services without specific written authorization from the City. These services may include: 1) Reporting outside of typical status reports, 2) Relocation assistance services, 3) Condemnation services.*

Zoning And Land Use

1. *Zoning and Land Use services including but not limited to Zoning/Land-use changes, Conditional-Use, Special-Use, Variance and/or Annexation processes.*
2. *Preparation and processing of major variance requests from City Codes.*

Utility Services

1. *Lighting, gas, electric, telephone, cable and other “Franchise” or “Dry” utility coordination and design except as outlined within this scope of surfaces.*
2. *Design of any facilities within the limits of the building and five (5) feet beyond.*
3. *Fire protection system design.*

Structural Engineering For Site And Drainage Facilities

1. *Headwall Design*
2. *Outfall Design*
3. *Junction Box Design*

4. *Light Pole Foundation Design*
5. *Retaining Wall*

General

1. *Federal and state regulatory agency file reviews that require more than 20 days to obtain files.*
2. *Application/Submittal filing fees, permit fees, review fees, meeting fees and any sales tax.*
3. *The Design Professional shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might in the sole judgment of the Design Professional, increase the Design Professional's risk or the availability or cost of his or her professional or general liability insurance.*
4. *Any services not specifically noted in the Scope of Services.*

EXHIBIT B

FEE SCHEDULE

This schedule indicates fees by Phase of the Basic Fee ***(NOT TO EXCEED)*** :

	$	**13,993,845**

Kitchell CEM	**$**	**9,328,885**
HOK	**$**	**3,538,960**
Halff	**$**	**1,126,000**

Phase 1 - Validation of Need & Options	**$**	**1,257,689**
Kitchell CEM	$	593,589
HOK	$	284,100
Halff	$	380,000
Phase 2 - Programing & Master Planning	**$**	**1,377,579**
Kitchell CEM	$	704,999
HOK	$	372,580
Halff (Allowance)	$	300,000
Phase 3 - Owner's Design Requirements & Procurement	**$**	**3,447,886**
Kitchell CEM	$	1,249,386
HOK	$	2,108,500
Halff	$	90,000
Phase 4 - Construction Implementation & PM Services	**$**	**6,748,564**
Kitchell CEM	$	6,015,264
HOK	$	477,300
Halff	$	256,000
Phase 5 - Transition, Activation & FF&E Services	**$**	**951,121**
Kitchell CEM	$	654,641
HOK	$	296,480
Halff	$	-

Phase 6 - Transition, Activation & FF&E Services	**$**	**211,006**
Kitchell CEM	$	111,006
HOK	$	-
Halff	$	100,000

EXHIBIT C

PRODUCTION SCHEDULE

PM agrees to complete the professional services called for in **Exhibit A** of this Agreement within **Two Thousand and Fifty-Four (2,054 Days) calendar days** from the date of this Agreement.

The above time limits may, for good cause, be extended, in writing, by County as the Project proceeds.

The schedule below indicates various project milestones and target dates.
Standard end-of-phase review periods for County shall be (21) calendar days.

Agreement Execution Date	**07/15/25**
Phase 1 - Validation of Need & Options	
Present Needs and Options Documents	10/15/25
Site Selection & Due Dilligence (Pending Available Sites)	
County written authorization to proceed to next phase	11/05/25
Phase 2 - Programing & Master Planning	
Present Master Plan Documents	03/16/26
County written authorization to proceed to next phase	03/31/26
Phase 3 - Owner's Design Requirements & Procurement	
Present Owner's Desgin Requirements & Procurement	05/31/27
County written authorization to proceed to next phase	06/15/27
Phase 4 - Construction Implementation & PM Services	
Construction Finalized	09/30/30
County written authorization to proceed to next phase	10/15/30
Phase 5 - Transition, Activation & FF&E Services	
Finalized Transition, Activation & FF&E Services	12/31/30
County written authorization to proceed to next phase	01/13/31

Phase 6 - Property Acquisition & Divestment

Finalized Property Acquisition & Divestment	02/28/31
All services shall be complete on, or before:	**02/28/31**

Wilco - Justice Complex Program Management - 7/7/25

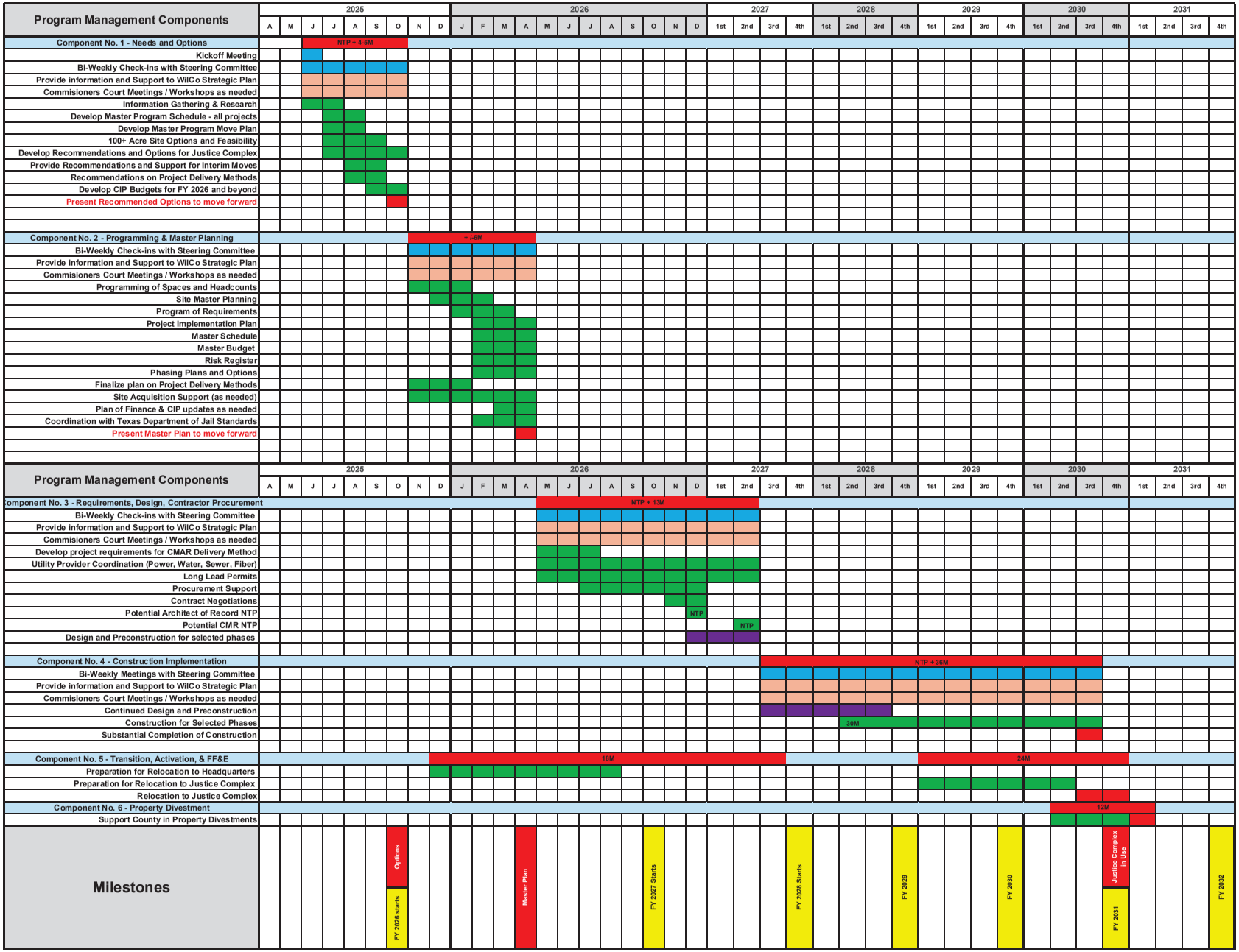


EXHIBIT D

Williamson County
Vendor Reimbursement Policy

The purpose of this Williamson County Vendor Reimbursement Policy ("Policy") is to provide clear guidelines to vendors on Williamson County's expectations and requirements regarding allowable reimbursable expenditures and required backup. The Policy will also minimize conflicts related to invoice payments and define non-reimbursable items. This Policy is considered a guideline and is not a contract.

This Policy may be altered, deleted or amended, at any time and without prior notice to vendors, by action of the Williamson County Commissioners Court. Unenforceable provisions of this Policy, as imposed by applicable law, regulations, or judicial decisions, shall be deemed to be deleted. Any revisions to this Policy will be distributed to all current vendors doing business with the County.

1. Invoices and Affidavits

1.1 Invoices must adequately describe the goods or services provided to County and include all required backup (i.e. reimbursable expenses, mileage log, timesheets, receipts detailing expenses incurred etc.) that is in a form acceptable to the Williamson County Auditor. Invoices that do not adequately describe the goods or services provided to County or contain backup that is satisfactory to the Williamson County Auditor will be returned to vendor for revisions and the provision above relating to invoice errors resolved in favor of the County shall control as to the required actions of vendor and when such invoice must be paid by the County.

1.2 In the event an invoice includes charges based upon hourly billing rates for services or any other rates based upon the amount of time worked by an individual or individuals in performing services, whether the charges are being billed directly to the County or whether they are the basis of invoices from subcontractors for which the vendor seeks reimbursement from the County, the charges shall be accompanied by an affidavit signed by an officer or principal of the vendor certifying that the work was performed, it was authorized by the County and that all information contained in the invoice that is being submitted is true and correct.

1.3 Upon County's request, vendor must submit all bills paid affidavits wherein vendor must swear and affirm that vendor has paid each of its subcontractors, laborers, suppliers and material in full for all labor and materials provided to vendor for or in connection with services and work performed for County and, further, vendor must swear and affirm that vendor is not aware of any unpaid bills, claims, demands, or causes of action by any of its subcontractors, laborers, suppliers, or material for or in connection with the furnishing of labor or materials, or both, for services and work performed for County.

2. Travel Reimbursement

2.1 The County will only cover costs associated with travel for vendors outside a 45-mile radius from the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626.

2.2 The County will only cover costs associated with travel as documented work for County. If a vendor is also doing business for another client, the travel costs must be split in proportion to the amount of work actually performed for the County and the other client. The only allowable travel expense will be for the specific days worked for Williamson County.

2.3 No advance payments will be made to vendor for travel expenditures. The travel expenditure may only be reimbursed after the expenditure/trip has already occurred and vendor has provided the Williamson County Auditor with all necessary and required backup.

2.4 Vendors must submit all travel reimbursement requests on each employee in full. Specifically, a travel reimbursement request must include all related travel reimbursement expenses relating to a particular trip for which vendor seeks reimbursement. Partial travel reimbursement requests will not be accepted (i.e. vendor should not submit hotel and mileage one month then the next month submit rental car and airfare). If the travel reimbursement appears incomplete, the invoice will be sent back to the vendor to be submitted when all information is ready to submit in full.

2.5 Reimbursement for transportation costs will be at the most reasonable means of transportation (i.e.: airline costs will be reimbursed for coach rate, rental car costs will only be reimbursed if rental car travel was most reasonable means of travel as compared to travel by air).

2.6 The County will not be responsible for, nor will the County reimburse additional charges due to personal preference or personal convenience of individual traveling.

2.7 The County will not reimburse airfare costs if airfare costs were higher than costs of mileage reimbursement.

2.8 Additional expenses associated with travel that is extended to save costs (i.e. Saturday night stay) may be reimbursed if costs of airfare would be less than the cost of additional expenses (lodging, meals, car rental, mileage) if the trip had not been extended. Documentation satisfactory to the Williamson County Auditor will be required to justify expenditure.

2.9 County will only reimburse travel expense to necessary personnel of the vendor (i.e. no spouse, friends or family members).

2.10 Except as otherwise set forth herein, a vendor must provide a paid receipt for all expenses. If a receipt cannot be obtained, a written sworn statement of the expense from the vendor may be substituted for the receipt.

2.11 Sales tax for meals and hotel stays are the only sales taxes that will be reimbursed. Sales tax on goods purchased will not be reimbursed. A sales tax exemption form is available from the Williamson County Auditor's Office upon request.

2.12 The County will not pay for any late charges on reimbursable items. It is the responsibility of the vendor to pay the invoice first and seek reimbursement from the County.

3. Meals

3.1 Meal reimbursements are limited to a maximum of $59.00 per day on overnight travel. On day travel (travel that does not require an overnight stay), meal reimbursements are limited to a maximum of $25.00 per day. The travel must be outside the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by a 45-mile radius.

3.2 Receipts are required on meal reimbursement amounts up to the maximum per day amount stated for overnight or day travel. If receipts are not presented, the vendor can request per diem (per diem limits refer to 3.2). However, a vendor cannot combine per diem and meal receipts. Only one method shall be allowed.

3.3 Meals are reimbursable only to vendors who do not have necessary personnel located within a 45-mile radius of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626, who are capable of carrying the vendor's obligations to the County. Meals will not be reimbursed to vendors who are located within a 45-mile radius of the Williamson County Courthouse.

3.4 County will not reimburse for alcoholic beverages.

3.5 Tips are reimbursable but must be reasonable to limitation of meal allowance

3.6 No meals purchased for entertainment purposes will be allowed.

3.7 Meal reimbursement must be substantiated with a hotel receipt.

4. Lodging

4.1 Hotel accommodations require an itemized hotel folio as a receipt. The lodging receipt should include name of the motel/hotel, number of occupant(s), goods or services for each individual charge (room rental, food, tax, etc.) and the name of the occupant(s). Credit card receipts or any other form of receipt are not acceptable.

4.2 Vendors will be reimbursed for a single room rate charge plus any applicable tax. If a single room is not available, the vendor must provide documentation to prove that a single room was not available in order to justify the expense over and above the single room rate. A vendor may also be required to provide additional documentation if a particular room rate appears to be excessive.

4.3 Personal telephone charges, whether local or long distance, will not be reimbursed.

5. Airfare

5.1 The County will only reimburse up to a coach price fare for air travel.

5.2 The County will exclude any additional charges due to personal preference or personal convenience of the individual traveling (i.e. seat preference charges, airline upgrades, etc. will not be an allowable reimbursement)

5.3 Air travel expenses must be supported with receipt copy of an airline ticket or an itinerary with actual ticket price paid. If tickets are purchased through a website, vendor must submit a copy of the webpage showing the ticket price if no paper ticket was issued.

5.4 Cancellation and/or change flight fees may be reimbursed by the County but vendor must provide the Williamson County Auditor with documentation in writing from a County department head providing authorization for the change.

5.5 The County will not reimburse vendor for tickets purchased with frequent flyer miles.

6. Car Rental

6.1 Vendors that must travel may rent a car at their destination when it is less expensive than other transportation such as taxis, airport shuttles or public transportation such as buses or subways.

6.2 Cars rented must be economy or mid-size. Luxury vehicle rentals will not be reimbursed. Any rental costs over and above the cost of a mid-size rental will be adjusted.

6.3 Vendors will be reimbursed for rental cars if the rental car cost would have been less than the mileage reimbursement cost (based on the distance from vendor's point of origin to Williamson County, Texas) had the vendor driven vendor's car.

6.4 Vendors must return a car rental with appropriate fuel levels as required by rental agreement to avoid the car rental company from adding fuel charges.

6.5 Rental agreement and credit card receipt must be provided to County as back up for the request for reimbursement.

6.6 Insurance purchased when renting vehicle may also be reimbursed.

6.7 Car Rental optional extras such as GPS, roadside assistance, and administrative fees on Tolls will not be reimbursed.

7. Personal Car Usage

7.1 Personal vehicle usage will be reimbursed in an amount equal to the standard mileage rate allowed by the IRS.

7.2 Per code of Federal Regulations, Title 26, Subtitle A, Chapter 1, Subchapter B, Part IX, Section 274(d), all expense reimbursement requests must include the following:

7.2.1.1 Date

7.2.1.2 Destination

7.2.1.3 Purpose

7.2.1.4 Name of traveler(s)
7.2.1.5 Correspondence that verifies business purpose of the expense

7.3 The mileage for a personal vehicle must document the date, location of travel to/from, number of miles traveled and purpose of trip.

7.4 Mileage will be reimbursed on the basis of the most commonly used route.

7.5 Reimbursement for mileage shall not exceed the cost of a round trip coach airfare.

7.6 Reimbursement for mileage shall be prohibited between place of residence and usual place of work.

7.7 Mileage should be calculated from employee's regular place of work or their residence, whichever is the shorter distance when traveling to a meeting or traveling to Williamson County, Texas for vendors who are located outside of the Williamson County Courthouse, 710 Main Street, Georgetown, Texas 78626 by at least a 45-mile radius.

7.8 When more than one person travels in same vehicle, only one person may claim mileage reimbursement.

7.9 Tolls, if reasonable, are reimbursable. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement (administrative fees on Tolls will not be reimbursed).

7.10 Parking fees, if reasonable are reimbursable for meetings and hotel stays. For vendors who contract with a third party for visitor parking at vendor's place of business, Williamson County will not reimburse a vendor based on a percentage of its contracted visitor parking fees. Rather, Williamson County will reimburse Vendor for visitor parking on an individual basis for each time a visitor uses Vendor's visitor parking. Receipts are required for reimbursement. If a receipt is not obtainable, then written documentation of expense must be submitted for reimbursement.

7.11 Operating and maintenance expenses as well as other personal expenses, such as parking tickets, traffic violations, and car repairs and collision damage are not reimbursable.

8. Other Expenses

8.1 Taxi fare, bus tickets, conference registrations, parking, etc. must have a proper original receipt.

9. Repayment of Non-reimbursable Expense.

Vendors must, upon demand, immediately repay County for all inappropriately reimbursed expenses whenever an audit or subsequent review of any expense reimbursement documentation finds that such expense was reimbursed contrary to these guidelines and this Policy. Williamson County reserves the right to retain any amounts that are due or that become due to a vendor in order to collect any inappropriately reimbursed expenses that a vendor was paid.

10. Non-Reimbursable Expenses

In addition to the non-reimbursable items set forth above in this Policy, the following is a non-exhaustive list of expenses that will not be reimbursed by Williamson County:

10.1 Alcoholic beverages/tobacco products
10.2 Personal phone calls
10.3 Laundry service
10.4 Valet service (excludes hotel valet)
10.5 Movie rentals
10.6 Damage to personal items
10.7 Flowers/plants

10.8 Greeting cards
10.9 Fines and/or penalties
10.10 Entertainment, personal clothing, personal sundries and services
10.11 Transportation/mileage to places of entertainment or similar personal activities
10.12 Upgrades to airfare, hotel and/or car rental
10.13 Airport parking above the most affordable rate available
10.14 Excessive weight baggage fees or cost associated with more than two airline bags
10.15 Auto repairs
10.16 Babysitter fees, kennel costs, pet or house-sitting fees
10.17 Saunas, massages or exercise facilities
10.18 Credit card delinquency fees or service fees
10.19 Doctor bills, prescription and other medical services
10.20 Hand tools
10.21 Safety Equipment (hard hats, safety vests, etc.)
10.22 Office Supplies
10.23 Lifetime memberships to any association
10.24 Donations to other entities
10.25 Any items that could be construed as campaigning
10.26 Technology Fees
10.27 Sales tax on goods purchased
10.28 Any other expenses which Williamson County deems, in its sole discretion, to be inappropriate or unnecessary expenditures.

EXHIBIT E
DEBARMENT CERTIFICATION

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

1. I, the undersigned, being duly sworn or under penalty of perjury under the laws of the United States and the State of Texas, certifies that PM and its principals:

    a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal department or agency:

    b. Have not, within a three-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public* transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

    c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity* with commission of any of the offenses enumerated in **Paragraph 1(b)** of this certification;

    d. Have not, within a three-year period preceding this application/proposal, had one or more public transactions* terminated for cause or default; and

    e. Have not been disciplined or issued a formal reprimand by any State agency for professional accreditation within the past three years.

Kitchell/CEM, Inc.

_____
Signature of Certifying Official

_____
Printed Name of Certifying Official

_____
Title of Certifying Official

_____
Date

2. Where the PROVIDER is unable to certify to any of the statements in this certification, such PROVIDER shall attach an explanation to this certification.

* federal, state, or local

SUBSCRIBED and sworn to before me, the undersigned authority, by _____
Signatory Name
the _____ of _____, on behalf of said firm.
Signatory Title Entity Name

_____
Notary Public in and for the
State of Texas

My commission expires: _____

EXHIBIT F

CERTIFICATES OF INSURANCE

PM and Subconsultant Certificates of Insurance attached:

June 2, 2025

Joy Simonton, Purchasing Agent
Wilco Purchasing Department
100 Wilco Way
Georgetown, TX 78626

Re: 25RFSQ4
Program Management for Justice Complex Planning & Development
Recommendation of Agreement Award

After independently and collectively reviewing qualification submissions and conducting interviews with the lead candidates, the evaluation committee found **Kitchell/CEM, Inc.** to be the best-suited candidate to perform program management services.

Based on the Committee's evaluation, the Wilco Facilities Department recommends that the Williamson County Commissioners Court award the Agreement for Program Management Services to **Kitchell/CEM, Inc.**

Sincerely,

Dale Butler
Senior Director, Facilities Management

WILLIAMSON COUNTY
(512) 943-1609
dale.butler@wilcotx.gov www.wilcotx.gov
3101 SE Inner Loop
Georgetown, TX 78626

25RFSQ4 Program Management for Justice Complex Planning Development Evaluation

Firm	TOTALS (100)	Company Experience of Similar Type & Size Projects (30)	Company Performance with Government Agencies (20)	Process (30)	Program Manager Professional Experience (20)
Broaddus Associates	60	30	5	10	15
Freese and Nichols	80	30	20	10	20
Kitchell-CEM	95	30	20	25	20
PDR	50	15	10	10	15
Procedeo	67	22	20	10	15
Project Control	50	15	10	10	15
Square One Consultants	85	15	20	30	20

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1320020

Date Filed:
06/04/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Kitchell/CEM, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Program Mng. Justice Complex
Program Management for implementation of the future Justice Complex

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Seth Ackland, and my date of birth is [redacted].

My address is [redacted] (street), AUSTIN (city), TX (state), [redacted] (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 4 day of June (month), 2025 (year).

Seth Ackland
Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1320020

Date Filed:
06/04/2025

Date Acknowledged:
06/09/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Kitchell/CEM, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Program Mng. Justice Complex
Program Management for implementation of the future Justice Complex

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **52.**

Meeting Date: 07/15/2025

Approval of the Agreement for Construction Services No. 2025295 with The Brandt Companies LLC for the Jail North Dishwasher Exhaust for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Construction Service Agreement No. 2025295 between Williamson County and The Brandt Companies, LLC for the Jail North Dishwasher Exhaust in the not-to-exceed amount of One Hundred Sixteen Thousand Four Hundred Eighty-One and No/100 Dollars ($116,481.00) pursuant to Choice Partners Cooperative Contract #CSP-22-049MF and authorize execution of the agreement.

Background

This Agreement for Construction Services between Williamson County and The Brandt Companies, LLC is for the Jail North Dishwasher Exhaust located at Williamson County Jail, 508 Rock St, Georgetown, TX 78626. Contract Audit and General Counsel have reviewed. A detailed Scope of Work is attached. The funding source is 01.0100.1008.004509 and the point of contact is Gretchen Glenn.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Construction Service Agreement

Form 1295 The Brandt Companies LLC complete

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:03 AM
Form Started By: Michelle McKinney		Started On: 07/07/2025 09:17 AM
Final Approval Date: 07/10/2025		

Agreement for Construction Services

(Choice Partners Cooperative Contract #CSP-22-049MF)

This Agreement ("Agreement") between Williamson County, Texas, a political subdivision of the State of Texas ("Owner") and The Brandt Companies, LLC ("Contractor") is entered into in accordance with the following terms and conditions:

ARTICLE 1 SCOPE OF WORK: The Owner desires to retain Contractor for the construction of Jail North Dishwasher Exhaust (hereinafter called the "Project"). The Contractor shall have the overall responsibility for and shall provide complete construction services and furnish all materials, equipment, tools and labor as necessary or reasonably inferable to complete the Project, or any phase of the Project, in accordance with the Owner's requirements and the terms of this Agreement (hereinafter collectively referred to as the "Work").

ARTICLE 2 CONTRACT PRICE: Owner agrees to pay to the Contractor, for the satisfactory performance of the Work, the sum of **One Hundred Sixteen Thousand Four Hundred Eighty-One and No/100 Dollars ($116,481.00)** in accordance with the terms and conditions of this Agreement.

ARTICLE 3 PLANS AND SPECIFICATIONS: The Work shall be performed pursuant to and in accordance with the plans and specifications attached hereto as **Exhibit "A"**, as well as any revisions made thereto.

ARTICLE 4 CONTRACT TIME:

4.1 Contractor shall commence the Work upon instruction to do so from the Owner and shall achieve Substantial Completion within **Thirty (30) calendar days** from the date the Work is commenced; provided, however, Owner may extend said time period in the event bad weather affects the progress of the Work. Unless otherwise specified in writing, Contractor shall achieve Final Completion within **Thirty (30) calendar days of Substantial Completion**. Owner shall determine when the Project has been fully and finally completed to its satisfaction. The time set forth for completion of the work is an essential element of the Agreement.

4.2 Liquidated Damages.

Contractor acknowledges and recognizes that Owner is entitled to full and beneficial occupancy and use of the completed Work following expiration of the Contract Time and that Owner has entered into, or will enter into, binding agreements upon Contractor's achieving Substantial

Completion of the Work within the Contract Time. Contractor further acknowledges and agrees that if Contractor fails to complete substantially or cause the Substantial Completion of any Phase of the Work within the Contract Time, Owner will sustain extensive damages and serious loss as a result of such failure. In the cases of missed scheduled events, which incur exact losses of revenue and exact expenses for fees and other cancellation costs, Contractor shall be responsible for the exact amount of damages sustained by Owner. In other cases, the exact amount of such damages will be extremely difficult to ascertain. Therefore, Owner and Contractor agree as set forth below:

4.2.1 Subject to the other terms and conditions herein, if Substantial Completion is not achieved by the date specified above or by such date to which the Contract Time may be extended, the Contract Price shall be reduced by **Five Hundred and No/100 Dollars ($500.00) per calendar day** as liquidated damages and not as a penalty, until the date of Substantial Completion. Force majeure shall apply relative to both rain/snow delays (acts of nature) and/or supply delays over which Contractor has no control, and such force majeure delays shall not be subject to such reduction of the Contract Price.

4.2.2 Owner may deduct liquidated damages described herein from any unpaid amounts then or thereafter due Contractor under this Agreement. Any liquidated damages not so deducted from any unpaid amounts due Contractor shall be payable by Contractor to Owner at the demand of Owner, together with the interest from the date of the demand at a rate equal to the prime interest rate as published by the Wall Street Journal on the **first (1st) business day** after such amounts are demanded.

4.2.3 Notwithstanding anything to the contrary in this Agreement, if Owner is unable to recover any portion of liquidated damages in accordance with the terms and conditions herein because it is found to be unenforceable or invalid as a penalty or otherwise, then, Owner shall be entitled to recover from Contractor all of Owner's actual damages in connection with the failure by Contractor to achieve Substantial Completion of the Work within the Contract Time, including, without limitation, direct, indirect, or consequential damages.

ARTICLE 5 PAYMENT:

5.1 Contractor shall receive one lump sum payment of the Contract Price upon completion of the Project.

ARTICLE 6 CONTRACTOR'S GENERAL RESPONSIBILITIES AND COVENANTS:

6.1 Contractor shall render, diligently and competently in accordance with the highest standards used in the profession, all Contractor services which shall be necessary or advisable for the expeditious, economical and satisfactory completion of the Project. Contractor agrees to use its best efforts, skill, judgment, and abilities to perform its obligations and to further the interests of Owner in accordance with Owner's requirements and procedures.

6.2 Contractor's duties as set forth herein shall at no time be in any way diminished by reason of any approval by the Owner nor shall the Contractor be released from any liability by reason of

such approval by the Owner, it being understood that the Owner at all times is ultimately relying upon the Contractor's skill and knowledge in performing the services required hereunder.

6.3 Contractor is responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. The safety program shall comply with all applicable requirements of the current federal Occupational Safety and Health Act and all other applicable federal, state and local laws and regulations.

6.4 Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work. The Contractor shall keep the Owner informed of the progress and quality of the Work.

6.5 Insurance. Contractor shall carry insurance in the types and amounts indicated below for the duration of the Agreement, which shall include items owned by Owner in the care, custody and control of Contractor prior to and during construction. Contractor must also complete and file the declaration pages from the insurance policies with Owner whenever a previously identified policy period expires during the term of the Agreement, as proof of continuing coverage. Contractor shall update all expired policies prior to submission of any payment requests hereunder. Failure to update policies shall be reason for payment to be withheld until evidence for renewal is provided to the Owner. If the Contractor fails to obtain, maintain or renew any insurance required by this Agreement, the Owner may, among other remedies available hereunder or at law, obtain insurance coverage directly and recover the cost of that insurance from the Contractor or declare this Agreement void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the Owner. All policies of insurance provided by the Contractor must comply with the requirements set forth herein, the Agreement and the laws of the State of Texas.

6.5.1 The Contractor shall provide and maintain, until the Work covered in the Agreement is completed and accepted by the Owner, the minimum insurance coverages in the minimum amounts as described below.

	Type of Coverage	Limits of Liability
.1	Worker's Compensation	Statutory
.2	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

.3 Commercial general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER OCCURRENCE
Commercial	

General Liability (including premises, completed operations and contractual)	$1,000,000
Aggregate policy limits:	$2,000,000

.4 Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

.5 Damage to Rented Property/Premises (Ea. Occurrence): $100,000

.6 Builder's Risk Insurance (all-risks)

An all-risk policy, in the amount equal at all times to 100% of the Contract Price. The policy shall include coverage for loss or damage caused by certified acts of terrorism as defined in the Terrorism Risk Insurance Act. The policy shall be issued in the name of the Contractor and shall name its Subcontractors as additional insureds. The Owner shall be named as a loss payee on the policy. The builders risk policy shall have endorsements as follow:

a. This insurance shall be specific as to coverage and not considered as contributing insurance with any permanent insurance maintained on the present premises. If off-site storage is permitted, coverage shall include transit and storage in an amount sufficient to protect property being transported or stored.

b. For renovation projects and or portions of work contained within an existing structure, the Owner waives subrogation for damage by fire to existing building structure(s), if the Builder's Risk Policy has been endorsed to include coverage for existing building structure(s) in the amount described in the Special Conditions. However, Contractor shall not be required to obtain such an endorsement unless specifically required by the Special Conditions, if any. The aforementioned waiver of subrogation shall not be effective unless such endorsement is obtained.

.7 Flood insurance when specified in Supplementary General Conditions or Special Conditions.

.8 Umbrella coverage in the amount of not less than $5,000,000.

6.5.2 Workers' Compensation Insurance Coverage:

1. Definitions:

   (a) Certificate of coverage ("certificate") - A copy of a certificate of insurance, a certificate of authority to self-insure issued by the Texas Workers' Compensation Commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the Project.
   (b) Duration of the Project - includes the time from the beginning of the work on the Project until the Contractor's/person's work on the Project has been completed and accepted by the Owner.
   (c) Coverage – Workers' compensation insurance meeting the statutory requirements of the Texas Labor Code, §401.011(44).
   (d) Persons providing services on the Project ("subcontractor") - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the Project, regardless of whether that person contracted directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the Project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the Project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

2. The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, §401.011(44) for all employees of the Contractor providing services on the Project, for the duration of the Project.
3. The Contractor must provide a certificate of coverage prior to execution of the Agreement/Contract, and in no event later than ten (10) days from Notice of Award. Failure to provide the insurance in a timely fashion may result in loss of Contractor's bid bond.
4. If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the Project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the Owner showing that coverage has been extended.
5. The Contractor shall obtain from each person providing services on a project, and provide to the Owner:

(a.) a certificate of coverage, prior to that person beginning work on the Project, so the Owner will have on file certificates of coverage showing coverage for all persons providing services on the Project; and
(b.) no later than seven days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project.

6. The Contractor shall retain all required certificates of coverage for the duration of the Project and for one year thereafter.
7. The Contractor shall notify the Owner in writing by certified mail or personal delivery, within 10 days after the Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project.
8. The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the Project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

9. The Contractor shall contractually require each person with who it contracts to provide services on a project, to:

(a) provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas labor Code, Section 401.011(44) for all of its employees providing services on the Project, for the duration of the Project;
(b) provide to the Contractor, prior to that person beginning work on the Project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the Project, for the duration of the Project;
(c) provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;
(d) obtain from each other person with whom it contracts, and provide to the Contractor:

i. a certificate of coverage, prior to the other person beginning work on the Project; and
ii. a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;

(e) retain all required certificate of coverage on file for the duration of the Project and for one year thereafter;
(f) notify the Owner in writing by certified mail or personal delivery, within 10 days after the person knew or should have known, of any change that materially

affects the provision of coverage of any person providing services on the Project; and

(g) contractually require each person with whom it contracts, to perform as required by paragraphs (a)-(g), with the certificates of coverage to be provided to the person for whom they are providing services.

10. By signing the Agreement/Contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the Owner that all employees of the Contractor who will provide services on the Project will be covered by workers' compensation coverage for the duration of the Project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the Commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

11. The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor which entitles the Owner to declare the Agreement/Contract void if the Contractor does not remedy the breach within ten days after receipt of notice of breach from the Owner.

6.5.3 If insurance policies are not written for the amounts specified herein, Contractor shall carry Umbrella or Excess Liability Insurance for any differences in amounts specified. If Excess Liability Insurance is provided, it shall follow the form of primary coverage.

6.5.4 Insurance coverage required hereunder shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company, or otherwise acceptable to Owner.

6.5.5 **The Owner ("Williamson County, Texas"), its officials, employees and volunteers shall be named as an additional insured on all required policies.** These insurance policies shall contain the appropriate additional insured endorsement signed by a person authorized by that insurer to bind coverage on its behalf.

6.5.6 The furnishing of the above listed insurance coverage, as may be modified by the Agreement, must be tendered prior to execution of the Agreement/Contract, and in no event later than ten (10) days from Notice of Award. Failure to provide the insurance in a timely fashion may result in loss of Contractor's bid bond.

6.5.7 Owner reserves the right to review the insurance requirements set forth herein during the Agreement and to make reasonable adjustments to the insurance coverage and their limits when deemed necessary and prudent by the Owner based upon changes in statutory law, court decisions, or the claims history of the industry as well as the Contractor.

6.5.8 Owner shall be entitled, upon request, and without expense, to receive complete copies of the policies with all endorsements and may make any reasonable requests for deletion, or

revision or modification of particular policy terms, conditions, limitations, or exclusions, except where policy provisions are established by law or regulation binding upon the Parties or the underwriter of any of such polices. Damages caused by the Contractor and not covered by insurance shall be paid by the Contractor.

6.5.9 Contractor shall be responsible for payment of premiums for all of the insurance coverages required hereunder. Contractor further agrees that for each claim, suit or action made against insurance provided hereunder, with respect to all matters for which the Contractor is responsible hereunder, Contractor shall be solely responsible for all deductibles and self-insured retentions. Any deductibles or self-insured retentions over $75,000 in the Contractor's insurance must be declared and approved in writing by Owner in advance.

6.5.10 Contractor shall contractually require each person or entity with whom it contracts to provide services in relation to the Work, to comply with every insurance requirement that Contractor must comply with hereunder. More specifically, each person or entity with whom Contractor contracts to provide services on the in relation to the Work must comply with each insurance requirement hereunder just as if such person or entity was the Contractor. Thus, every reference to Contractor under each insurance requirement hereunder shall mean and include each person or entity with whom Contractor contracts to provide services in relation to the Work. If any such person or entity with whom Contractor contracts to provide services in relation to the Work fails to obtain, maintain or renew any insurance required by this Agreement, Owner may, among other remedies available hereunder or at law, obtain insurance coverage directly and recover the cost of that insurance from the Contractor or declare this Agreement void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the Owner.

ARTICLE 7 INDEMNITY:

7.1 INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, Contractor SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF OWNER'S CHOOSING), AND HOLD HARMLESS OWNER, AND OWNER'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF CONTRACTOR, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE PROJECT SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. CONTRACTOR HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OR THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF OWNER'S CHOOSING), AND HOLD HARMLESS OWNER, AND OWNER'S EMPLOYEES, AGENTS, REPRESENTATIVES,

PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF CONTRACTOR OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

7.2 Except for the obligation of Owner to pay Contractor the Contract Price pursuant to the terms of this Agreement, and to perform certain other obligations pursuant to the terms and conditions explicitly set forth herein, Owner shall have no liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement. Notwithstanding any obligation or liability of Owner to Contractor, no present or future partner or affiliate of Owner or any agent, officer, director, or employee of Owner, or of the various departments comprising Owner, or anyone claiming under Owner has or shall have any personal liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement.

ARTICLE 8 WARRANTY:

8.1 Contractor hereby warrants that the materials and equipment provided for the Work will be of good quality and new unless otherwise required or permitted by the Owner; that the construction will be free from faults and defects; and that the construction will conform with the requirements of the plans, specifications, drawings and the terms of this Agreement.

8.2 Contractor shall provide warranty services for the Work for a **full twelve (12) months** following Final Completion and final payment. Just before the warranty period expires, Contractor shall attend an on-site meeting with the Owner to ensure that all warranty issues have been identified and properly remedied.

ARTICLE 9 PREVAILING WAGE RATE:

9.1 Duty to Pay Prevailing Wage Rates. The Contractor shall pay not less than the wage scale of the various classes of labor as shown on the "Prevailing Wage Schedule", as defined below. The specified wage rates are minimum rates only, and are not representations that qualified labor adequate to perform the Work is available locally at the prevailing wage rates. The Owner is not bound to pay—and will not consider—any claims for additional compensation made by any Contractor because the Contractor pays wages in excess of the applicable minimum rate contained in the Agreement. The "Prevailing Wage Schedule" is not a representation that quantities of qualified labor adequate to perform the Work may be found locally at the specified wage rates.

9.1.2 For classifications not shown, workers shall not be paid less than the wage indicated for Laborers. The Contractor shall notify each worker commencing work on the Project of the worker's job classification and the established minimum wage rate required to be paid, as well as the actual amount being paid. The notice must be delivered to and signed in acknowledgement of receipt by the employee and must list both the monetary wages and fringe benefits to be paid or furnished for each classification in which the

worker is assigned duties. When requested by Owner, competent evidence of compliance with the Texas Prevailing Wage Law shall be furnished by Contractor.

9.1.3 A copy of each worker wage rate notification shall be submitted to the Owner with the Application for Payment for the period during which the worker began on-site activities.

9.2 Prevailing Wage Schedule. Pursuant to Texas Government Code Section 2258.022(2), the general prevailing rate of per diem wages for each craft or type of worker needed to execute the Contract and the prevailing rate for legal holiday and overtime work shall be the most recent prevailing wage rate for Williamson County, Texas for building construction as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. Section 276a et seq.), and its subsequent amendments, which are published and can be obtained online at https://sam.gov/search/?index=dbra (the "Prevailing Wage Schedule"). Should the Contractor at any time become aware that a particular skill or trade not reflected on the Prevailing Wage Schedule will be or is being employed in the Work, whether by the Contractor or by a subcontractor, the Contractor shall promptly inform the Owner and shall specify a wage rate for that skill or trade, which shall bind the Contractor.

9.3 Penalty for Violation. The Contractor and any Subcontractor shall pay to the Owner a penalty of sixty dollars ($60.00) for each worker employed for each calendar day, or portion thereof, that the worker is paid less than the wage rates stipulated in the Prevailing Wage Schedule or any supplement or update thereto pursuant to previsions above. The Contractor and each Subcontractor shall keep, or cause to be kept, an accurate record showing the names and occupations of all workers employed in connection with the Work, and showing the actual per diem wages paid to each worker, which records shall be open at all reasonable hours for the inspection by the Owner.

9.4 Complaints of Violations of Prevailing Wage Rates. Within thirty-one (31) days of receipt of information concerning a violation of Texas Government Code, Chapter 2258, the Owner shall make an initial determination as to whether good cause exists to believe a violation occurred. The Owner's decision on the initial determination shall be reduced to writing and sent to the Contractor or Subcontractor against whom the violation was alleged, and to the affected worker. When a good cause finding is made, the Owner shall retain the full amounts claimed by the claimant or claimants as the difference between wages paid and wages due under the Prevailing Wage Schedule and any supplements thereto, together with the applicable penalties, such amounts being subtracted from successive progress payments pending a final decision on the violation.

9.5 Arbitration Required if Violation not Resolved. After the Owner makes its initial determination, the affected Contractor or Subcontractor and worker have fourteen (14) days in which to resolve the issue of whether a violation occurred, including the amount that should be retained by Owner or paid to the affected worker. If the Contractor or Subcontractor and affected worker reach an agreement concerning the worker's claim, the Contractor shall promptly notify the Owner in a written document signed by the worker. If the Contractor or Subcontractor and affected worker do not agree before the fifteenth (15th) day after the Owner's determination, the Contractor or Subcontractor and affected worker must participate in binding arbitration in

accordance with the Texas General Arbitration Act, Chapter 171, Tex. Civ. Prac. & Rem. Code. The parties to the arbitration have ten (10) days after the expiration of the fifteen (15) days referred to above, to agree on an arbitrator; if by the eleventh (11th) day there is no agreement to an arbitrator, a district court shall appoint an arbitrator on the petition of any of the parties to the arbitration.

9.6 Arbitration Award. If an arbitrator determines that a violation has occurred, the arbitrator shall assess and award against the Contractor or Subcontractor the amount of penalty as provided herein and the amount owed the worker. The Owner may use any amounts retained hereunder to pay the worker the amount as designated in the arbitration award. If the Owner has not retained enough from the Contractor or Subcontractor to pay the worker in accordance with the arbitration award, the worker has a right of action against the Contractor and Subcontractor as appropriate, and the surety of either to receive the amount owed, attorneys' fees and court costs. The Contractor shall promptly furnish a copy of the arbitration award to the Owner.

9.7 Prevailing Wage Retainage. Money retained pursuant to this section shall be used to pay the claimant or claimants the difference between the amount the worker received in wages for labor on the Project at the rate paid by the Contractor or Subcontractor and the amount the worker would have received at the general prevailing wage rate as provided by the agreement of the claimant and the Contractor or Subcontractor affected, or in the arbitrator's award. The full statutory penalty of sixty dollars ($60.00) per day of violation per worker shall be retained by the Owner to offset its administrative costs, pursuant to Texas Government Code, §2258.023. Any retained funds in excess of these amounts shall be paid to the Contractor on the earlier of the next progress payment or final payment. Provided, however, that the Owner shall have no duty to release any funds to either the claimant or the Contractor until it has received the notices of agreement or the arbitration award as provided in this section.

9.8 No Extension of Time. If the Owner determines that good cause exists to believe a violation has occurred, the Contractor shall not be entitled to an extension of time for any delay arising directly or indirectly from of the procedures set forth in this section.

ARTICLE 10 BONDS:

10.1 Performance Bond. Upon execution of this Agreement, Contractor shall provide a Performance Bond in the amount of 100% of the Contract Price. The surety for a Performance Bond shall meet the requirements of Texas law and the requirements set forth in the Agreement.

10.2 Payment Bond. Upon execution of this Agreement, Contractor shall provide a Payment Bond in the amount of 100% of the Contract Price, as security for the true and faithful payment in full of all subcontractors and persons performing labor, services, materials, machinery, and fixtures in connection with the Work. The surety for a Payment Bond shall meet the requirements of Texas law and the requirements set forth in the Agreement.

10.3 Warranty Bond. Upon Final Completion, Contractor shall provide a Warranty Bond in the amount of 20% of the Contract Price, as security for the true and faithful performance of all warranties set forth in the Agreement.

ARTICLE 11 TERMINATION OR SUSPENSION OF THE AGREEMENT

11.1 Termination by Contractor

If one of the reasons described below exists, the Contractor may, upon thirty (30) business days written notice to the Owner, terminate the Agreement and recover from the Owner payment for Work executed, including reasonable overhead, profit, and costs incurred by reason of such termination:

11.1.1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;

11.1.2 An act of government, such as a declaration of national emergency that requires all Work to be stopped;

11.1.3 If the Work is stopped for a period of ninety (90) consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Agreement.

11.2 Termination by the Owner for Cause

11.2.1 The Owner may terminate the Agreement if the Contractor:

11.2.1.1 Fails to commence the Work in accordance with the provisions of the Agreement;

11.2.1.2 Fails to prosecute the Work to completion thereof in a diligent, efficient, timely, workmanlike, skillful and careful manner and in strict accordance with the provisions of the Agreement;

11.2.1.3 Fails to use an adequate amount or quality of personnel or equipment to complete the Work without undue delay;

11.2.1.4 Fails to perform any of its obligations under the Agreement;

11.2.1.5 Fails to make prompt payments when due to its Subcontractors and Suppliers, or as required by **Texas Government Code, Chapter 2251**;

11.2.1.6 Files any petition or other pleading seeking any relief under any provisions of the Federal Bankruptcy Act, as amended, or any other federal or state statute or law providing for reorganization of debts or other relief from creditors, permits a receiver or other person to be appointed on account of its insolvency or financial condition, or becomes insolvent;

11.2.1.7 Creates any situation or state of facts which would authorize or permit an involuntary petition in bankruptcy to be filed against Contractor; or

11.2.1.8 Has not met or in Owner's opinion will not meet the dates of Substantial Completion set forth in the Agreement.

11.2.2 When any of the reasons under **Paragraph 11.2.1** exist, the Owner, in its sole and absolute discretion, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, **thirty (30) calendar days** written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety, exclude the Contractor from the Project site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor; accept assignment of subcontracts of Contractors subcontractors; and finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

11.2.3 When the Owner terminates the Agreement for one of the reasons stated in **Paragraph 11.2.1**, the Contractor shall not be entitled to receive payment until the Work is finished. In the event that it is determined that sufficient cause did not exist for termination under this **Section 11.2**, then the termination shall be considered a termination for convenience, under **Section 11.4**, below.

11.2.4 If the unpaid balance of the Contract Price exceeds costs of finishing the Work, including compensation for expenses made necessary thereby, and other damages and costs incurred by the Owner in finishing the Work and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner.

11.3 Suspension by the Owner for Convenience

11.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

11.3.2 The Contract Price and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in **Paragraph 11.3.1**. Adjustment of the Contract Price shall include profit. No adjustment shall be made to the extent:

11.3.2.1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or

11.3.2.2 that an equitable adjustment is made or denied under another provision of the Agreement.

11.4 Termination by the Owner for Convenience

11.4.1 The Owner may, at any time, terminate the Agreement for the Owner's convenience and without cause.

11.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall

11.4.2.1 Cease operations as directed by the Owner in the notice;

11.4.2.2 Take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and

11.4.2.3 Except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

11.4.3 Upon Owner's termination for convenience, costs of the Work executed, including reasonable overhead and profit, incurred to and including the date of termination, will be due and payable to Contractor in accordance with the Agreement.

ARTICLE 12 MISCELLANEOUS PROVISIONS:

12.1 Interest and Late Payments. Owner's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. Interest charges for any overdue payments shall be paid by Owner in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of Owner's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears in an invoice/application for payment submitted by Contractor, Owner shall notify Contractor of the error not later than the twenty first (21st) day after the date Owner receives the invoice/application for payment. If the error is resolved in favor of Contractor, Contractor shall be entitled to receive interest on the unpaid balance of the invoice/application for payment submitted by Contractor beginning on the date that the payment for the invoice/application for payment became overdue. If the error is resolved in favor of the Owner, Contractor shall submit a corrected invoice/application for payment that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice/application for payment is not paid by the appropriate date.

12.2 Audits. Contractor agrees that Owner or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Contractor which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Contractor agrees that Owner shall have access during normal working hours to all necessary Contractor facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. Owner shall give Contractor reasonable advance notice of intended audits.

12.3 Assignment. This Agreement is a personal service contract for the services of Contractor, and Contractor's interest in this Agreement, duties hereunder and/or fees due hereunder may not be assigned or delegated to a third party.

12.4 Governing Law and Venue. This Agreement and all of the rights and obligations of the parties and all of the terms and conditions shall be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Texas without reference to its conflicts of law provisions. Williamson County, Texas where the Project is located shall be the sole place of venue for any legal action arising from or related to this Agreement or the Project in which the Owner is a party.

12.5 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective permitted assigns and successors.

12.6 Notices. All notices, consents, approvals, demands, requests or other communications relied on by the parties shall be in writing. Written notice shall be deemed to have been given when delivered in person to the designated representative of the Contractor or Owner for whom it is intended; or sent by U. S. Mail to the last known business address of the designated representative.

12.7 Severability. Should any term or provision of this Agreement be held invalid or unenforceable in any respect, the remaining terms and provisions shall not be affected and this Agreement shall be construed as if the invalid or unenforceable term or provision had never been included.

12.8Relationship of the Parties. Contractor shall be an independent contractor under this agreement and shall assume all of the rights, obligations, liabilities, applicable to it as such independent contractor hereunder and any provisions in this agreement which may appear to give Owner the right to direct Contractor as to details of doing the Work herein covered or to exercise a measure of control over the Work shall be deemed to mean that Contractor shall follow the desires of Owner in the results of the Work only. Owner shall not retain or have the right to control the Contractor's means, methods or details pertaining to the Contractor's performance of the Work described herein, nor shall Owner have the power to direct the order in which Contractor's Work is performed under this agreement. Owner and Contractor hereby agree and declare that Contractor is an Independent Contractor and as such meets the qualifications of an Independent Contractor under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, that the Contractor is not an employee of Owner for purposes of this Agreement, and that the Contractor and its employees, agents and sub-subcontractors shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by Owner.

12.9 Force Majeure. If the party obligated to perform is prevented from performance by an act of war, order of legal authority, act of God, or other unavoidable cause not attributable to the fault or negligence of said party, the other party shall grant such party relief from the performance of this Agreement. The burden of proof for the need of such relief shall rest upon the party obligated to perform. To obtain release based on force majeure, the party obligated to perform shall file a written request with the other party.

12.10 No Waiver of Sovereign Immunity. Nothing herein shall be construed as a waiver of sovereign immunity by Owner.

12.11 Current Revenues. Under Texas law, a contract with a governmental entity that contains a claim against future revenues is void; therefore, each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

12.12 Compliance with Laws. Contractor shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. When required, Contractor shall furnish the Owner with certification of compliance with said laws, statutes, ordinances, rules, regulations, orders, and decrees above specified.

12.13 Entire Agreement & Incorporated Documents; Conflicting Terms. This Agreement constitutes the entire agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties.

The following documents shall comprise the Contract Documents:

1. This Agreement between Owner and Contractor;
2. Exhibit "A" – Plans and Specifications;
3. Addenda issued prior to the Effective Date of this Agreement;
4. Cooperative Contract # CSP-22-049MF; and
5. All Change Orders and any other Modifications issued after the Effective Date of this Agreement.

In the event of a dispute or conflict relating to the terms and conditions of the Contract Documents, applicable documents will be referred to for the purpose of clarification, conflict resolution or for additional detail in the following order of precedence:

1. This Agreement between Owner and Contractor;
2. Exhibit "A" – Plans and Specifications;
3. Addenda issued prior to the Effective Date of this Agreement;
4. Cooperative Contract # CSP-22-049MF; and
5. All Change Orders and any other Modifications issued after the Effective Date of this Agreement.

BY SIGNING BELOW, the Parties have executed and bound themselves to this Agreement to be effective as of the date of the last party's execution hereof.

OWNER:	**CONTRACTOR:**
WILLIAMSON COUNTY, TEXAS, a political subdivision of the state of Texas	The Brandt Companies, LLC
By: _____	By: _____
Printed Name: _____	Printed Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Exhibit “A”

Plans and Specifications

Location of Work: 508 S Rock St, Georgetown, TX 78626

SCOPE OF WORK:

1. Labor, material, and equipment to install the HVAC and Plumbing per Bid documents:
    a. Drawings: CZE Project No. 240797 Dated 05-15-2025.
2. The dishwasher will remain online by utilizing the existing exhaust system until all new ductwork and the exhaust fan are installed.
3. Install a temporary plastic barrier in the kitchen area where the new exhaust duct will run.
4. Remove the ceiling and grid for the path of the new duct system above the ceiling grid.
5. Run approximately 95 feet of 8” 304 SS KB style clamp round duct from the existing dishwasher to the north side of the building, including installing a fire damper, motorized damper, and back draft damper between the interior wall and the exterior wall. The duct will be sloped towards the dishwasher following the specifications.
6. Duct work will be 304 SS KB clamp style for servicing needs for cleanouts.
7. Core drill (1) 8” diameter hole through a brick wall approximately 9 feet high on the north side of the building.
8. Mount (1) Greenheck Exhaust Fan (Model #-CUE-100HP-VG) on the north side of a building in a horizontal position.
9. Run a new 115-volt circuit from the existing electrical panel LK3 in the electrical room labeled J1123 to the new exhaust fan. Terminate the electrical connections at the breaker panel and the exhaust fan.
10. Controls Scope of Work:
    a. Provide DDC Controller and Panel.
    b. Provide Fan Start/Stop with fan status.
    c. Provide Motorized Damper control.
    d. Provide web-based Automated Logic WebCTRL Graphical User Interface (GUI) software with all programming, including database configuration and graphics.
11. Shut down the dishwasher, disconnect existing ductwork, and connect the new ductwork to the existing dishwasher.
12. Start the new exhaust system and check the operation.
13. Perform Test & Balance on the exhaust system.
14. Demo the existing dishwasher exhaust from the first floor to the chase. Ductwork cannot be accessed from the second to the third floor due to a lack of access to the chase. Ductwork does not run in the elevator shaft as shown on the prints. Contractor will remove and cap the exhaust that is accessible from the 1st floor.
15. The exhaust duct on the 4th floor will be removed from the center block wall. The center block wall will be filled in where the ductwork was exiting.
16. Existing exhaust fan, electrical, and duct work will be demoed on the roof. A roof cap will be installed on the existing roof penetration.
17. Reinstall the ceiling and grid. Remove the temporary wall and clean the work area.

Contractor Exclusions:

1. Sales or Remodel Taxes.
2. Overtime or after-hours work.
3. Removed
4. Interlocks, fire system.
5. BIM, BIM Coordination, Engineering fees unless specifically noted in "Scope of Work".
6. Business interruptions or losses resultant there from consequential damages.
7. Telephone Computer, Data, Fire Alarm, MNS, Fire Suppression, Security, CCTV/MATV, Public Address, Sound, POS, BAS, Energy Management, Carbon Monoxide systems, raceways and/or cabling unless specifically noted in "Scope of Work".
8. Mechanical, Electrical or Structural Engineering services.
9. BIM or 3D Modeling Coordination.
10. Any lightning protection scope.
11. Maintenance, Warranty, or repairs to existing equipment.
12. Repairs due to existing Code violations.
13. Removal and replacement of gypsum or lay-in ceilings for access to work areas.
14. Relocation of furniture, equipment, or personnel for access to work areas.
15. Concrete patching, pour-back or grouting of cored holes or saw-cut trenches.
16. Patching, painting or touch-up of any floors, walls, or ceilings.
17. Any added Structural support required for new HVAC equipment.
18. Fire or Fire/Smoke Dampers, except where shown on Mechanical Drawings.
19. Smoke detectors, sensors, strobes, wiring or interface with Fire Alarm system.
20. Temporary utilities or spot cooling/heating during construction.
21. Cleaning of existing ductwork.
22. Cleaning existing air devices.
23. Protecting existing air devices during construction.
24. Indoor Air Quality Management or Testing.
25. Provisions for negative air pressure or Infectious Disease Control during construction.
26. Painting or priming of equipment, fixtures, ductwork, or piping.
27. Architectural louvers or access panels.
28. Fire Protection piping, smoke/heat detectors, alarms, or VESDA systems.
29. Hazardous waste removal if encountered.
30. Density tests or x-ray of structure.

Contractor Clarifications:

1. Current lead time for equipment and materials (8 to 9 weeks)
2. Drawings show existing ductwork running through an elevator shaft. Contractor will field verified that there is no ductwork in the elevator shaft. Contractor will demo all existing ductwork that is accessible.
3. Contractor will attend coordination meetings. Any additional meeting requirements by GC or Owner will incur costs.
4. Contractor did not include taxes on imported materials or equipment due to unestablished trade agreements. Any tax increases resulting from unforeseen circumstances may incur additional costs.
5. All warranties for new equipment provided and installed by Contractor as listed in the scope of work shall begin on the date the equipment is started up.

6. Contractor's pricing does not include provisions for any off-site equipment storage.
7. Contractor assumes the customer has a valid existing asbestos survey, and there are no VOC elements related to this scope of work.
8. Any lead times shown start from time of approved submittals and are subject to change.
9. Contractor has based proposed work on preliminary engineering design. If final engineering and design results in changes to equipment selections, mechanical plans, plumbing plans and or electrical plans additional cost may be incurred.
10. Contractor is utilizing drawings as provided; mechanical changes could impact existing building HVAC systems including balance. In some cases, Contractor recommends a pre-construction TAB profile to proactively identify potential issues. Additional TAB procedures needed for HVAC systems not specified in the Contract after construction could incur additional cost.
11. Mechanical, Electrical or Structural Engineering services.
12. Contractor's pricing is conditioned upon prompt award of the project contract, in sufficient time to allow approval of submittals and procurement of materials and equipment in order to meet the project schedule.
13. Any lightning protection scope.
14. Contractor will promptly submit pricing for any changes, modifications, or additions to the scope of work set out in the Contract. Contractor will not be required to proceed with any changed/additional/modified work until it receives a signed change order at a mutually agreed upon price. If Contractor is directed to proceed and time is of the essence, Contractor will only be required to perform the changed/additional/modified work upon receiving a signed "time and materials" work order. The cost and Contractor's fee for this T&M work may be billed during the billing period in which the work is performed and will be due and paid within 30 days.

WILLIAMSON COUNTY

JAIL NORTH DISHWASHER EXHAUST

306 W 4TH ST, GEORGETOWN, TX 78626

CLEARY ZIMMERMANN ENGINEERS

Firm No. F-9357 | ClearyZimmermann.com

INDEX OF DRAWINGS:

WILLIAMSON COUNTY CRIMINAL JUSTICE FACILITY DISHWASHER EXHAUST	
Drawing list	
Number	Title
G000	PROJECT COVER SHEET
E000	ELECTRICAL SYMBOLS AND ABBREVIATIONS
M000	MECHANICAL SYMBOLS AND ABBREVIATIONS
MED101	OVERALL PLAN - FIRST FLOOR DEMOLITION WORK
MED102	OVERALL PLAN - SECOND FLOOR DEMOLITION WORK
MED103	OVERALL PLAN - THIRD FLOOR DEMOLITION WORK
MED104	OVERALL PLAN - FOURTH FLOOR DEMOLITION WORK
MED105	OVERALL PLAN - ROOF DEMOLITION WORK
MED201	ENLARGED PLAN - FIRST FLOOR DEMOLITION WORK
MED202	ENLARGED PLAN - SECOND FLOOR DEMOLITION WORK
ME101	OVERALL PLAN - FIRST FLOOR NEW WORK
ME201	ENLARGED PLAN - FIRST FLOOR NEW WORK
ME301	SCHEDULES AND CONTROLS
ME501	DETAILS

AREA OF WORK:



1 G000 SITE MAP

WILLIAMSON COUNTY
Jail North Dishwasher Exhaust
306 W 4th Street
Georgetown, TX 78626

Drawn	CZE
Checked	CZE
Date	05-15-2025
Project No.	240797
Revisions	

SHEET TITLE

PROJECT COVER SHEET

SHEET NO.

G000

1 OF 14

SYMBOLS AND ABBREVIATIONS

GENERAL

- MOTOR, HP AS INDICATED
- CONTROLLER TO BE FURNISHED UNDER DIVISION 15 AND INSTALLED UNDER DIVISION 16
- DISCONNECT SWITCH
- MAGNETIC MOTOR STARTER
- COMBINATION MOTOR STARTER/DISCONNECT SWITCH
- GROUNDING REFERENCE POINT.
- JUNCTION BOX, CEILING MOUNTED
- JUNCTION BOX, WALL MOUNTED
- PC — PHOTO CELL
- R — RELAY
- TC — TIME CLOCK
- C — CONTACTOR
- BELL
- BUZZER
- CEILING MOUNTED CLOCK
- WALL MOUNTED CLOCK
- WALL MOUNTED DOUBLE FACE CLOCK
- HORN
- A — TRANSFORMER AS INDICATED
- ATS — AUTOMATIC TRANSFER SWITCH
- EQUIPMENT CONNECTION
- KEYED NOTE NO. 2
- CH- — MECHANICAL EQUIPMENT DESIGNATION

LUMINAIRES

- LUMINAIRE, CEILING OR WALL MOUNTED. SUBSCRIPT INDICATES ASSOCIATED ZONING. CAPITAL LETTER INDICATES FIXTURE TYPE.
- FIXTURE CEILING MOUNTED
- FIXTURE WALL MOUNTED
- WALLWASH FIXTURE CEILING MOUNTED
- EXIT LIGHT, CEILING MOUNTED WITH ARROWS
- EXIT LIGHT, WALL MOUNTED WITH ARROWS
- EMERGENCY FIXTURE
- FIXTURE WITH EMBEDDED WIRELESS OCCUPANCY AND DAYLIGHT SENSOR
- EMERGENCY LIGHT, WALL MOUNTED
- POLE MOUNTED LUMINAIRE
- FLOOD LIGHT. ARROW INDICATES AIMING DIRECTION.
- TRACK LIGHT WITH HEADS AS INDICATED

RACEWAYS

- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT UNDER FLOOR OR CAST IN STRUCTURE
- SWITCH LEG
- P1A-2,4,6 — BRANCH CIRCUIT HOMERUN 3/4"C, 3#12 AND 1#12 GND. MIN.
- SURFACE RACEWAY
- T — TELEPHONE
- BUS DUCT WITH TAKE OFF DEVICE

PANEL AND RELATED ITEMS

- PANELBOARD, SURFACE MOUNTED.
- PANELBOARD, FLUSH MOUNTED.
- SWBD — SWITCHBOARD OR DISTRIBUTION BOARD
- MCC — MOTOR CONTROL CENTER
- TVSS — TRANSIENT VOLTAGE SURGE SUPPRESSOR.
- TELE — PLYWOOD TELEPHONE BACKBOARD: PROVIDE WALL MOUNTED WHITE PAINTED 4x8' PLYWOOD BACKBOARD

OUTLETS

- SIMPLEX RECEPTACLE
- DUPLEX RECEPTACLE
- WP, T, GFI, IG C, TV, CR — DUPLEX RECEPTACLE; GFI=GROUND FAULT INTERRUPTING, WP=WEATHERPROOF, T=TAMPER RESISTANT, IG=ORANGE SOLATED GROUND, C=CLOCK OUTLET, TV=TV RECEPTACLE, CR=CONTROLLED RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- EMERGENCY RED DUPLEX RECEPTACLE
- EMERGENCY RED QUAD RECEPTACLE
- DUPLEX RECEPTACLE WITH USB PORTS
- SPECIAL PURPOSE RECEPTACLE
- ROUND FLOOR BOX WITH POWER AND DATA
- SQUARE FLOOR BOX WITH POWER AND DATA
- TELEPHONE OUTLET
- TELEVISION OUTLET
- VOICE/DATA OUTLET

SWITCHES

- SINGLE POLE SWITCH
- DOUBLE POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- CEILING FAN SPEED SWITCH
- SWITCH WITH PILOT LIGHT IN HANDLE
- WEATHERPROOF SWITCH
- MOTOR RATED SWITCH
- EXPLOSION PROOF SWITCH
- TIMER SWITCH
- MULTIPLE SWITCHES, GANGED.
- CEILING MOUNTED OCCUPANCY SENSOR
- WALL MOUNTED OCCUPANCY SENSOR AND SWITCH
- LOW VOLTAGE SWITCH
- LOW VOLTAGE SWITCH WITH DIMMER
- WALL MOUNTED WIRELESS ON/OFF SWITCH
- WALL MOUNTED WIRELESS ON/OFF/DIM SWITCH
- WALL MOUNTED WIRELESS ON/OFF/DIM SWITCH WITH QUANTITY

FIRE ALARM

- FACP — FIRE ALARM CONTROL PANEL
- FAEX — FIRE ALARM EXPANSION PANEL
- ANN — REMOTE FIRE ALARM ANNUNCIATOR
- F — MANUAL PULL STATION
- SD — SMOKE DETECTOR; DASHED INDICATES BELOW RAISED FLOOR
- SD_D — SMOKE DETECTOR, DUCT MOUNTED
- T — TEST SWITCH
- HD — HEAT DETECTOR
- FS — FLOW SWITCH
- VS — VALVE SWITCH
- FS — FLOW SWITCH
- F — AUDIO-VISUAL ANNUNCIATOR (WALL, CEILING)
- V — VISUAL ANNUNCIATOR (WALL, CEILING)
- DH — MAGNETIC DOOR HOLDER
- PJ — FIRE FIGHTERS PHONE JACK
- S_F — FIRE ALARM SPEAKER / VISUAL (VOICE EVACUATION)

DISTRIBUTION

- MOLDED CASE CIRCUIT BREAKER
- DRAWOUT POWER CIRCUIT BREAKER AIR, VACUUM OR SF AS SPECIFIED.
- DISCONNECT SWITCH
- FUSIBLE DISCONNECT SWITCH
- TRANSFORMER
- SHEILDED ISOLATION TRANSFORMER
- VM — VOLTMETER
- AM — AMMETER
- VS — VOLTMETER SELECTOR SWITCH
- AS — AMMETER SELECTOR SWITCH
- ST — SHUNT TRIP
- M — CT AND METER

ABBREVIATIONS

A	AMPERE(S)
AC	ABOVE COUNTER
A/C	AIR CONDITIONING
AIC	AMPERE INTERRUPTING CAPACITY
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AL , ALUM	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CKT	CIRCUIT
COND	CONDUCTOR
CPU	CENTRAL PROCESSING UNIT
CT	CURRENT TRANSFORMER
DCP	DATA COLLECTION PANEL
DIA	DIAMETER
DC	DISCONNECT
DIST	DISTRIBUTION
DN	DOWN
DWGS	DRAWINGS
EC	EMPTY CONDUIT
EF	EXHAUST FAN
EQMT	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPLOSION PROOF
EXTG	EXISTING
F/A , F.A.	FIRE ALARM
FLUOR	FLUORESCENT
FN	FULL NEUTRAL
FT	FEET, FOOT
GALV	GALVANIZED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GRD	GALVANIZED RIGID STEEL
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HOA	HAND OFF AUTOMATIC
HPS	HIGH PRESSURE SODIUM
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HZ	HERTZ
ID	INSIDE DIAMETER

ABBREVIATIONS

IG	ISOLATED GROUND
IMC	INTERMEDIATE STEEL CONDUIT
IN	INCHES
INCD	INCANDESCENT
JB	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAC	KILOVOLT AMPERE CAPACTIVE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MH	METAL HALIDE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MV	MERCURY VAPOR
MW	MICROWAVE
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NF	NONFUSIBLE
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OVERHEAD
P	POLE
PA	PUBLIC ADDRESS
PB	PUSHBUTTON
PBX	PRIVATE BUILDING EXCHANGE
PC	PULL CHAIN
P/C	PHOTO CELL
PDP	POWER DISTRIBUTION PANEL
PH , Ø	PHASE
PNL	PANELBOARD
PR	PAIR
PSI	POUNDS PER SQUARE INCH
PWR	POWER
QUAD	QUAD RECEPTACLE
REFR	REFRIGERATOR
S	SECURITY
S.C.	SPLIT CIRCUIT
SCC	STATUS COMMAND CENTER
SN	SOLID NEUTRAL
SPD	SURGE PROTECTION DEVICE
SQFT.	SQUARE FOOT
SW	SWITCH
SWBD	SWITCHBOARD
TC	TIME CLOCK
TELE	TELEPHONE
TSTAT	THERMOSTAT
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SUPPLY
V	VOLT(S)
VEND	VENDING
VP	VAPOR PROOF
W	WIRE , WATT(S)
WP	WEATHERPROOF
XFMR	TRANSFORMER
1P	ONE POLE
2P	TWO POLE
3P	THREE POLE

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STATE OF TEXAS — AARON T. LOVELOCK — 145763 — LICENSED PROFESSIONAL ENGINEER — 05/15/2025

WILLIAMSON COUNTY
Jail North Dishwasher Exhaust
306 W 4th Street
Georgetown, TX 78626

Drawn	CZE
Checked	CZE
Date	05-15-2025
Project No.	240797
Revisions	

SHEET TITLE
ELECTRICAL SYMBOLS AND ABBREVIATIONS

SHEET NO.
E000
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MECHANICAL/REFRIGERATION SYMBOLS AND ABBREVIATIONS

NOTE: SELDOM ARE ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS; REFERENCE ONLY THOSE THAT ARE APPLICABLE.

SYMBOL	DESCRIPTION
30x24	DUCT SIZE FIRST FIGURE IS SIDE SHOWN
30x24	DUCT SECTION, POSITIVE PRESSURE, FIRST FIGURE IS TOP
30x24	DUCT SECTION, NEGATIVE PRESSURE, FIRST FIGURE IS TOP
UP	CHANGE OF ELEVATION - UP OR DOWN
	DEMOLITION DUCTWORK
	EXISTING DUCT TO REMAIN
	FLEXIBLE DUCT
	MANUAL VOLUME DAMPER
FD	FIRE DAMPER (W/ ACCESS DOOR) SD=SMOKE DAMPER; SFD=SMOKE/FIRE DAMPER
12"	SPLITTER DAMPER (WITH DIMENSION AS NEEDED)
FD SD	DETECTORS, FIRE AND/OR SMOKE
24x8 12x8	DUCT TRANSITION
	ELBOWS WITH TURNING VANES
VD	BRANCH DUCT WITH HEEL TAP AND DAMPERS (RETURN DUCT FLOW IS REVERSE)
A 200	SUPPLY GRILLE OR REGISTER, SIDEWALL TYPE "A", 200 CFM.
A 300	AIR DEVICE TYPE "A", 300 CFM
A 300	AIR DEVICE TYPE "A", 300 CFM
A 200	LINEAR SLOT DEVICE TYPE "A", 200 CFM
A	RETURN/EXHAUST DEVICE TYPE "A"
A	RETURN/EXHAUST GRILLE OR REGISTER, SIDEWALL, DEVICE TYPE "A"
3	KEY NOTES
AHU-1	EQUIPMENT MARK
T	THERMOSTAT/TEMPERATURE SENSOR

SYMBOL	DESCRIPTION
	CALIBRATED BALANCING VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
T&P	TEMPERATURE AND PRESSURE RELIEF VALVE
M	THREE WAY VALVE (AUTOMATIC)
M	TWO WAY VALVE (AUTOMATIC)
F.S.	FLOW SWITCH
	STRAINER, WYE WITH DRAIN VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	HOSE VALVE (UTILITY PURPOSES)
	SWING CHECK VALVE
	NEW TO EXISTING CONNECTION
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
RL	REFRIGERANT LIQUID LINE
RS	REFRIGERANT SUCTION LINE
	NON-SLAM CHECK VALVE
	BALL VALVE
	FLOW - IN DIRECTION OF ARROW
	RISER DOWN (ELBOW)
	RISER UP (ELBOW)
	RISE OR DROP
	BRANCH CONNECTION OUT OF TOP
	BRANCH CONNECTION OUT OF BOTTOM
	BRANCH CONNECTION OUT OF SIDE
	CAP ON END OF PIPE

ABBREVIATION	DESCRIPTION
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AV	AIR VENT
BF	BELOW FLOOR
BHP	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CONNX/CONX.	CONNECTION
CONT	CONTINUATION
℄	CENTERLINE
CW	CHILLED WATER
DB	DRYBULB
DN	DOWN
DWG	DRAWING
EAT	ENTERING AIR TEMPERATURE
ELECT	ELECTRICAL
ELEV	ELEVATION
ENT	ENTERING
EXIST	EXISTING
F	FAHRENHEIT
FD	FLOOR DRAIN OR FIRE DAMPER
FT	FEET
GAL	GALLON(S)
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HP	HORSEPOWER
HTR	HEATER
H2O	WATER
HW	HOT WATER
HZ	HERTZ
INV	INVERT
IN	INCHES
LAT	LEAVING AIR TEMPERATURE
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MOBD	MOTORIZED OPPOSED BLADE DAMPER
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OH	OVERHEAD
PD	PRESSURE DROP
PLBG	PLUMBING
PRESS	PRESSURE
PSI	POUNDS PER SQUARE INCH, GAUGE
PVC	POLYVINYL CHLORIDE
RA	RETURN AIR
REFRIG.	REFRIGERATION
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SHT	SHEET
SP	STATIC PRESSURE
SPEC	SPECIFICATION
T/A	THROW AWAY (FILTERS)
TEMP	TEMPERATURE
TSH	TOTAL SENSIBLE HEAT
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITER'S LABORATORIES
V	VENT
VTR	VENT THRU ROOF
WB	WET BULB
W/	WITH
W/O	WITHOUT

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08/15/2025.

WILLIAMSON COUNTY
Jail North Dishwasher Exhaust
306 W 4th Street
Georgetown, TX 78626

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SHEET TITLE

MECHANICAL SYMBOLS AND ABBREVIATIONS

SHEET NO.

M000

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EXISTING PANEL LK3

LOCATION:	ELEC J1123		VOLTAGE:	208/120	V		KAIC:	EXISTING	BUSSING SHALL BE FULLY RATED
MOUNTING:	SURFACE		PHASE:	3	P / 4W		CODES:	0=EQPT, 1=RCPT, 2=LTG, 3=A/C, 4=HEAT	
ENCLOSURE:	NEMA 1	STYLE: P1	BUSSING:	250	A			5=CONTINUOUS MOTORS, 6=LRGST MOTOR	
BRKR MTG:	BOLT-ON	(REF: SIEMENS)	MCB:	200	A		ACCESSORIES:	42 SPACE	
BREAKERS:	75 DEGREE TERMINALS		MLO:		A				

CODE	BRKR	CIRCUIT USE	CKT	LOAD	A	B	C	LOAD	CKT	CIRCUIT USE	BRKR	CODE
	50/1	*SPARE*	1		X				2	*GFCI UNDER HOOD*	20/2	
	50/1	*SPARE*	3			X			4			
	50/1	*SPARE*	5				X		6	*GFCI UNDER HOOD*	20/2	
			7		X				8			
	50/3	*SPARE*	9			X			10	*SPARE*	20/1	
			11				X		12	*SPARE*	20/1	
	20/2	*GFCI UNDER HOOD*	13		X				14	*GFCI UNDER HOOD*	20/2	
			15			X			16			
	20/1	*SPARE*	17				X		18	*SPARE*	20/1	
	20/2	*MIXER*	19		X				20	*MIXER*	20/2	
			21			X			22			
	20/1	*RECEPTACLES*	23				X		24	*SPARE*	20/1	
	20/1	*RECEPTACLES*	25		X				26	*OFFICE SPLIT*	30/2	
			27			X			28			
	20/3	*SPARE*	29				X		30	*SPARE*	20/1	
			31		X				32	*SPARE*	20/1	
	20/2	*GFCI UNDER HOOD*	33			X			34	*GFCI UNDER HOOD*	20/2	
			35				X		36			
	20/1	*SPARE*	37		X				38	*SPARE*	20/1	
	20/1	*SPARE*	39			X			40	*SPARE*	30/2	
5	20/1	**DISHWASHER EXHAUST FAN (NOTE 1)**	41	**1,176**			X		42			

	EQPT VA	RCPT VA	LTG VA	AC/HEAT VA	MOTORS	CONN VA	FTL VA	PANEL VA	PHASE AMP
PHASE A	0	0	0	0	0	0		0	0
PHASE B	0	0	0	0	0	0		0	0
PHASE C	1176	0	0	0	0	1176		1176	10
TOTAL	1176	0	0	0	0	1176		1176	

PANEL DESIGN KVA:	1.18	PANEL SUBTOTAL:	3	AMPS
RESERVE CAPACITY KVA:	0.24	RESERVE CAPACITY:	0	AMPS
TOTAL KVA:	1.41	PANEL DESIGN CURRENT:	4	AMPS

NOTES:

1. PROVIDE NEW CIRCUIT USING EXISTING CIRCUIT BREAKER.



2 / ME301 PARTIAL ONE-LINE DIAGRAM
NOT TO SCALE

LOAD ANALYSIS:

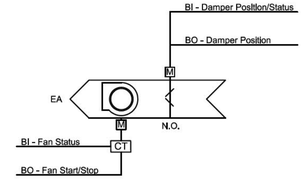
ADDITION OF NEW EXHAUST FAN INCREASES LOAD ON PANEL "LK3" BY 3A. EXISTING PANEL HAS SUFFICIENT CAPACITY FOR NEW LOAD.

FAN SCHEDULE

MARK	TYPE	MANUFACTURER & MODEL	SERVICE	CFM	S.P. ("WG)	MAX. BHP	H.P.	V/PH/MCA/MOCP	MAX. SONES	DRIVE	INTERLOCK	NOTES
EF-1	UPBLAST	GREENHECK CUE-100HP-VG	DISHWASHER EXHAUST	400	1.00	0.17	1/2	115/1/8.2/15	9.4	DIRECT	DISHWASHER	1,2

FAN SCHEDULE KEYED NOTES:

1. PROVIDE MANUFACTURER'S STANDARD MOTOR-RATED SWITCH, BACKDRAFT DAMPER, HOOD HASPS, AND INSECT SCREEN.
2. INTERLOCK WITH DISHWASHER.



1 / ME301 WALL-MOUNTED UPBLAST EXHAUST FAN SCHEMATIC
NOT TO SCALE EF-1

CONTROL:
FAN SHALL BE INTERLOCKED WITH ASSOCIATED DISHWASHER AND HAVE START/STOP CAPABILITY THROUGH DDC SYSTEM. FAN SHALL RUN CONTINUOUSLY WHEN ASSOCIATED DISHWASHER IS ENERGZIED AND SHALL SHUT DOWN WHEN ASSOCIATED DISHWASHER IS DE-ENERGIZED.

MOTORIZED DAMPER SHALL BE INTERLOCKED WITH DISHWASHER EXHAUST FAN. DAMPER SHALL BE OPEN WHEN FAN IS ON. DAMPER SHALL CLOSE WHEN FAN IS OFF.

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05/15/2025

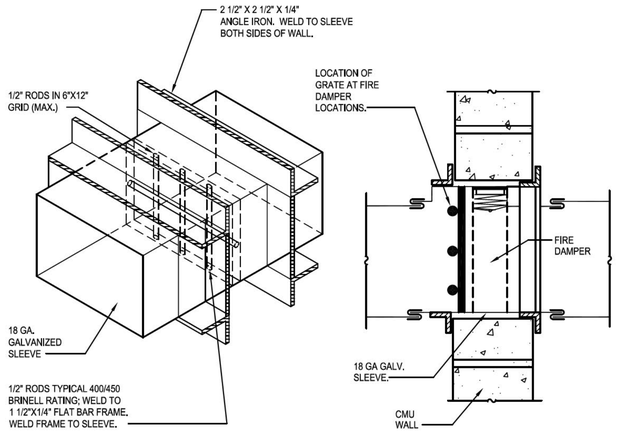
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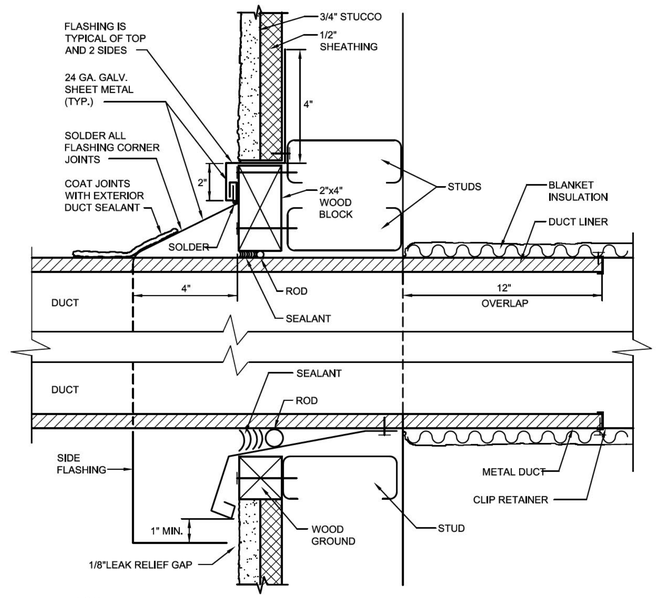
SHEET TITLE
SCHEDULES, CONTROLS AND ONE-LINE DIAGRAM

SHEET NO.
ME301

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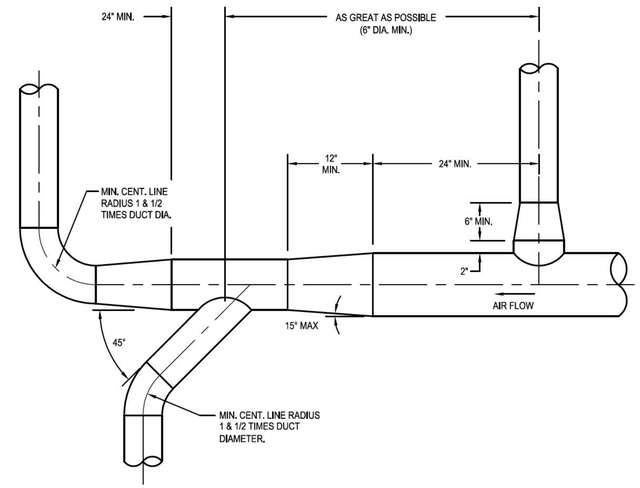


1 ME501 **TYPICAL SECURITY FIRE DAMPER**
NOT TO SCALE

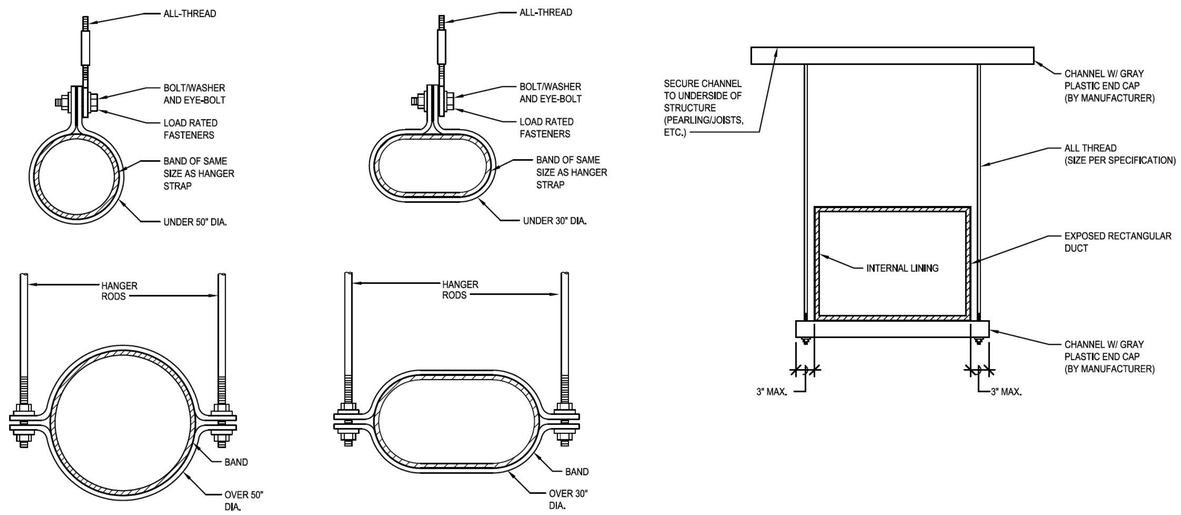


NOTE:
PAINT DUCT AND FLASHING PER ARCHITECT'S INSTRUCTIONS

2 ME501 **DUCT PENETRATION OF WALL**
NOT TO SCALE



3 ME501 **ROUND DUCT DETAIL**
NOT TO SCALE



4 ME501 **EXPOSED DUCT HANGER DETAIL**
NOT TO SCALE

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SHEET TITLE
DETAILS

SHEET NO.
ME501
14 OF 14

SPECIFICATIONS MANUAL FOR:

Williamson County – Criminal Justice Facility Dishwasher Exhaust

306 W 4th Street
Georgetown, Texas

May 15, 2025

1344 S. Flores, Ste. 101, San Antonio, TX 78204 | P: 210.447.6100 | TBPE No. F-9357

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SECTION 01 10 00

SUMMARY

PART 1 - GENERAL

1.1 PROJECT IDENTIFICATION WILLIAMSON COUNTY

Facility and Project Scope identified in Contract.

1.2 WORK BY OWNER

A. Concurrent work by Owner or others: Owner reserves the right to conduct minor work with his own forces or separate contractors during the construction. Work will be coordinated with the contractor along the general demarcation line shown on the civil drawings.

1.3 OWNER SUPPLIED PRODUCTS

A. Owner will arrange for and deliver Owner-furnished items.

B. Owner will arrange and pay for delivery of Owner-furnished items according to Contractor's Construction Schedule.

C. If Owner-furnished items are damaged, defective, or missing, Owner will arrange for replacement.

D. Owner will furnish Contractor the earliest possible delivery date for Owner- furnished products. Using Owner-furnished earliest possible delivery dates, Contractor shall designate delivery dates of Owner-furnished items in Contractor's Construction Schedule.

E. Contractor shall review Shop Drawings, Product Data, and Samples and return them to Architect noting discrepancies or anticipated problems in use of product.

F. If Owner-furnished items are damaged as a result of Contractor's operations, Contractor shall repair or replace them.

1.4 CONTRACTOR'S USE OF SITE AND PREMISES

A. Access to Site: Contractor will have unrestricted access to site. Contractor shall have full use of premises for construction operations, including use of Project site, during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

1.5 SPECIFICATION CONVENTIONS

A. These specifications are written in imperative mood and streamlined form. This imperative language is directed to the Contractor, unless specifically noted otherwise. The words “shall be” are included by inference where a colon (:) is used within sentences or phrases. Except where specifically intended otherwise, the subject of all imperative statements is the Contractor. For example, 'Provide tile' means 'Contractor shall provide tile.'

1.6 CONTRACTOR

A. Permits and Fees: Apply for, obtain, and pay for permits, if applicable, fees, and utility company back charges required to perform the work. Contractor is responsible for contacting the local service providers (municipality, water, electric, and communications). Refer to plans for additional information. All inspections at site will be conducted by County and other Authorities Having Jurisdiction staff.

B. Codes: Comply with applicable codes and regulations indicated on coversheet of Construction Drawings. Submit copies of inspection reports, notices, and similar communications to Owner.

C. Dimensions: Verify dimensions indicated on drawings with field dimensions before fabrication or ordering of materials. Do not scale drawings.

D. Existing Conditions: Notify Owner of existing conditions differing from those indicated on the drawings. Do not remove or alter structural components without prior written approval of the Architect.

E. Coordination:
   1. Coordinate the work of all trades.
   2. Prepare coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.
   3. Verify location of utilities and existing conditions prior to beginning work.

F. Installation Requirements, General:
   1. Inspect substrates and report unsatisfactory conditions in writing.
   2. Do not proceed until unsatisfactory conditions have been corrected.
   3. Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
   4. Install materials in accordance with Manufacturer's instructions and approved submittals.
   5. Install materials in proper relation with adjacent construction and with proper appearance.
   6. Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.
   7. Refer to additional installation requirements and tolerances specified under individual specification sections.

G. Definitions:
   1. Provide: Furnish and install, complete with all necessary accessories, ready for intended use. Pay for all related costs.
   2. Reviewed: Review of items submitted. Not a limitation or release for compliance with the Contract Documents or regulatory requirements. Refer to limitations of 'Reviewed' in General and Supplementary Conditions.

H. Intent: Drawings and specifications are intended to provide the basis for proper completion of the work suitable for the intended use. Anything not expressly set forth, but which is reasonable implied or necessary for proper performance of the project shall be included.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 01 14 00

WORK RESTRICTIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 CONTRACTOR USE OF PREMISES

A. The Contracting Officer and/or Contracting Officer's Representative will conduct a pre-construction survey with the Contractor to review and document the existing conditions surrounding the project premises prior to the beginning of any construction activity.

B. The Contractor shall limit use of the premises to the work in areas indicated, to allow for Owner occupancy.Retain the following subparagraphs that apply. Revise as required to suit project conditions.

1. Confine operations at the site to areas indicated. Do not disturb portions of the site beyond the areas in which Work is indicated. All work shall be conducted after hours and shall be scheduled with the building manager and the contracting officer.
2. All contractor personnel shall have security background checks and fingerprint identification. Fingerprinting shall be the responsibility of the general contractor.
3. Building entrance location shall be designated by the contracting officer and entrance to the building shall require identification badge with picture.
4. Keep driveways and entrances serving the premises clear and available at all times to the Owner, Owner employees and visitor’s. Do not use these areas for parking or storage of materials.
5. Schedule deliveries to minimize space and time requirements for storage of material and equipment on site.
6. Maintain existing building in a safe and weathertight condition throughout the construction period. Repair damage caused by construction operations. Take precautions to protect the building, its occupants and the public during the construction period.
7. Keep all areas free from accumulation of waste material, rubbish, construction debris and construction materials.Retain one of the two following subparagraphs, or delete if storage space is shown on the drawings.
8. Storage space on the premises will be limited. Location of storage areas shall be coordinated with the agency’s designated representative.
9. Existing materials and equipment that are removed as part of the construction operations, and that are not reused or designated to be salvaged as owner or other's property, shall become the property of the Contractor and shall be removed from the site. Storage or sale of excess salvageable materials and equipment is not permitted on site.
10. Pollution producing equipment shall not be located near air intakes where airborne smoke or fumes could be drawn into the building.

1.3 OWNER OCCUPANCY

A. The Owner will occupy the site and the existing building during the entire period of construction. Cooperate with the Owner's representatives during construction operations to

minimize conflicts and facilitate Owner usage. Perform the Work in a manner that does not interfere with the Owner's operations.

1.4 WORKING HOURS

A. The facility will remain occupied and fully operational during the construction. Owner personnel will occupy the building 24 hours per day, 7 days a week.

B. Contractor's General Working Hours: The Contractor working hours shall be generally established to occur between the hours of 7:00 AM to 6:00 PM.

C. Electrical shutdown work shall be scheduled at least ten (10) working days in advance and coordinated with the Owner’s Authorized Representative.

1.5 SECURITY: All personnel entering or working on Federal Property will be screened and checked for criminal history and proper immigration status. Personnel who do not meet these minimum standards will not be allowed on the property.

A. The General Contractor must submit the following for personnel to work at the facility:
   1. Individual’s full name
   2. Date of birth (DOB)
   3. Social Security Number
   4. Drivers Licenses Number and/or State Identification Number

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION (NOT APPLICABLE)

END OF SECTION

SECTION 01 20 00

PRICE AND PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 SCHEDULE OF VALUES

A. Submit printed schedule on Owner provide form or electronic media.

B. Coordination: Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.
   1. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including the following:
      a. Application for Payment forms with Continuation Sheets
      b. Submittals Schedule
      c. Contractor's Construction Schedule
   2. Submit the Schedule of Values to the County Architect in duplicate no later than seven days before the date scheduled for submittal of initial Applications for Payment.

C. Format and Content: Use the Project Manual table of contents as a guide to establish line items for the Schedule of Values. Provide at least one line item for each Specification Section. Identify separately site mobilization, bonds and insurance, and a breakdown of the General Contractors general conditions.
   1. Identification: Include the following Project identification on the Schedule of Values:
      a. Project name and location
      b. Name of County Architect
      c. Williamson County (“Wilco”) project number
      d. Contractor's name and address
      e. Date of submittal
   2. Arrange the Schedule of Values in tabular form with separate columns to indicate the following for each item listed:
      a. Related Specification Section or Division
      b. Description of the Work
      c. Change Orders (numbers) that affect value
      d. Allowances (numbers) per bid proposal
      e. Dollar value
         1) Percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent
   3. Provide a breakdown of the Contract Sum (labor & materials) in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents. Provide several line items for principal subcontract amounts, where appropriate.
   4. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
   5. Provide a separate line item in the Schedule of Values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
      a. Differentiate between items stored on-site and items stored off-site. If specified, include evidence of insurance or bonded warehousing.
   6. Provide separate line items in the Schedule of Values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
   7. Provide separate line items in the Schedule of Values for each Allowance per bid proposal.

8. Each item in the Schedule of Values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
    a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the Schedule of Values or distributed as general overhead expense, at Contractor's option.
9. Schedule Updating: Update and resubmit the Schedule of Values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.
10. Provide any additional information as set forth in the UGC.

1.2 APPLICATIONS FOR PAYMENT

A. Submit two copies of each application to County Architect for review, 7 days prior to Payment Application Time.

B. Each monthly Application for Payment shall be consistent with previous applications and payments as certified by Williamson County Project Manager, County Architect, Williamson County Senior Director and paid for by Owner.
    1. Initial Application for Payment, Application for Payment at Substantial Completion, and final Application for Payment require additional documentation.

C. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction Work covered by each Application for Payment is the period indicated in the Agreement.

D. Payment Application Forms: Use forms provided by Williamson County for Applications for Payment.

E. Application Preparation: Complete every entry on form. County Architect and Williamson County Project Manager will return incomplete applications without action.
    1. Entries shall match data on the Schedule of Values. Use updated schedule if revisions were made.
    2. Include amounts of Change Orders approved before last day of construction period covered by application.
    3. Submit Contractor’s Affidavit of Payment of Debts and Claims – Monthly Progress Payment
    4. Submit updated two construction schedules with each Application for Payment.

F. Transmittal: Submit 5 signed original copies of each Application for Payment to County Architect by a method ensuring receipt within 24 hours.
    1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.

G. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
    1. List of subcontractors
    2. Schedule of Values
    3. Contractor's Construction Schedule
    4. Products list
    5. Schedule of unit prices
    6. Submittals Schedule
    7. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work

H. Application for Payment at Substantial Completion: After issuing the Certificate of Substantial Completion, submit an Application for Payment for portion of the Work claimed as substantially complete.
   1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
   2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

I. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
   1. Updated final statement, accounting for final changes to the Contract Sum
   2. Owner provided document, "Contractor's Affidavit of Payment of Debts and Claims – Final Payment"
   3. Owner provided document, "Consent of Surety to Final Payment"
   4. Evidence that claims have been settled
   5. Final liquidated damages settlement statement if applicable.
   6. Buy America form D-9-USA 1 or it equivalent.
   7. If required, a close-out Change Order.
   8. Provide any additional information as set forth in UGC.

J. Substantiating Data: When County Architect/Engineer requires substantiating information, submit data justifying dollar amounts in question. Include the following with Application for Payment:
   1. Affidavits attesting to off-site stored products.
   2. Construction progress schedules, revised and current.

1.3 CHANGE PROCEDURES

A. Submittals: Submit name of individual authorized to receive change documents, and be responsible for informing others in Contractor's employ or Subcontractors of changes to the Work.

B. The County Architect/Engineer will advise of minor changes in the Work not involving adjustment to Contract Sum/Price or Contract Time by issuing supplemental instructions.

C. Owner-Initiated Proposal Requests: County Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
   1. Proposal Requests issued by County Architect are for information only. Do not consider them instructions either to stop work in progress or to execute the proposed change.
   2. Within 10 days after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
      a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
      b. Indicate applicable delivery charges, equipment rental, and amounts of trade discounts.
      c. Include costs of labor and supervision directly attributable to the change.
      d. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.

D. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change to County Architect.
   1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
   2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
   3. Indicate applicable delivery charges, equipment rental, and amounts of trade discounts.
   4. Include costs of labor and supervision directly attributable to the change.
   5. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
   6. Use Williamson County approved Proposal Requests.
      a. Document each quotation for change in cost or time with sufficient data to allow evaluation of quotation.

1.4 CHANGE ORDER PROCEDURES

A. On approval of a Proposal Request, Owner will issue a Change Order for signatures of Contractor and County Architect on Owner’s appropriate form.
   1. Execution of Change Orders: Owner shall issue Change Orders for signatures of parties as provided in Conditions of the Contract.

B. Correlation Of Contractor Submittals:
   1. Promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as separate line item and adjust Contract Sum/Price.
   2. Promptly revise progress schedules to reflect change in Contract Time, revise sub-schedules to adjust times for other items of work affected by the change, and resubmit.
   3. Promptly enter changes in Project Record Documents.

1.5 DEFECT ASSESSMENT

A. Replace the Work, or portions of the Work, not conforming to specified requirements.

B. If, in the opinion of the County Architect/Engineer, it is not practical to remove and replace the Work, the County Architect/Engineer and/or Owner will direct appropriate remedy or adjust payment.

C. The defective Work may remain, but unit sum/price will be adjusted to new sum/price at discretion of County Architect/Engineer and/or Owner.

D. Defective Work will be partially repaired to instructions of County Architect/Engineer and/or Owner and unit sum/price will be adjusted to new sum/price at discretion of County Architect/Engineer and /or Owner.

E. Individual specification sections may modify these options or may identify specific formula or percentage sum/price reduction.

F. Authority of County Architect/Engineer and/or Owner to assess defects and identify payment adjustments is final.

G. Non-Payment For Rejected Products: Payment will not be made for rejected products for any of the following:
   1. Products wasted or disposed of in a manner that is not acceptable.
   2. Products determined as unacceptable before or after placement.
   3. Products not completely unloaded from transporting vehicle.
   4. Products placed beyond lines and levels of required Work.
   5. Products remaining on hand after completion of the Work.
   6. Loading, hauling, and disposing of rejected products.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 01 25 00

SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 PRODUCT LIST:

A. Within 30 days after date of Contract, submit to Architect a digital copy of complete list of products and materials which are proposed for installation.

B. Prepare list on basis of each Specification section.

C. For products specified under reference standards, include with listing of each product:
   1. Name and address of manufacturer.
   2. Trade name.
   3. Model or catalog designation.
   4. Manufacturer's data, including performance and test data, reference standards.

1.2 CONTRACTOR'S OPTIONS:

A. For products specified only by reference standards, select any product meeting standards, by any manufacturer.

B. For products specified by naming several products or manufacturers, select any product and manufacturer named.

C. For products specified by naming only one product and manufacturer, there is no option, unless a substitution is approved as specified below.

1.3 SUBSTITUTIONS:

A. During Bidding, no substitution requests will be considered.

B. Within 30 days after date of Contract, Architect will consider formal requests from Contractor for substitutions of products in place of those specified. No request for substitutions will be considered after this date.

C. Submit an electronic copy of request for substitution. Include in substitution:
   1. Data substantiating compliance of proposed substitution with Contract documents.
   2. For products:
      a. Product identification, including manufacturer’s name and address.
      b. Manufacturer’s literature, including product description, performance and test data and reference standards.
      c. Samples, if applicable.
      d. Name and address of similar projects on which product was used and date of installation.
   3. For construction methods:
      a. Detailed written descriptions of proposed method.
      b. Complete drawings illustrating methods or revisions.

4. Itemized comparison of proposed substitution with product or method specified.
5. Data relating to changes in construction schedule.

D. In making request for substitution, Bidder/Contractor represents:
1. He has personally investigated proposed product or method and determined that it is equal or superior in all respects to that specified.
2. He will provide same guarantee for substitution as for product or method specified.
3. He will coordinate installation of accepted substitution into work, making such changes as may be required for work to be complete in all respects.
4. He waives all claims for additional costs related to substitution which subsequently becomes apparent

E. Substitutions will not be considered if:
1. They are indicated or implied on show drawings or product data submittals without formal request as submitted in accordance with *Article 1.3* of this Section.
2. Acceptance will require substantial revision of Contract Documents.

PART 2 - PRODUCTS

2.1 PRODUCT SUBSTITUTIONS

A. Timing: Architect will consider requests for substitution if received within 30 days after the Notice to Proceed. Requests received after that time may be considered or rejected at discretion of Architect.

B. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements.
1. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
2. Requested substitution does not require extensive revisions to the Contract Documents.
3. Requested substitution is consistent with the Contract Documents and will produce indicated results.
4. Substitution request is fully documented and properly submitted.
5. Requested substitution will not adversely affect Contractor's Construction Schedule.
6. Requested substitution has received necessary approvals of authorities having jurisdiction.
7. Requested substitution is compatible with other portions of the Work.
8. Requested substitution has been coordinated with other portions of the Work.
9. Requested substitution provides specified warranty.

SUBSTITUTION REQUEST

PROJECT: _____ PROJECT NO.: _____

TO: Wilco Construction Project Manager FROM: CONTRACTOR/BIDDER

_____ _____

_____ _____

CONTRACTOR (BIDDER) HEREBY REQUESTS ACCEPTANCE OF THE FOLLOWING PRODUCT OR SYSTEMS AS A SUBSTITUTION IN ACCORD WITH PROVISIONS OF DIVISION ONE OF THE SPECIFICATIONS:

1. SPECIFIED PRODUCT OR SYSTEM:
   Substitution request for (Generic Description): _____

   Specification Section No.: _____Article(s) _____Paragraph (s) _____

2. SUPPORTING DATA:
   Product data for proposed substitution is attached (description of product, reference standards, performance, and test data).

3. QUALITY COMPARISON:

	SPECIFIED PRODUCT	SUBSTITUTION
Name brand:	_____	_____
Catalog No.	_____	_____
Manufacturer:	_____	_____
Vendor:	_____	_____
Significant Variations:		
	_____	_____
	_____	_____

Maintenance Service Available: _____Yes _____No

Spare Part Source: _____

4. PREVIOUS INSTALLATIONS:
   Identification of similar projects on which proposed substitution was used:

   Project: _____ Architect: _____

   Address: _____ Owner: _____

   _____ Date Installed: _____

   _____

5. REASON FOR NOT GIVING PRIORITY TO SPECIFIED ITEMS:

   _____

   _____

   _____

6. EFFECT OF SUBSTITUTION:

Proposed substitution affects other parts of Work: _____No _____Yes (If yes, explain)

_____

_____

Substitution changes Contract Time: _____No _____Yes Add/Deduct _____days.

Substitution requires dimensional revision or redesign of structure or M & E Work:

_____No _____Yes (If yes, attach compete data)

Saving or credit to Owner, if any, for accepting substitution: $_____.

Extra cost to Owner, if any, for accepting substitution: $_____.

7. CONTRACTOR'S (BIDDER'S) STATEMENT OF CONFORMANCE OF PROPOSED SUBSTITUTION TO CONTRACT REQUIREMENT:

   I/we:
   ____have investigated the proposed substitution.
   ____believe that it is equal or superior in all respects to specified product, except as stated above.
   ____will provide the same warranty as specified for specified product.
   ____have included complete cost data and implications of the substitution.
   ____will pay redesign and special inspection costs caused by the use of this product.
   ____will pay additional costs to other contractors caused by the substitution.
   ____will coordinate the incorporation of the proposed substitution in the Work.
   ____will modify other parts of the work as needed, to make all the work complete and functioning.
   ____waive future claims for added cost to Contract caused by the substitution.

Contractor (Bidder): _____ Date: _____

By: _____

Answer all questions and complete all blanks - use "N/A" if not applicable.

ARCHITECT REVIEW AND ACTION

_____Resubmit substitution request:

_____Provide more information in following categories.

_____

_____Sign Contractor's (Bidder's) Statement of Conformance.

_____Substitution accepted.

_____Substitution is accepted with the following comments.

_____

_____

_____Substitution not accepted.

_____Substitution Request received too late.

_____ _____

Architect / Engineer of Record Date

END OF SECTION

SECTION 01 26 00

CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. The Owner through the Owner's Representative (OR) can modify the construction contract.

1.2 CONTRACT CHANGES

A. The UGC (Uniform General Conditions), Article 11 states that the Owner may order changes in the Work within the general scope of the Contract, consisting of additions, deletions or other changes. If such changes cause an increase or decrease in the Contract Sum or Contract Time, an equitable adjustment may be made and confirmed in writing in the form of a Change Order.

1. A desired Contract modification is identified as a Contract Revision that will generally only be issued by the OR or A/E in accordance with the UGC. The Contract Revision is priced by the Contractor, then evaluated by the OR and A/E and approval by the Owner. A Change Order may contain one or more approved Contract Revisions. After the Change Order incorporating one or more Contract Revisions into the Contract is approved, the Contractor can add the work to the next payment application. It is necessary that all Contract Revisions be recorded and numbered in sequence. The OR maintains a log of all Contract Revisions and their status. Any suggestion of a change, including possible claims, must be in the log and numbered.
2. A Contract Revision will be issued to the Contractor by the Owner.
   Contractor's Proposal - The Contractor will complete the Contract Revision and return the original to the OR, with a copy to the A/E, along with a detailed cost breakdown. The cost breakdown shall consist of itemized pricing of easily identifiable components such as linear footage, square footage, cubic yardage, pounds, etc. This breakdown shall also be broken down by labor and materials. In addition, all subcontractor pricing shall be broken down using the same format. This detailed cost breakdown makes it possible to evaluate the Contractor's cost proposal. If the Contractor requests a time extension for the changed work, adequate justification must be provided to prove the impact on the accepted construction schedule (refer to UGC Article 9 and Section 01 32 00).
   Owner's Action - Upon receipt of the Contract Revision, the OR and A/E will review the Contractor's cost and time proposals and make a decision whether to proceed with the Contract Revision, reject it, or negotiate all or certain items with the Contractor. The OR will notify the Contractor of the decision taken and will provide copies of the decision to the A/E and Project Inspector. Approval will authorize the Contractor to proceed with the work. Approved Contract Revisions will be incorporated into a subsequent Change Order.
3. The cost of increased or decreased work will be calculated according to Uniform General and Supplementary Conditions.
4. Interim Change Authorization (ICA) - When changes are done by ICA, the Owner's Project Manager will define the scope of work in a Contract Revision which will also serve as the Contractor's Notice to Proceed. This work, in effect, becomes cost reimbursable Work, which will be subject to careful, detailed record keeping. The OR will carefully verify the manpower, supplies and equipment used on the Contract Revision so that the Owner gets the benefit of economic and efficient operation. Any overhead or fee markups on the cost of the direct work will be as agreed between the

OR and the Contractor and set forth in the ICA, but in no case will they exceed the maximums established in the UGC.
When the scope of the work requested under an ICA has been completed, all ICA Statements will be consolidated and transmitted to the Owner in the same manner as a regular Contract Revision.
As soon as possible after the work is complete, the price will be agreed upon and incorporated into a Change Order.
Lump Sum Proposal - Lump sum proposals for Work under an ICA can be acceptable when it is not feasible to itemize the elements of work. In general, Lump Sum proposals should be avoided except for small items of work.

5. Unilateral Change Order (ULCO) - The ULCO will be used sparingly and may be used only on the approval of the OR.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION

SECTION 01 30 00

ADMINISTRATIVE REQUIREMENTS

PART 1 - GENERAL

1.1 COORDINATION AND PROJECT CONDITIONS

A. Coordinate scheduling, submittals, and Work of various sections of Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

B. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of other contractors to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:

1. Provide project superintendent and other supervisory personnel required for proper performance of the work.
2. Submit list of subcontractors' names, phone numbers and trade work.
3. Participate in a pre-construction meeting at a time and place determined by the Owner for the purpose of identifying responsibilities of the Owner's and Architect's personnel and explanation of administrative procedures.
4. Schedule and conduct monthly meetings, distribute meeting Minutes.
5. Schedule and conduct other meetings as necessary, distribute meeting Minutes.
6. Owner to schedule and conduct other meetings as necessary, the Owner will distribute meeting Minutes.
7. Preparation of Contractor's Construction Schedule.
8. Preparation of the Schedule of Values.
9. Installation and removal of temporary facilities and controls.
10. Preparation of the Submittal Review Schedule.
11. Delivery and processing of submittals.
12. Progress meetings.
13. Preinstallation conferences.
14. Project closeout activities.
15. Startup and adjustment of systems.
16. Project closeout activities.
17. Submit bar chart progress schedule, updated monthly.
18. Prepare submittal schedule coordinated with progress schedule.
19. Submit schedule of values, divided so as to facilitate payments to subcontractors, on forms acceptable to the Owner. Schedule, when approved, will be used as the basis for the Contractor's Application for payment.
20. Submit schedule of required tests.
21. Perform all field engineering, layout, and surveying required for layout of project.
22. Submit and post a list of emergency telephone numbers and addresses for individuals to be contacted in case of emergency.
23. Record drawings and specifications to be maintained and annotated by contractor as work progresses to record actual construction, and be turned over to the Architect at substantial completion. See Section 01 70 00 for detailed requirements.
24. Submit payment request procedures.
25. Perform quality control during installation.
26. Clean and protect the work.

C. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials.

D. Verify utility requirements and characteristics of operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, operating equipment.

E. Coordinate space requirements, supports, and installation of mechanical and electrical Work indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

F. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within construction. Coordinate locations of fixtures and outlets with finish elements.

G. Coordinate completion and clean-up of Work of separate sections in preparation for Substantial Completion and for portions of Work designated for Owner's partial occupancy.

H. After Owner occupies the premises any access to complete remaining Work or correct defective Work must be coordinated with the Owner's representative in order to minimize disruption of Owner's activities.

1.2 CONSTRUCTION LAYOUT

A. The General Contractor shall include in his bid the cost for providing all construction staking by a Registered Public Surveyor (Surveyor) licensed by Texas Board of Professional Land Surveyors who can demonstrate experience and competence to perform the work described. The grades, spot elevations, dimensions radii, flow line elevations, existing benchmarks, excavation and site grading will be indicated on the plans. In the event that discrepancies are noted in the plans by the Contractor and/or the Surveyor, the Architect and/or Engineer of Record shall be notified and the discrepancies shall be resolved prior to proceeding with the Work. The Surveyor shall supervise the layout work and establish at least three (3) separate permanent bench marks, to which easy access may be had during the progress of the work, to determine and verify lines and grades.

B. Under the supervision of the Surveyor, the layout of the work shall be made from the surveyor-established base lines, utility alignments, curb faces, key trees, bench marks and all other control lines as indicated on the plans; and the Contractor shall be responsible for all measurements in connection therewith as specified and as indicated on the plans.

C. Contractor shall be responsible for having the Surveyor **verify that elevations of form work.** The Surveyor shall return a second time to **verify site grading, sidewalk elevations, rough grading next to buildings, concrete curb elevations, base material elevations prior to paving.** All surveying work shall comply with the elevations, lines and grades shown on the plans and **provide a written report and large size (22” x 34”) drawings indicating findings** to the Architect and/or Engineer of Record for consideration and response prior to placing concrete, placing asphalt or install landscaping. Contractor shall not proceed further without Surveyor’s Report / Drawings and the contractor shall be responsible for making the required corrections prior to continuing the Work. No extra charge or compensations will be allowed due to differences between actual dimensions and the measurements indicated on the drawings.

D. Employ Land Surveyor registered and acceptable to the Owner.

E. Locate and protect survey control and reference points. Promptly notify Architect/Engineer of discrepancies discovered.

F. Control datum for survey is that established by Owner provided survey.

G. Verify set-backs and easements; confirm drawing dimensions and elevations.

H. Provide field engineering services. Establish elevations, lines, and levels, utilizing recognized engineering survey practices.

I. Submit copy of site drawing signed by Land Surveyor certifying elevations and locations of the Work are in conformance with Contract Documents.

J. Maintain complete and accurate log of control and survey work as Work progresses.

K. Protect survey control points prior to starting site work; preserve permanent reference points during construction.

L. Promptly report to Architect/Engineer loss or destruction of reference point or relocation required because of changes in grades or other reasons.

M. Replace dislocated survey control points based on original survey control. Make no changes without prior written notice to Architect/Engineer.

1.3 PRECONSTRUCTION MEETING

A. The Owner's Representative will schedule a pre-construction conference and organizational meeting at the Project Site or other convenient location after execution of the Agreement and prior to commencement of construction activities. The Owner's Representative will conduct the meeting to review responsibilities and personnel assignments.

B. Attendees shall include: The Owner, Architect/Engineer and their consultants, the Contractor and its superintendent, major subcontractors, manufacturers, suppliers and other concerned parties shall each be represented at the conference by persons familiar with and authorized to conclude matters relating to the Work.

C. The Agenda shall: Discuss items of significance that could affect progress including such topics as:
1. Tentative construction schedule
2. Critical Work sequencing
3. Designation of responsible personnel
4. List of Subcontractors, trade work, names and phone numbers
5. Procedures for processing field decisions and Change Orders
6. Procedures for processing Applications for Payment
7. Distribution of Contract Documents
8. Submittal of Shop Drawings, Product Data and Samples
9. Preparation of record documents
10. Use of the premises
11. Office, Work, and Storage Areas
12. Equipment deliveries and priorities
13. Safety procedures
14. First Aid
15. Security
16. Housekeeping
17. Working hours

D. The Owner's Representative will record Minutes and distribute copies within five days after meeting to participants, with copies to contractor and those affected by decisions made.
1. General Contractor will distribute Minutes to others.

1.4 PROGRESS MEETINGS

A. Schedule and administer meetings throughout progress of the Work at maximum bi-weekly intervals.
   1. Coordinate dates of meetings with Architect and Williamson County Project Manager.
   2. Prepare Contractor's Application for Payment (CAP) on Williamson County form. Architect shall provide forms required for payment submittal.

B. Make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.

C. Attendance Required: Job superintendent, major subcontractors and suppliers, Owner, Architect/Engineer, as appropriate to agenda topics for each meeting.

D. Agenda:
   1. Review of Minutes of previous meetings
   2. Review of Work progress
   3. Field observations, problems, and decisions
   4. Identification of problems impeding planned progress
   5. Review of submittals schedule and status of submittals
   6. Review of off-site fabrication and delivery schedules
   7. Maintenance of progress schedule
   8. Corrective measures to regain projected schedules
   9. Planned progress during succeeding work period
   10. Coordination of projected progress
   11. Maintenance of quality and work standards
   12. Effect of proposed changes on progress schedule and coordination
   13. Other business relating to Work

E. Record Minutes and distribute copies within three days after meeting to participants, with copies to Architect/Engineer, Owner, and those affected by decisions made.

1.5 PRE-INSTALLATION MEETINGS

A. When required in individual specification sections, convene pre-installation meetings at Project site prior to commencing work of specific section.

B. Require attendance of parties directly affecting, or affected by, Work of specific section.

C. Notify Architect/Engineer and Owner 14 days in advance of meeting date.

D. Prepare agenda and preside at meeting:
   1. Review conditions of installation, preparation and installation procedures.
   2. Review coordination with related work.
      a. Contract documents
      b. Options
      c. Related Change Orders
      d. Purchases
      e. Deliveries
      f. Shop Drawings, Product Data and Quality Control Samples
      g. Possible Conflicts
      h. Compatibility Problems
      i. Time Schedules
      j. Weather Limitations
      k. Manufacturer's Recommendations

l. Compatibility of Materials
m. Acceptability of Substrates
n. Temporary Facilities
o. Space and Access Limitations
p. Governing Regulations
q. Safety
r. Inspection and Testing Requirements
s. Recording Requirements
t. Protection

E. Record Minutes and distribute copies within three days after meeting to participants, with copies to Architect/Engineer, Owner, and those affected by decisions made.
1. Do not proceed if the conference cannot be successfully concluded.
2. Initiate whatever actions are necessary to resolve impediments to performance of Work and reconvene the conference at the earliest feasible date.

1.6 COORDINATION MEETINGS

A. Conduct project coordination meetings at regularly scheduled times convenient for all parties involved. Project Coordination meetings are in addition to specific meetings held for other purposes, such as regular progress meetings and specific pre-installation conferences.

B. Request representation at each meeting by every party currently involved in coordination or planning for the construction activities involved.

C. Record meeting decisions or action and distribute copies to everyone in attendance and to others affected by those decisions or actions resulting from each meeting.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 01 31 00

PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
   1. Coordination Drawings.
   2. Administrative and supervisory personnel.
   3. Project meetings.
   4. Requests for Interpretation (RFIs).

B. Each contractor shall participate in coordination requirements. Certain areas of responsibility will be assigned to a specific contractor.

C. Related Sections include the following:
   1. Section "Closeout Procedures" for coordinating closeout of the Contract.

1.3 DEFINITIONS

A. RFI: Request from Contractor seeking interpretation or clarification of the Contract Documents.

1.4 COORDINATION

A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, that depend on each other for proper installation, connection, and operation.

B. Coordination: Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the Work. Each contractor shall coordinate its operations with operations, included in different Sections that depend on each other for proper installation, connection, and operation.
   1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
   2. Coordinate installation of different components with other contractors to ensure maximum accessibility for required maintenance, service, and repair.
   3. Make adequate provisions to accommodate items scheduled for later installation.
   4. Where availability of space is limited, coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair of all components, including mechanical and electrical.

C. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
   1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.

D. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of other contractors to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
   1. Preparation of Contractor's Construction Schedule.
   2. Preparation of the Schedule of Values.
   3. Installation and removal of temporary facilities and controls.
   4. Delivery and processing of submittals.
   5. Progress meetings.
   6. Pre-installation conferences.
   7. Project closeout activities.
   8. Startup and adjustment of systems.
   9. Project closeout activities.

E. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials.
   1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. Refer to other Sections for disposition of salvaged materials that are designated as Owner's property.

1.5 SUBMITTALS

A. Coordination Drawings: Prepare Coordination Drawings if limited space availability necessitates maximum utilization of space for efficient installation of different components or if coordination is required for installation of products and materials fabricated by separate entities.
   1. Content: Project-specific information, drawn accurately to scale. Do not base Coordination Drawings on reproductions of the Contract Documents or standard printed data. Include the following information, as applicable:
      a. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
      b. Indicate required installation sequences.
      c. Indicate dimensions shown on the Contract Drawings and make specific note of dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect/Engineer for resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.
   2. Sheet Size: At least 8-1/2 by 11 inches (215 by 280 mm) but no larger than 30 by 40 inches (750 by 1000 mm).
   3. Number of Copies: Submit three opaque copies of each submittal. Architect/Engineer will return one copy.
      a. Submit five copies where Coordination Drawings are required for operation and maintenance manuals. Architect/Engineer will retain two copies; remainder will be returned.
   4. Refer to individual Sections for Coordination Drawing requirements for Work in those Sections.

B. Key Personnel Names: Within 15-days days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at

Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home and office telephone numbers. Provide names, addresses, and telephone numbers of individuals assigned as standbys in the absence of individuals assigned to Project.

1. Post copies of list in Project meeting room, in temporary field office, and by each temporary telephone. Keep list current at all times.

1.6 ADMINISTRATIVE AND SUPERVISORY PERSONNEL

A. General: In addition to Project superintendent, provide other administrative and supervisory personnel as required for proper performance of the Work.
   1. Include special personnel required for coordination of operations with other contractors.

1.7 PROJECT MEETINGS

A. General: Schedule and conduct meetings and conferences at Project site, unless otherwise indicated.
   1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect/Engineer of scheduled meeting dates and times.
   2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
   3. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect/Engineer, within 3-days of the meeting.

B. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner and Architect/Engineer, but no later than 15-days after execution of the Agreement. Hold the conference at Project site or another convenient location. Conduct the meeting to review responsibilities and personnel assignments.
   1. Attendees: Authorized representatives of Owner, Architect/Engineer, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
   2. Agenda: Discuss items of significance that could affect progress, including the following:
      a. Tentative construction schedule.
      b. Phasing.
      c. Critical work sequencing and long-lead items.
      d. Designation of key personnel and their duties.
      e. Procedures for processing field decisions and Change Orders.
      f. Procedures for RFIs.
      g. Procedures for testing and inspecting.
      h. Procedures for processing Applications for Payment.
      i. Distribution of the Contract Documents.
      j. Submittal procedures.
      k. LEED requirements.
      l. Preparation of Record Documents.
      m. Use of the premises and existing buildings (when applicable).
      n. Work restrictions.
      o. Owner's occupancy requirements.
      p. Responsibility for temporary facilities and controls.
      q. Construction waste management and recycling.
      r. Parking availability.
      s. Office, work, and storage areas.
      t. Equipment deliveries and priorities.

u. First aid.
v. Security.
w. Progress cleaning.
x. Working hours.

3. Minutes: Architect/Engineer will record and distribute meeting minutes.

C. Pre-installation Conferences: Conduct a Pre-installation conference at Project site before each construction activity that requires coordination with other construction.

1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect/Engineer of scheduled meeting dates.
2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:
   a. The Contract Documents.
   b. Options.
   c. Related RFIs.
   d. Related Change Orders.
   e. Purchases.
   f. Deliveries.
   g. Submittals.
   h. Review of mockups.
   i. Possible conflicts.
   j. Compatibility problems.
   k. Time schedules.
   l. Weather limitations.
   m. Manufacturer's written recommendations.
   n. Warranty requirements.
   o. Compatibility of materials.
   p. Acceptability of substrates.
   q. Temporary facilities and controls.
   r. Space and access limitations.
   s. Regulations of authorities having jurisdiction.
   t. Testing and inspecting requirements.
   u. Installation procedures.
   v. Coordination with other work.
   w. Required performance results.
   x. Protection of adjacent work.
   y. Protection of construction and personnel.
3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
4. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present.
5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.

D. Progress Meetings: Conduct progress meetings at biweekly intervals. Coordinate dates of meetings with preparation of payment requests.

1. Attendees: In addition to representatives of Owner and Architect/Engineer, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.

2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
    a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's Construction Schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
        1) Review schedule for next period.
    b. Review present and future needs of each entity present, including the following:
        1) Interface requirements.
        2) Sequence of operations.
        3) Status of submittals.
        4) Deliveries.
        5) Off-site fabrication.
        6) Access.
        7) Site utilization.
        8) Temporary facilities and controls.
        9) Work hours.
        10) Hazards and risks.
        11) Progress cleaning.
        12) Quality and work standards.
        13) Status of correction of deficient items.
        14) Field observations.
        15) RFIs.
        16) Status of proposal requests.
        17) Pending changes.
        18) Status of Change Orders.
        19) Pending claims and disputes.
        20) Documentation of information for payment requests.
3. Minutes: Architect/Engineer will record and distribute to Contractor the meeting minutes.
4. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present.
    a. Schedule Updating: Revise Contractor's Construction Schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

E. Coordination Meetings: Conduct Project coordination meetings at regular intervals. Project coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and Pre-installation conferences.
1. Attendees: In addition to representatives of Owner and Architect/Engineer, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Review and correct or approve minutes of the previous coordination meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
    a. Combined Contractor's Construction Schedule: Review progress since the last coordination meeting. Determine whether each contract is on time, ahead of schedule, or behind schedule, in relation to Combined Contractor's Construction Schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule

revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.

b. Schedule Updating: Revise Combined Contractor's Construction Schedule after each coordination meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with report of each meeting.

c. Review present and future needs of each contractor present, including the following:
   1) Interface requirements.
   2) Sequence of operations.
   3) Status of submittals.
   4) Deliveries.
   5) Off-site fabrication.
   6) Access.
   7) Site utilization.
   8) Temporary facilities and controls.
   9) Work hours.
   10) Hazards and risks.
   11) Progress cleaning.
   12) Quality and work standards.
   13) Change Orders.

3. Reporting: Record meeting results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from each meeting.

1.8 REQUESTS FOR INTERPRETATION (RFIs)

A. Procedure: Immediately on discovery of the need for interpretation of the Contract Documents, and if not possible to request interpretation at Project meeting, prepare and submit an RFI in the form specified.
   1. RFIs shall originate with Contractor. RFIs submitted by entities other than Contractor will be returned with no response.
   2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.

B. Content of the RFI (Sample Attached): Include a detailed, legible description of item needing interpretation and the following:
   1. Project name.
   2. Date.
   3. Name of Contractor.
   4. Name of Architect/Engineer.
   5. RFI number, numbered sequentially.
   6. Specification Section number and title and related paragraphs, as appropriate.
   7. Drawing number and detail references, as appropriate.
   8. Field dimensions and conditions, as appropriate.
   9. Contractor's suggested solution(s). If Contractor's solution(s) impact the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
   10. Contractor's signature.
   11. Attachments: Include drawings, descriptions, measurements, photos, Product Data, Shop Drawings, and other information necessary to fully describe items needing interpretation.
      a. Supplementary drawings prepared by Contractor shall include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments.

C. Hard-Copy RFIs: Sample attached at end of this Section.
   1. Identify each page of attachments with the RFI number and sequential page number.

D. Software-Generated RFIs: Software-generated form with substantially the same content as indicated above.
   1. Attachments shall be electronic files in Adobe Acrobat PDF format.

E. Architect/Engineer's Action: Architect/Engineer will review each RFI, determine action required, and return it. Allow seven working days for Architect/Engineer's response for each RFI. RFIs received after 1:00 p.m. will be considered as received the following working day.
   1. The following RFIs will be returned without action:
      a. Requests for approval of submittals.
      b. Requests for approval of substitutions.
      c. Requests for coordination information already indicated in the Contract Documents.
      d. Requests for adjustments in the Contract Time or the Contract Sum.
      e. Requests for interpretation of Architect/Engineer's actions on submittals.
      f. Incomplete RFIs or RFIs with numerous errors.
   2. Architect/Engineer's action may include a request for additional information, in which case Architect/Engineer's time for response will start again.
   3. Architect/Engineer's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Division 1 Section "Contract Modification Procedures."
      a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect/Engineer in writing within 10-days of receipt of the RFI response.

F. On receipt of Architect/Engineer's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect/Engineer within 7-days if Contractor disagrees with response.

G. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log biweekly. Software log with not less than the following:
   1. Project name.
   2. Name and address of Contractor.
   3. Name and address of Architect/Engineer.
   4. RFI number including RFIs that were dropped and not submitted.
   5. RFI description.
   6. Date the RFI was submitted.
   7. Date Architect/Engineer's response was received.
   8. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.
   9. Identification of related Field Order, Work Change Directive, and Proposal Request, as appropriate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

SECTION 01 31 50

PROJECT MEETINGS

PART 1 - GENERAL

1.1 SECTION INCLUDES:

A. General Project Meeting Information.

B. Pre-Construction Meeting.

C. Progress Meetings.

D. Pre-Installation Meetings.

E. Lockset Hardware/Key Conference.

1.2 RELATED SECTIONS:

A. Section “Summary of Work.”

B. Section “Substitutions Procedures.”

C. Section “Construction Progress Documentation.”

D. Section “Submittal Procedures.”

E. Section “Shop Drawings, Product Data and Samples.”

F. Section “Product Requirements.”

G. Section “Cutting and Patching.”

H. Section “Closeout Procedures.”

I. Section “Closeout Submittals.”

1.3 GENERAL:

A. Contractors, Subcontractors and suppliers representatives attending the meetings/conferences of this section shall be qualified and authorized to act on behalf of the entity each represents.

B. Contractor shall comply with the following meeting requirements during performance of the Contract.
   1. Arrangements: Arrange for a convenient, comfortable room in which to conduct the progress meetings, furnished as necessary to accommodate the people involved and to accomplish the purpose of the meeting. Owner will provide the room for the pre-construction meeting.
   2. Notices: Distribute written notices to all concerned at least seven (7) days in advance of the meeting date.

3. Records: Keep notes during each meeting and distribute them in the form of minutes of the meeting to all concerned within four (4) days after the adjournment of the meeting with three (3) copies furnished to the A/E and one (1) copy furnished to the Owner Representative.
4. Schedule Updating: Immediately following each progress meeting, where revisions to the Work Progress Schedule (WPS) have been made or recognized, revise the progress schedule. Reissue revised colored copies of the WPS concurrently with minutes of each meeting.

1.4 PRE-CONSTRUCTION CONFERENCE:

A. Chairman: The meeting will be presided over by the Owner Representative.

B. Attendance: The following persons will be expected to attend:
1. Owner's Representatives. Project Manager
2. A/E's Construction Administrator.
3. A/E's Consultants for Mechanical, Electrical and Structural Engineering.
4. A/E's special consultants as maybe required.
5. Contractor's General Superintendent and Project Manager.
6. Major Subcontractors including at least those for mechanical, plumbing and electrical work.

C. Agenda: Subjects shall include, but are not limited to the following:
1. Distribution of submittals. Refer to Sections "Submittal Procedures" and "Shop Drawings, Product Data, and Samples."
2. Sequence of critical work.
3. Relation and coordination by the Contractor.
4. Designation of responsible personnel.
5. Processing of Change Orders.
6. Distribution of Construction Documents.
7. Access to Work to permit inspection.
8. Maintaining project Record Documents.
9. Use of the premises, access to the Site, office and storage areas, and Owner's requirements.
10. Major equipment deliveries and priorities.
11. Safety and first aid procedure.
12. Security procedures.
13. Housekeeping procedures.
14. Additional subjects as requested by the Owner, the Architect/Engineer or the Contractor.
15. List of major Subcontractors and suppliers.

1.5 PROGRESS MEETINGS:

A. Chairman: Contractor's Project Manager or Project Superintendent shall preside over the meeting, prepare agenda, record minutes, and distribute copies within four (4) working days after meeting to participants, with three (3) copies furnished to the A/E and one (1) copy furnished to the Owner Presentative.

B. Attendance: The following persons will be expected to attend:
1. Owner's Representatives.
Project Manager
User Coordinator
Physical Plant representative
2. Architect/Engineer's Construction Administrator.

3. Architect/Engineer's Consultants for mechanical, electrical and structural engineering until excused from attendance.
4. A/E's special consultants as maybe required.
5. Contractor's General Superintendent, Project Superintendent and Project Manager.
6. Subcontractors who have work in progress.
7. Subcontractor who will start work within the next month.
8. Others as requested by the Owner's Representative, A/E, or Contractor.

C. Agenda: The Contractor will provide a written agenda including but not necessarily limited to the following items:
1. Present a brief written narrative of construction progress since the last monthly meeting containing:
   a. General description of work performed.
   b. Expectation of meeting scheduled dates.
   c. Description of current or anticipated delaying factors or problems, if any.
2. Review the updated WPS and present a written schedule analysis.
3. Review the Submittal Schedule/Log.
4. Review the COR Log.
5. Review of Requests for Information.
6. Review of project Record Documents.
7. Review/approval of the Progress Payment.
8. General discussion: Other outstanding/current business.

D. Review of Pre-Installation Meetings

E. At the end of the meeting, contractor is required to provide the Owner's Representative with:
1. One (1) set of Agenda (including all logs and information for meetings).
2. One (1) Disc of WPS
3. Two (2) colored copies of WPS
4. One (1) Cash Flow Schedule
5. One (1) Pay Estimate

F. Number of Meetings: A minimum of one progress meeting shall be held each month. Other weekly or biweekly progress meetings shall be held as determined by the Owner's Representative and shall cover those subjects as required by the Owner's Representative.

1.6 PRE-INSTALLATION MEETINGS:

A. Provide a list of all pre-installation meetings anticipated.

B. Convene a pre-installation meeting at the Project field office prior to commencing any work.

C. Require attendance of entities directly affecting, or affected by, work of Section.

D. Notify A/E and the Owner's Representative ten (10) days in advance of meeting date.

E. Contractor shall prepare agenda, preside at meeting, record minutes, and distribute copies within four (4) working days after meeting to participants as required by contract.

F. Review conditions of installation, preparation and installation procedures, and coordination with related work. Review submittals for all Work to be installed.

G. The Contractor shall maintain an adequate inspection system and perform such inspection to insure that the work called for by this contract conforms to the contract specifications and requirements.

H. The Contractor shall maintain complete inspection records and make them available to the Owner's Representative.

I. Subcontractor foreman or project manager are required to attend this meeting.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION

SECTION 01 32 16

CONSTRUCTION PROGRESS SCHEDULE

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work.

1.2 SUBMITTALS

A. Submittals Schedule: Submit an electronic file in MS Office Project. Arrange the following information in a tabular format:
   1. Scheduled date for first submittal
   2. Specification Section number and title
   3. Submittal category (action or informational)
   4. Name of subcontractor
   5. Description of the Work covered
   6. Scheduled date for Architect's final release or approval

B. Contractor's Construction Schedule: Submit an electronic copy of the initial schedule, large enough to show entire schedule for entire construction period.

C. CPM Reports: Concurrent with CPM schedule, submit an electronic copy of each of the following computer-generated reports. Format for each activity in reports shall contain activity number, activity description, cost and resource loading, original duration, remaining duration, early start date, early finish date, late start date, late finish date, and total float in calendar days.
   1. Activity Report: List of all activities sorted by activity number and then early start date, or actual start date if known.
   2. Logic Report: List of preceding and succeeding activities for all activities, sorted in ascending order by activity number and then early start date, or actual start date if known.
   3. Total Float Report: List of all activities sorted in ascending order of total float.
   4. Earnings Report: Compilation of Contractor's total earnings from the Notice to Proceed until most recent Application for Payment.

D. Daily Construction Reports: Submit an electronic copy at monthly intervals, when requested.

E. Field Condition Reports: Submit an electronic copy at time of discovery of differing conditions.

F. Special Reports: Submit an electronic copy at time of unusual event.

1.3 COORDINATION

A. Coordinate preparation and processing of schedules and reports with performance of construction activities and with scheduling and reporting of separate contractors.

B. Coordinate Contractor's Construction Schedule with the Schedule of Values, list of subcontracts, Submittals Schedule, progress reports, payment requests, and other required schedules and reports.

1. Secure time commitments for performing critical elements of the Work from parties involved.
2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

PART 2 - PRODUCTS

1.2 SUBMITTALS SCHEDULE

A. Preparation: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, resubmittal, ordering, manufacturing, fabrication, and delivery when establishing dates.
   1. Coordinate Submittals Schedule with list of subcontracts, the Schedule of Values, and Contractor's Construction Schedule.
   2. Final Submittal: Submit concurrently with the first complete submittal of Contractor's Construction Schedule.

1.3 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

A. Time Frame: Extend schedule from date established for the Notice to Proceed to date of Substantial Completion.
   1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.

B. Activities: Treat each separate area as a separate numbered activity for each principal element of the Work. Comply with the following:
   1. Activity Duration: Define activities so no activity is longer than 20 days, unless specifically allowed by Architect.
   2. Procurement Activities: Include procurement process activities for the following long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
   3. Submittal Review Time: Include review and resubmittal times indicated in Division 1 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's Construction Schedule with Submittals Schedule.
   4. Startup and Testing Time: Include not less than seven days for startup and testing.
   5. Substantial Completion: Indicate completion in advance of date established for Substantial Completion and allow time for Architect's and Williamson County Project Manager administrative procedures necessary for certification of Substantial Completion.

C. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule and show how the sequence of the Work is affected.
   1. Phasing: Arrange list of activities on schedule by phase.
   2. Products Ordered in Advance: Include a separate activity for each product. Include delivery date indicated in Division 1 Section "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
   3. Owner-Furnished Products: Include a separate activity for each product. Include delivery date indicated in Division 1 Section "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
   4. Work Restrictions: Show the effect of the following items on the schedule:
      a. Seasonal variations
      b. Environmental control
   5. Work Stages: Indicate important stages of construction for each major portion of the

Work, including, but not limited to, the following:

a. Submittals
b. Mockups
c. Fabrication
d. Sample testing
e. Deliveries
f. Installation
g. Tests and inspections
h. Adjusting
i. Curing
j. Startup and placement into final use and operation

6. Area Separations: Identify each major area of construction for each major portion of the Work. Indicate where each construction activity within a major area must be sequenced or integrated with other construction activities to provide for the following:
   a. Structural completion
   b. Permanent space enclosure
   c. Completion of mechanical installation
   d. Completion of electrical installation
   e. Substantial Completion

D. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and Final Completion.

E. Cost Correlation: At the head of schedule, provide a cost correlation line, indicating planned and actual costs. On the line, show dollar volume of the Work performed as of dates used for preparation of payment requests.
   1. Refer to Division 1 Section "Payment Procedures" for cost reporting and payment procedures.
   2. Contractor shall assign cost to construction activities on the CPM schedule. Costs shall not be assigned to submittal activities unless specified otherwise but may, with Architect's approval, be assigned to fabrication and delivery activities. Costs shall be under required principal subcontracts for testing and commissioning activities, operation and maintenance manuals, punch list activities, Project Record Documents, and demonstration and training (if applicable), in the amount of 5 percent of the Contract Sum.
   3. Each activity cost shall reflect an accurate value subject to approval by Architect.
   4. Total cost assigned to activities shall equal the total Contract Sum.

F. Contract Modifications: For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using fragnets to demonstrate the effect of the proposed change on the overall project schedule.

1.4 CONTRACTOR'S CONSTRUCTION SCHEDULE (CPM SCHEDULE)

A. General: Prepare network diagrams using AON (activity-on-node) format.

B. Projects using CPM schedules should begin with a preliminary network diagram of type described below or a preliminary bar-chart schedule.

C. Preliminary Network Diagram: Submit diagram within 14 days of date established for the Notice to Proceed. Outline significant construction activities for the first 60 days of construction. Include skeleton diagram for the remainder of the Work and a cash requirement prediction based on indicated activities.

D. CPM Schedule: Prepare Contractor's Construction Schedule using a computerized, time-scaled CPM network analysis diagram for the Work.
   1. Develop network diagram in sufficient time to submit CPM schedule so it can be accepted for use no later than 14 days after date established for the Notice to Proceed.
      a. Failure to include any work item required for performance of this Contract shall not excuse Contractor from completing all work within applicable completion dates, regardless of Architect's approval of the schedule.
   2. Establish procedures for monitoring and updating CPM schedule and for reporting progress. Coordinate procedures with progress meeting and payment request dates.
   3. Use "one workday" as the unit of time. Include list of nonworking days and holidays incorporated into the schedule.

E. CPM Schedule Preparation: Prepare a list of all activities required to complete the Work. Using the preliminary network diagram, prepare a skeleton network to identify probable critical paths.
   1. Activities: Indicate the estimated time duration, sequence requirements, and relationship of each activity in relation to other activities. Include estimated time frames for the following activities:
      a. Preparation and processing of submittals
      b. Mobilization and demobilization
      c. Purchase of materials
      d. Delivery
      e. Fabrication
      f. Installation
      g. Testing
   2. Critical Path Activities: Identify critical path activities, including those for interim completion dates. Scheduled start and completion dates shall be consistent with Contract milestone dates.
   3. Processing: Process data to produce output data on a computer-drawn, time-scaled network. Revise data, reorganize activity sequences, and re- produce as often as necessary to produce the CPM schedule within the limitations of the Contract Time.
   4. Format: Mark the critical path. Locate the critical path near center of net- work; locate paths with most float near the edges.
      a. Subnetworks on separate sheets are permissible for activities clearly off the critical path.

F. Initial Issue of Schedule: Prepare initial network diagram from a list of straight "early start-total float" sort. Identify critical activities. Prepare tabulated reports showing the following:
   1. Contractor or subcontractor and the Work or activity
   2. Description of activity
   3. Principal events of activity
   4. Immediate preceding and succeeding activities
   5. Early and late start dates
   6. Early and late finish dates
   7. Activity duration in workdays
   8. Total float or slack time
   9. Average size of workforce
   10. Dollar value of activity (coordinated with the Schedule of Values)

G. Schedule Updating: Concurrent with making revisions to schedule, prepare tabulated reports showing the following:
   1. Identification of activities that have changed
   2. Changes in early and late start dates
   3. Changes in early and late finish dates
   4. Changes in activity durations in workdays

5. Changes in the critical path
6. Changes in total float or slack time
7. Changes in the Contract Time

1.5 REPORTS

A. Daily Construction Reports: Maintain a daily construction report recording the following information concerning events at Project site:
   1. List of subcontractors at Project site
   2. Approximate count of personnel at Project site
   3. Material deliveries
   4. High and low temperatures and general weather conditions
   5. Accidents
   6. Meetings and significant decisions
   7. Unusual events (refer to special reports)
   8. Stoppages, delays, shortages, and losses
   9. Emergency procedures
   10. Orders and requests of authorities having jurisdiction
   11. Change Orders received and implemented
   12. Proposed Construction Change Directives
   13. Construction Change Directives received and implemented
   14. Services connected and disconnected
   15. Equipment or system tests and startups
   16. Substantial Completions authorized

B. Field Condition Reports: Have field reports available for review by owner.

PART 3 - EXECUTION

3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

A. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one week before each regularly scheduled progress meeting.
   1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
   2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
   3. As the Work progresses, indicate Actual Completion percentage for each activity.

B. Distribution: Distribute copies of approved schedule to Architect, Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.
   1. Post copies in Project meeting rooms and temporary field offices.
   2. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

C. Distribution: Provide electronic copy to Architect in MS Office Project format.

END OF SECTION

SECTION 01 33 00

SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUBMITTAL PROCEDURES

A. General: Electronic copies of the Contract Drawings will be provided by Architect/Engineer for Contractor's use in preparing submittals.

B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
   1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
   2. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
      a. Architect/Engineer reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.

C. Processing Time: Allow enough time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
   1. Initial Review: Allow 21 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect/Engineer will advise Contractor when a submittal being processed must be delayed for coordination.
   2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
   3. Resubmittal Review: Allow 15 days for review of each resubmittal.
   4. Concurrent Consultant Review: Where the Contract Documents indicate that submittals may be transmitted simultaneously to Architect/Engineer and to Architect's consultants, allow 21 days for review of each submittal. Submittal will be returned to Architect/Engineer before being returned to Contractor.
   5. Schedule submissions at least 40 days before reviewed submittals will be needed, in accordance with the above review times noted above (the above allows for one resubmittal review and distribution) and approved submittal schedule.

D. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with requirements of the Work and Contract Documents.
   1. Coordinate each submittal with requirements of work of Contract Documents.
   2. Contractor’s responsibility for errors and omissions in submittals is not relieved by Architect’s review of submittals.
   3. Contractor’s responsibility for deviations in submittals from requirements of Contract Documents is not relieved by Architect’s review of submittals, unless Architect/Engineer gives written acceptance of specific deviations.
   4. Notify Architect, in writing at time of submission, of deviations in submittals from requirements of Contract Documents.

E. Identification: Place a permanent label or title block on each submittal for identification.
   1. Indicate name of firm or entity that prepared each submittal on label or title block.

2. Provide a space approximately 6 by 8 inches on label or beside title block to record Contractor's review and approval markings and action taken by Architect.
3. Include the following information on label for processing and recording action taken:
    a. Project name
    b. Date
    c. Name and address of Architect/Engineer
    d. Name and address of Contractor
    e. Name and address of Subcontractor
    f. Name and address of Supplier
    g. Name of Manufacturer
    h. Submittal number
    i. Number and title of appropriate Specification Section
    j. Drawing number and detail references, as appropriate
    k. Location(s) where product is to be installed, as appropriate
    l. Other necessary identification

F. Deviations: Highlight, encircle, or otherwise specifically identify deviations from the Contract Documents on submittals.

G. Additional Copies: Unless additional copies are required for final submittal, and unless Architect/Engineer observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal.
1. Submit one copy of submittal to concurrent reviewer in addition to specified number of copies to Architect.
2. Additional copies submitted for maintenance manuals will not be marked with action taken and will be returned.

H. Transmittal: Package each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect/Engineer will return submittals, without review, received from sources other than Contractor.
1. Transmittal Form: Use form acceptable to the Owner and Architect. Provide locations on form for the following information:
    a. Project name
    b. Date
    c. Destination (To)
    d. Source (from)
    e. Names of Subcontractor, Manufacturer, and Supplier
    f. Category and type of submittal
    g. Submittal purpose and description
    h. Specification Section number and title
    i. Drawing number and detail references
    j. Transmittal number, numbered consecutively
    k. Submittal and transmittal distribution record
    l. Remarks
    m. Signature of Transmitter

2. On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect/Engineer on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same label information as related submittal.

I. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
1. When revised for resubmission, identify changes made since previous submission.
2. Mark revised submittals with original number and sequential alphabetic suffix. Note date and content of previous submittal.

3. Note date and content of revision in label or title block and clearly indicate extent of revision.

J. Allow space on submittals for Contractor and Architect/Engineer review stamps.

K. Resubmit submittals until they are marked 'REVIEWED'.

L. Distribution: Furnish copies of final submittals to Manufacturers, Subcontractors, Suppliers, Fabricators, Installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
1. Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report inability to comply with requirements.

M. Use for Construction: Use only final submittals with mark indicating 'REVIEWED'.
1. Begin no work which requires submittals until return of submittals with Architect's stamp and initials or signature indicating review.

N. Submittals not requested will not be recognized or processed.

1.2 CONSTRUCTION PROGRESS SCHEDULES

A. Submit preliminary outline Schedules within 15 days after date of Owner-Contractor Agreement for coordination with Owner's requirements. After review, submit detailed schedules within 7 days modified to accommodate revisions recommended by Architect/Engineer and Owner.

B. Related Section 01 32 16 – Construction Progress Schedule: Submit revised Progress Schedules with each Application for Payment.

C. Distribute copies of reviewed schedules to Project site file, Subcontractors, Suppliers, and other concerned parties.

D. Instruct recipients to promptly report, in writing, problems anticipated by projections indicated in schedules.

E. Submit computer generated horizontal bar chart or other approved form with separate line for each section of Work, identifying first work day of each week.

F. Show complete sequence of construction by activity, identifying Work of separate stages and other logically grouped activities. Indicate early and late start, early and late finish, float dates, and duration.

G. Indicate estimated percentage of completion for each item of Work at each submission.

H. Submit separate schedule of submittal dates for shop drawings, product data, and samples, including Owner furnished products and products identified under Allowances, and dates reviewed submittals will be required from Architect/Engineer. Indicate decision dates for selection of finishes.

I. Indicate delivery dates for Owner furnished products and products identified under Allowances.

J. Revisions to Schedules:
1. Indicate progress of each activity to date of submittal, and projected completion date of each activity.

2. Identify activities modified since previous submittal, major changes in scope, and other identifiable changes.
3. Prepare narrative report to define problem areas, anticipated delays, and impact on Schedule. Report corrective action taken, or proposed, and its effect including effect of changes on schedules of separate Contractors.

1.3 PROPOSED PRODUCTS LIST

A. Within 15 days after date of Owner-Contractor Agreement, submit list of major products proposed for use, with name of Manufacturer, trade name, and model number of each product.

B. For products specified only by reference standards, give Manufacturer, trade name, model or catalog designation, and reference standards.

1.4 SUBCONTRACTOR LIST

A. Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
1. Name, address, and telephone number of entity perform subcontract or supplying products
2. Number and title of related Specification Sections(s) coverby Subcontractor
3. Drawing number and detail references, as appropriate, covered by subcontract

B. Submit three copies of Subcontractor list, unless otherwise indicated. Architect/Engineer will return two copies.
1. Mark up and retain one returned copy as a Project Record Document.

1.5 PRODUCT DATA

A. General: Prepare and submit Action Submittals required by individual Specification Sections.

B. Product Data: Submit to Architect/Engineer for review for limited purpose of checking for conformance with information given and design concept expressed in Contract Documents.

C. Submit electronic copies to Contractor and Architect/Engineer.

D. Mark each copy to identify applicable products, models, options, and other data. Supplement Manufacturers' standard data to provide information specific to this Project.

E. Indicate product utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

F. Distribute copies after review.

1.6 SHOP DRAWINGS

A. Provide shop drawing submittals for each engineering specialty at the same time.

B. Submittals shall be arranged in sequence by Specification section number. Provide submittals only for specification sections that list this requirement.

1. Provide tabs for each section, labeled to match the associated specification. The page after each tab section shall contain a list of any exceptions that the Contractor is proposing.
2. Each page of the submittal shall be a clear copy or scan, indicating items and options proposed for use in the project with a graphical arrow. Items included on a submittal page that are not proposed for use shall be deleted with strike-through or other acceptable method that clearly distinguishes the proposed from non-relevant information.

C. Subject to the requirements in Division 1, submittals shall be provided in PDF form.
1. All format and informational requirements for submittals in binders apply to PDF submittals.
2. Multiple files may be submitted; however, these must be organized into a consistent format.
3. PDF submittal shall include a table of contents with page numbers listed for the beginning of each section.
4. Additionally, the PDF shall be formatted to include tab or chapter shortcuts, labeled with the associated specification section. These shortcuts shall allow the reader to jump to a tab or chapter associated with beginning of each specification section with a single action.
5. At Architect/Engineer's request, the Contractor shall submit hard copy versions in accordance with requirements outlined above.

D. Provide closeout submittals for all products used. Refer to related specification section for additional requirements.

E. Provide maintenance and warranty information with contact information for parts and service of equipment.

F. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
1. Dimensions
2. Identification of products
3. Fabrication and installation drawings
4. Roughing-in and setting diagrams
5. Wiring diagrams showing field-installed wiring, including power, signal, and control wiring
6. Shopwork manufacturing instructions
7. Templates and patterns
8. Schedules
9. Design calculations
10. Compliance with specified standards
11. Notation of coordination requirements
12. Notation of dimensions established by field measurement
13. Relationship to adjoining construction clearly indicated
14. Seal and signature of professional engineer if specified
15. Wiring Diagrams: Differentiate between Manufacturer-installed and field- installed wiring

G. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches but no larger than 22 by 24 inches.

H. Number of Copies: Submit five opaque copies of each submittal, unless copies are required for operation and maintenance manuals. Architect/Engineer will retain two copies; remainder will be returned. Mark up and retain one returned copy as a Project Record Drawing

I. Indicate special utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

J. All work must ultimately comply with the contract documents unless Architect/Engineer gives specific written acceptance of specific deviations.

K. Distribute copies after review.

1.7 SAMPLES

A. Samples: Submit to Architect/Engineer for review for limited purpose of checking for conformance with information given and design concept expressed in Contract Documents.

B. Samples For Initial Selection as Specified in Product Sections:
   1. Submit to Architect/Engineer for aesthetic, color, or finish selection.
   2. Submit samples of finishes from full range of Manufacturers' standard colors, textures, and patterns for Architect/Engineer selection.

C. Submit samples to illustrate functional and aesthetic characteristics of Products, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.

D. Include identification on each sample, with full Project information.

E. Submit number of samples specified in individual specification sections; Architect/Engineer will retain two samples.
   1. Architect/Engineer will retain two Sample sets; remainder will be returned. Mark up and retain one returned Sample set as a Project Record Sample.
   2. Retain one sample on construction site for field comparison as needed.

F. Samples will not be used for testing purposes unless specifically stated in specification section.

G. Distribute samples after review.

1.8 DESIGN DATA

A. Submit for Architect/Engineer's knowledge as contract administrator or for Owner.

B. Submit for information for limited purpose of assessing conformance with information given and design concept expressed in Contract Documents.

1.9 TEST REPORTS

A. Submit for Architect/Engineer's knowledge as contract administrator or for Owner.

B. Submit test reports for information for limited purpose of assessing conformance with information given and design concept expressed in Contract Documents.

1.10 CERTIFICATES

A. When specified in individual specification sections, submit certification by Manufacturer, installation/application Subcontractor, or Contractor to Architect/Engineer, in quantities specified for Product Data.

B. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

C. Certificates may be recent or previous test results on material or Product, but must be acceptable to Architect/Engineer.

1.11 MANUFACTURER'S INSTRUCTIONS

A. When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, to Architect/Engineer for delivery to Owner in quantities specified for Product Data.

B. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.

1.12 MANUFACTURER'S FIELD REPORTS

A. Submit reports for Architect/Engineer's benefit as contract administrator or for Owner.

B. Submit report within 10 days of observation to Architect/Engineer for information.

C. Submit for information for limited purpose of assessing conformance with information given and design concept expressed in Contract Documents.

1.13 ERECTION DRAWINGS

A. Submit drawings for Architect/Engineer's benefit as contract administrator or for Owner.

B. Submit for information for limited purpose of assessing conformance with information given and design concept expressed in Contract Documents.

C. Data indicating inappropriate or unacceptable Work may be subject to action by Architect/Engineer or Owner.

1.14 PROJECT WARRANTY AND MAINTENANCE MANUAL:

A. Prior to final payment, the Contractor shall furnish two complete sets, in tabbed standard size ring binders, of equipment data, maintenance information, operations instructions, and warranties for equipment and systems provided under this contract. See Section 01700 for detailed requirements.

B. Provide warranties as specified. Warranties shall not limit length of time for remedy of damages Owner may have by legal statute. Contractor, Supplier, or Installer responsible for performance of warranty shall sign warranties.

C. Material Safety Data Sheets (MSDSs): Submit information directly to County project manager.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 CONTRACTOR'S REVIEW

A. Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.

B. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

PART 4 - ARCHITECT'S ACTION

4.1 General: Architect/Engineer will not review submittals that do not bear Contractor's approval stamp and will return them without action.

A. Action Submittals: Architect/Engineer will review each submittal, make marks to indicate corrections or modifications required, and return it. Architect/Engineer will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action taken.

B. Informational Submittals: Architect/Engineer will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect/Engineer will forward each submittal to appropriate party.

C. Partial submittals are not acceptable, will be considered nonresponsive, and will be returned without review.

D. Submittals not required by the Contract Documents may not be reviewed and may be discarded.

END OF SECTION

SECTION 01 40 00

QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 QUALITY CONTROL AND CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.

B. Comply fully with manufacturers' instructions, including each step in sequence and secure Manufacturers certification as certified installer, when applicable.

C. When manufacturers' instructions conflict with Contract Documents, request clarification from Architect/Engineer before proceeding.

D. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.

E. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

F. Perform Work by persons qualified to produce required and specified quality. The Contractor shall comply with applicable local, state, and federal codes and regulations.
   1. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for or this Project, whose work has resulted in construction with a record of successful in- service performance.
   2. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
   3. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
   4. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar to those indicated for this Project in material, design, and extent.
   5. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 548; and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.
   6. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
   7. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.

8. Factory-Authorized Service Representative Qualifications: An authorized representative of Manufacturer who is trained and approved by Manufacturer to inspect installation of Manufacturer's products that are similar in material, design, and extent to those indicated for this Project.

G. Verify field measurements are as indicated on Shop Drawings or as instructed by manufacturer.

H. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or disfigurement.

I. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:
   1. Access to the Work
   2. Incidental labor and facilities necessary to facilitate tests and inspections
   3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples
   4. Facilities for storage and field curing of test samples
   5. Delivery of samples to testing agencies
   6. Preliminary design mix proposed for use for material mixes that require control by testing agency
   7. Security and protection for samples and for testing and inspecting equipment at Project site

J. Coordination: Coordinate sequence of activities to accommodate required quality- assurance and -control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.
   1. Schedule times for tests, inspections, obtaining samples, and similar activities.

1.2 TOLERANCES

A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.

B. Comply with manufacturers' tolerances. When manufacturers' tolerances conflict with Contract Documents, request clarification from Architect/Engineer before proceeding.

C. Adjust products to appropriate dimensions; position before securing products in place.

1.3 REFERENCES

A. For products or workmanship specified by association, trade, or other consensus standards, comply with requirements of standard, except when more rigid requirements are specified or are required by applicable codes.

B. Conform to reference standard by date of issue current on date for receiving bids, except where specific date is established by code.

C. Obtain copies of standards where required by product specification sections.

D. When specified reference standards conflict with Contract Documents, request clarification from Architect/Engineer before proceeding.

E. Neither contractual relationships, duties, nor responsibilities of parties in Contract nor those of Architect/Engineer shall be altered from Contract Documents by mention or inference otherwise in reference documents.

1.4 LABELING

A. Attach label from agency approved by authority having jurisdiction for products, assemblies, and systems required to be labeled by applicable code.

B. Label Information: Include manufacturer's or fabricator's identification, approved agency identification, and the following information, as applicable, on each label.
   1. Model number.
   2. Serial number.
   3. Performance characteristics.

1.5 MOCK-UP REQUIREMENTS

A. Mockups: Before installing portions of the Work requiring mockups, build mockups for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work:
   1. Build mockups in location and of size indicated or, if not indicated, as directed by Architect.
   2. Notify Architect 14 days in advance of dates and times when mockups will be constructed.
   3. Demonstrate the proposed range of aesthetic effects and workmanship.
   4. Obtain Architect's approval of mockups before starting work, fabrication, or construction.
   5. Allow seven days for initial review and each re-review of each mockup.

B. Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.

C. Accepted mock-ups shall be comparison standard for remaining Work.

D. Where mock-up has been accepted by Architect/Engineer and is specified in product specification sections to be removed; remove mock-up and clear area when directed to do so by Architect/Engineer.

1.6 TESTING AND INSPECTION SERVICES

A. Refer to Specifications Section 01 40 10 – Testing Laboratory Services.

B. Employ and pay for services of an independent testing agency or laboratory acceptable to Owner to perform specified testing.
   1. Prior to start of Work, submit testing laboratory name, address, and telephone number, and names of full time specialist and responsible officer.
   2. Submit copy of report of laboratory facilities inspection made by Materials Reference Laboratory of National Bureau of Standards during most recent inspection, with memorandum of remedies of deficiencies reported by inspection.

C. The independent firm will perform tests, inspections and other services specified in individual specification sections and as required by Architect/Engineer and / or Owner.
   1. Laboratory: Authorized to operate at Project location.
   2. Laboratory Staff: Maintain full time registered Engineer on staff to review services.

3. Testing Equipment: Calibrated at reasonable intervals with devices of an accuracy traceable to National Bureau of Standards or accepted values of natural physical constants.

D. Testing, inspections and source quality control may occur on or off project site. Perform off-site testing as required by Architect/Engineer or Owner.

E. The work will be observed by the Architect/Engineer (Owner's Representative) or the Owners field observer and performed to his satisfaction in accordance with the Contract Plans and Specifications. The Owner's representative and Architect/Engineer will decide all questions which may arise as to the quality of acceptability of materials furnished and work performed; the manner of performance and rate of progress of the work; the interpretations of the contract plans and specifications; and the acceptable fulfillment of the contract on the part of the Contractor. The Owner's decisions will be final, and he will have executive authority to enforce and make effective such decisions and orders if the contractor fails to carry out the work promptly.

F. Reports will be submitted by independent firm to Architect/Engineer, County Project Manager (2 copies) and Contractor, indicating observations and results of tests and indicating compliance or non-compliance with Contract Documents.

G. Cooperate with independent firm; furnish samples of materials, design mix, equipment, tools, storage, safe access, and assistance by incidental labor as requested.
1. Notify Architect/Engineer and independent firm 48 hours prior to expected time for operations requiring services.
2. Make arrangements with independent firm and pay for additional samples and tests required for Contractor's use.

H. Testing and employment of testing agency or laboratory shall not relieve Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

I. Re-testing or re-inspection required because of non-conformance to specified requirements shall be performed by same independent firm on instructions by Architect/Engineer. Payment for re-testing or re-inspection will be charged to Contractor by deducting testing charges from Contract Sum/Price.

J. Agency Responsibilities:
1. Test samples of mixes submitted by Contractor.
2. Provide qualified personnel at site. Cooperate with Architect/Engineer and Contractor in performance of services.
3. Perform specified sampling and testing of products in accordance with specified standards.
4. Ascertain compliance of materials and mixes with requirements of Contract Documents.
5. Promptly notify Architect/Engineer and Contractor of observed irregularities or non-conformance of Work or products.
6. Perform additional tests required by Architect/Engineer.
7. Attend preconstruction meetings and progress meetings.

K. Agency Reports: After each test, promptly submit two copies of report to Architect/Engineer and to Contractor. When requested by Architect/Engineer, provide interpretation of test results.

L. Limits On Testing Authority:

1. Agency or laboratory may not release, revoke, alter, or enlarge on requirements of Contract Documents.
2. Agency or laboratory may not approve or accept any portion of the Work.
3. Agency or laboratory may not assume duties of Contractor.
4. Agency or laboratory has no authority to stop the Work.

M. Any materials and/or workmanship which are rejected by the Engineer by reason of failure to conform to the requirements of the plans or specifications shall be removed and replaced at Contractor's expense, including testing expense to correct faulty work.

N. Inspections and testing required by law, ordinances, rules and regulations or other public authorities are the responsibility of the Contractor. It is the sole responsibility of the Contractor to call for testing and any work not tested will be automatically rejected.

O. Contained in the various specification sections are requirements for certification of products, testing, adjusting, and balancing of equipment and other tests and standards. Testing is required for, but not limited to, the following items of work:
1. Soils-compaction control and hydrocarbon concentrations
2. Cast-in-place concrete
3. Concrete reinforcement
4. Asphalt pavement
5. Cement-Sand Backfill material
6. Crushed limestone base materials
7. Water and sludge
8. Other items in the Scope of Work

1.7 CONTRACTOR'S RESPONSIBILITIES

A. Cooperate with laboratory personnel; provide access to the work area.

B. Provide to laboratory, preliminary representative samples of materials to be tested in required quantities.

C. Furnish labor and equipment:
1. To provide access to the work to be tested.
2. To obtain and handle samples at the site.
3. To facilitate inspections and tests.
4. For laboratory's exclusive use for storage and curing of test samples.

1.8 MANUFACTURERS' FIELD SERVICES

A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust and balance of equipment and as applicable, and to initiate instructions when necessary.

B. Submit qualifications of observer to Architect/Engineer 30 days in advance of required observations. Observer subject to approval of Architect/Engineer or Owner. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.

C. Refer to Section 01 33 00 - Submittal Procedures, MANUFACTURERS' FIELD REPORTS article.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify existing site conditions and substrate surfaces are acceptable for subsequent Work. Beginning new Work means acceptance of existing conditions.

B. Verify existing substrate is capable of structural support or attachment of new Work being applied or attached.

C. Examine and verify specific conditions described in individual specification sections.

D. Verify utility services are available, of correct characteristics, and in correct locations.

3.2 PREPARATION

A. Clean substrate surfaces prior to applying next material or substance.

B. Seal cracks or openings of substrate prior to applying next material or substance.

C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying new material or substance in contact or bond.

3.3 TEST AND INSPECTION LOG

A. Prepare a record of tests and inspections. Include the following:
   1. Date test or inspection was conducted
   2. Description of the Work tested or inspected
   3. Date test or inspection results were transmitted to Architect
   4. Identification of testing agency or special inspector conducting test or inspection

B. Maintain log at Project site. Post changes and modifications as they occur. Provide access to test and inspection log for Architect's reference during normal working hours.

3.4 REPAIR AND PROTECTION

A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
   1. Provide materials and comply with installation requirements specified in other Specification Sections. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible.
   2. Comply with the Contract Document requirements for Division 1 Section "Cutting and Patching."

B. Protect construction exposed by or for quality-control service activities.

C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION

SECTION 01 50 00

TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 USE CHARGES

A. General: Cost or use charges for temporary facilities shall be included in the Contract Sum. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Architect, testing agencies, and authorities having jurisdiction.

B. Sewer Service: Pay sewer service use charges for sewer usage by all entities for construction operations.

C. Water Service: Pay water service use charges for water used by all entities for construction operations.

D. Electric Power Service: Pay electric power service use charges for electricity used by all entities for construction operations.

1.2 TEMPORARY ELECTRICITY

A. Provide and pay for power service required from utility source as needed for construction operation.
   1. Exercise measures to conserve energy.
   2. Provide and install temporary overhead power from Utility Company.
   3. Set temporary meter and switchgear at start of construction.
   4. Specified switchgear shall not be used to construct building until building is in “dry- in" stage.

B. Provide power outlets, with branch wiring and distribution boxes located as required for construction operations. Provide flexible power cords as required for portable construction tools and equipment.

C. Permanent convenience receptacles may be utilized during construction.

1.3 TEMPORARY LIGHTING FOR CONSTRUCTION PURPOSES

A. Provide and maintain lighting for construction operations. Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

B. Provide and maintain lighting to exterior staging and storage areas after dark for security purposes. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.

C. Provide branch wiring from power source to distribution boxes with lighting conductors, pigtails, and lamps for specified lighting levels.

D. Maintain lighting and provide routine repairs.

E. Permanent building lighting may be utilized during construction.

1.4 TEMPORARY HEATING

A. Provide and pay for heating devices and heat as needed to maintain specified conditions for construction operations.

B. Prior to operation of permanent equipment for temporary heating purposes, verify installation is approved for operation, equipment is lubricated and filters are in place. Provide and pay for operation, maintenance, and regular replacement of filters and worn or consumed parts. Owner must authorize use of permanent system for temporary purposes.

C. Maintain minimum ambient temperature of 50 degrees F in areas where construction is in progress, unless indicated otherwise in product sections.

1.5 TEMPORARY COOLING

A. Provide and pay for cooling devices and cooling as needed to maintain specified conditions for construction operations.

B. Enclose building prior to activating temporary cooling in accordance with Enclosures article in this section.

C. Prior to operation of permanent equipment for temporary cooling purposes, verify installation is approved for operation, equipment is lubricated and filters are in place. Provide and pay for operation, maintenance, and regular replacement of filters and worn or consumed parts. Owner must authorize use of permanent system for temporary purposes.

D. Maintain maximum ambient temperature of 80 degrees F in areas where construction is in progress, unless indicated otherwise in specifications.

1.6 TEMPORARY VENTILATION

A. Ventilate enclosed areas to achieve curing of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases. Owner must authorize use of permanent system for temporary purposes.

1.7 TELEPHONE SERVICE

A. Provide, maintain, and pay for telephone service to field office at time of project mobilization.

B. Contractor shall provide, maintain, and pay for telephone service for field operations at time of project mobilization.

C. Electronic Communication Service: Provide temporary electronic communication service, including electronic mail, in common-use facilities.

1.8 FACSIMILE SERVICE

A. Provide, maintain and pay for facsimile service and dedicated telephone line to field office at time of project mobilization.

1.9 TEMPORARY WATER SERVICE

A. Provide and pay for suitable quality water service as needed to maintain specified conditions for construction operations. Exercise measure to conserve energy.

B. Extend branch piping with outlets located so water is available by hoses with threaded connections. Provide temporary pipe insulation to prevent freezing.

1.10 TEMPORARY SANITARY FACILITIES

A. Provide and maintain required facilities and enclosures. Existing facility use is not permitted. Provide facilities at time of project mobilization.

B. Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.

1.11 FIELD OFFICES AND SHEDS

A. Office: Weather tight, with lighting, electrical outlets, heating, cooling and ventilating equipment, and equipped with sturdy furniture drawing rack and drawing display table.

B. Provide space for Project meetings, with table and chairs to accommodate 10 persons.

C. Locate offices and sheds minimum distance of 30 feet from existing and new structures. Location shall be within the project site's limit of construction and approved by the Owner. No use of Owner equipment will be permitted.

D. When permanent facilities are enclosed with operable utilities, relocate offices and storage into building, with written agreement of Owner, and remove temporary buildings.

E. Construction: Portable or mobile buildings, or buildings constructed with floors raised above ground, securely fixed to foundations with steps and landings at entrance doors.
   1. Construction: Structurally sound, secure, weather tight enclosures for office and storage spaces. Maintain during progress of Work; remove when no longer needed at completion of Work.
   2. Temperature Transmission Resistance of Floors, Walls, and Ceilings: Compatible with occupancy and storage requirements.
   3. Exterior Materials: Weather resistant, finished color acceptable to Owner.
   4. Interior Materials in Offices: Sheet type materials for walls and ceilings, pre- finished or painted; resilient floors and bases.
   5. Lighting for Offices: 50 ft C at desk top height, exterior lighting at entrance doors.
   6. Interior Materials in Storage Sheds: As required to provide specified conditions for storage of products.

F. Environmental Control:
   1. Heating, Cooling, and Ventilating for Offices: Automatic equipment to maintain comfort conditions.
   2. Storage Spaces: Heating and ventilation as needed to maintain products in accordance with Contract Documents; lighting for maintenance and inspection of products.

G. Storage Areas And Sheds: Size to storage requirements for products of individual Sections, allowing for access and orderly provision for maintenance and for inspection of products to requirements of Section 01 60 00 - Product Requirements.

H. Preparation: Fill and grade sites for temporary structures sloped for drainage away from buildings.

I. Installation:
   1. Install office spaces ready for occupancy 15 days after date fixed in Notice to Proceed.
   2. Employee Residential Occupancy: Not allowed on Owner's property.

J. Maintenance And Cleaning:

K. Maintain approach walks free of mud, water, and snow.

L. Removal: At completion of Work remove buildings, foundations, utility services, and debris. Restore areas.

1.12 VEHICULAR ACCESS

A. Construct temporary all-weather access roads from public thoroughfares to serve construction area, of width and load bearing capacity to accommodate unimpeded traffic for construction purposes.

B. Construct temporary culverts to span low areas and allow unimpeded drainage.

C. Extend and relocate vehicular access as Work progress requires, provide detours as necessary for unimpeded traffic flow.

D. Location approved by Owner.

E. Provide unimpeded access for emergency vehicles. Maintain 20 feet wide driveways with turning space between and around combustible materials.

F. Provide and maintain access to fire hydrants and control valves free of obstructions.

G. Provide means of removing mud from vehicle wheels before entering streets.

H. Do not use existing on-site roads for construction traffic.

1.13 PARKING

A. Provide temporary surface parking areas to accommodate construction personnel.

B. Locate as approved by Owner.

C. When site space is not adequate, provide additional off-site parking.

D. Use of existing on-site streets and driveways used for construction traffic is not permitted.

E. Do not allow heavy vehicles or construction equipment in parking areas.

F. Do not allow vehicle parking on existing pavement.

G. Permanent Pavements and Parking Facilities:
   1. Prior to Substantial Completion, bases for permanent roads and parking areas may be used for construction traffic.

2. Avoid traffic loading beyond paving design capacity. Tracked vehicles not allowed.

H. Maintenance:
1. Maintain traffic and parking areas in sound condition free of excavated material, construction equipment, products, mud, snow, and ice.
2. Maintain existing and permanent paved areas used for construction; promptly repair breaks, potholes, low areas, standing water, and other deficiencies, to maintain paving and drainage in original, or specified, condition.

I. Removal, Repair:
1. Remove temporary materials and construction when permanent paving is usable.
2. Remove underground work and compacted materials to depth of 2 feet; fill and grade site as specified.
3. Repair permanent facilities damaged by use, to original or specified condition.

J. Mud From Site Vehicles: Provide means of removing mud from vehicle wheels before entering streets.

1.14 PROGRESS CLEANING AND WASTE REMOVAL

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in clean and orderly condition.

B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing spaces.

C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.

D. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from the construction operations. Comply with requirement s of authorities having jurisdiction. Collect and remove waste materials, debris, and rubbish from site periodically and dispose off-site immediately after filled. Remove waste upon owner’s request.

1.15 PROJECT IDENTIFICATION

A. Project Identification Sign:
1. One painted sign, 32 sq ft area, bottom 6 feet above ground.
2. Content:
   a. Project number, title, logo and name of Owner as indicated on Contract Documents.
   b. Name of Prime Contractor.
3. Graphic Design, Colors, Style of Lettering: Reviewed and approved by Owner.
4. No other signs are allowed without Owner permission except those required by law.

B. Design sign and structure to withstand wind velocity per building code.

C. Sign Painter: Experienced as professional sign painter.

D. Finishes, Painting: Adequate to withstand weathering, fading, and chipping for duration of construction.

E. Show content, layout, lettering and color.

F. Sign Materials:
   1. Structure and Framing: New wood, structurally adequate.
   2. Sign Surfaces: Exterior grade plywood with medium density overlay, minimum 3/4 inches thick standard large sizes to minimize joints.
   3. Rough Hardware: Galvanized
   4. Paint and Primers: Exterior quality.

G. Installation:
   1. Erect at designated location.
   2. Erect supports and framing on secure foundation, rigidly braced and framed to resist wind loadings.
   3. Install sign surface plumb and level, with butt joints. Anchor securely.
   4. Paint exposed surfaces of sign, supports, and framing.

H. Maintenance: Maintain signs and supports clean, repair deterioration and damage.

I. Removal: Remove signs, framing, supports, and foundations at completion of Project and restore area.

1.16 TRAFFIC REGULATION

A. Signs, Signals, And Devices:
   1. Post Mounted and Wall Mounted Traffic Control and Informational Signs: As approved by
   2. authority having jurisdiction.
   3. Traffic Cones and Drums, Flares and Lights: As approved by authority having jurisdiction.
   4. Flag person Equipment: As required by authority having jurisdiction.

B. Flag Persons: Provide trained and equipped flag persons to regulate traffic when construction operations or traffic encroach on public traffic lanes.

C. Flares And Lights: Use flares and lights during hours of low visibility to delineate traffic lanes and to guide traffic.

D. Haul Routes:
   1. Consult with authority having jurisdiction, establish public thoroughfares to be used for haul routes and site access.
   2. Confine construction traffic to designated haul routes.

E. Traffic Signs and Signals:
   1. Provide signs at approaches to site and on site, at crossroads, detours, parking areas, and elsewhere as needed to direct construction and affected public traffic.
   2. Relocate as Work progresses, to maintain effective traffic control.

F. Removal:
   1. Remove equipment and devices when no longer required.
   2. Repair damage caused by installation.
   3. Remove post settings.

1.17 FIRE PREVENTION

A. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241.
   1. Prohibit smoking with buildings under construction. Designate area on site where smoking is permitted. Provide approved ashtrays in designated smoking areas.
   2. Establish fire watch for cutting and welding and other hazardous operations capable of starting fires. Maintain fire watch before, during, and after hazardous operations until threat of fire does not exist.

B. Portable Fire Extinguishers: NFPA 10; 10-pound capacity, 4A-60B: C UL rating.
   1. Provide minimum one fire extinguisher in every construction trailer and storage shed.

1.18 BARRIERS

A. Provide barriers to prevent unauthorized entry to construction areas, to allow for Owner's use of site, and to protect existing facilities and adjacent properties from damage from construction operations.

B. Provide barricades and covered walkways required by authorities having jurisdiction for public rights-of-way.

C. Provide protection for plants designated to remain. Replace damaged plants.

D. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

1.19 ENCLOSURES AND FENCING

A. Construction: Commercial grade chain link fence.

B. Provide 6 feet high fence around construction site; equip with vehicular and pedestrian gates with locks. Contractor may tie into existing chain link fence if it exists to complete enclosure of the construction site.

C. Exterior Enclosures:
   1. Provide temporary weather tight closure of exterior openings to accommodate acceptable working conditions and protection for products, to allow for temporary heating and maintenance of required ambient temperatures identified in individual specification sections, and to prevent entry of unauthorized persons. Provide access doors with self-closing hardware and locks.

1.20 SECURITY

A. Security Program:
   1. Protect Work and Owner's operations from theft, vandalism, and unauthorized entry.
   2. Initiate program in coordination with Owner's existing security system at project mobilization.
   3. Maintain program throughout construction period until Owner occupancy.

B. Entry Control:
   1. Restrict entrance of persons and vehicles into Project site.
   2. Allow entrance only to authorized persons with proper identification.
   3. Maintain log of workers and visitors, make available to Owner on request.

C. Personnel Identification (Owner occupied sites):

1. Provide identification badge to each person authorized to enter premises.
2. Badge To Include: Personal photograph, name and assigned number, expiration date and employer.
3. Maintain list of accredited persons, submit copy to Owner on request.
4. Require return of badges at expiration of their employment on the Work.

D. Security Enclosure and Lockup: Install substantial temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security.

E. Restrictions:
1. Do no work on days indicated in Owner-Contractor Agreement.

1.21 WATER CONTROL

A. Grade site to drain. Maintain excavations free of water. Provide, operate, and maintain pumping equipment.

B. Protect site from puddling or running water. Provide water barriers as required to protect site from soil erosion.

1.22 DUST CONTROL

A. Execute Work by methods to minimize raising dust from construction operations.

B. Provide positive means to prevent air-borne dust from dispersing into atmosphere.

1.23 EROSION AND SEDIMENT CONTROL

A. Plan and execute construction by methods to control surface drainage from cuts and fills, from borrow and waste disposal areas. Prevent erosion and sedimentation.

B. Minimize surface area of bare soil exposed at one time.

C. Provide temporary measures including berms, dikes, and drains, and other devices to prevent water flow.

D. Construct fill and waste areas by selective placement to avoid erosive surface silts or clays.

E. Periodically inspect earthwork to detect evidence of erosion and sedimentation; promptly apply corrective measures.

1.24 NOISE CONTROL

A. Provide methods, means, and facilities to minimize noise produced by construction operations.

1.25 PEST CONTROL

A. Provide methods, means, and facilities to prevent pests and insects from damaging the Work.

1.26 POLLUTION CONTROL

A. Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations.

B. Comply with pollution and environmental control requirements of [authorities having jurisdiction.

1.27 RODENT CONTROL

A. Provide methods, means, and facilities to prevent rodents from accessing or invading premises.

1.28 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

A. Remove temporary utilities, equipment, facilities, materials, prior to Final Application for Payment inspection.

B. Remove underground installations. Grade site as indicated on Drawings.

C. Clean and repair damage caused by installation or use of temporary work.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 OPERATION, TERMINATION, AND REMOVAL

A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.

B. Maintenance: Maintain facilities in good operating condition until removal.
   1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.

C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.

D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
   1. Materials and facilities that constitute temporary facilities are property of Contractor.
   2. Remove temporary paving not intended for or acceptable for integration into permanent paving. Where area is intended for landscape development, remove soil and aggregate fill that do not comply with requirements for fill or subsoil. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks at temporary entrances, as required by authorities having jurisdiction.

3. At Substantial Completion, clean and renovate permanent facilities used during construction period. Comply with final cleaning requirements specified in Division 1 Section "Closeout Requirements."

END OF SECTION

SECTION 01 60 00

PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for selection of products for use in Project.

1.2 DEFINITIONS

A. Products: Items purchased for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
   1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.
   2. New Products: Items that have not previously been incorporated into another project or facility, except that products consisting of recycled-content materials are allowed, unless explicitly stated otherwise. Products salvaged or recycled from other projects are not considered new products.
   3. Comparable Product: Product that is demonstrated and approved through submittal process, or where indicated as a product substitution, to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.

B. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

C. Basis-of-Design Product Specification: Where a specific manufacturer's product is named and accompanied by the words "basis of design," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of other named manufacturers.

1.3 SUBMITTALS

A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
   1. Substitution Request Form: Use form provided by Owner, reference Section 01 25 00 Substitution Procedures.
   2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
      a. Statement indicating why specified material or product cannot be provided.
      b. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors, that will be necessary to accommodate proposed substitution.
      c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Significant qualities may include attributes such as

performance, weight, size, durability, visual effect, and specific features and requirements indicated.

d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
e. Samples, where applicable or requested.
f. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
g. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
h. Research/evaluation reports evidencing compliance with building code in effect for Project, from a model code organization acceptable to authorities having jurisdiction.
i. Detailed comparison of Contractor's Construction Schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating lack of availability or delays in delivery.
j. Cost information, including a proposal of change, if any, in the Contract Sum.
k. Contractor's certification that proposed substitution complies with requirements in the Contract Documents and is appropriate for applications indicated.
l. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.

3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within 7 days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or 7 days of receipt of additional information or documentation, whichever is later.
   a. Form of Acceptance: Change Order.
   b. Use product specified if Architect cannot make a decision on use of a proposed substitution within time allocated.

B. Comparable Product Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
   1. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Architect will notify Contractor of approval or rejection of proposed comparable product request within 15 days of receipt of request, or 7 days of receipt of additional information or documentation, whichever is later.
      a. Form of Approval: As specified in Section 01 33 00 "Submittal Procedures."
      b. Use product specified if Architect cannot make a decision on use of a comparable product request within time allocated.

C. Basis-of-Design Product Specification Submittal: Comply with requirements in Section 01 33 00 “Submittal Procedures." Show compliance with requirements.

1.4 QUALITY ASSURANCE

A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, product selected shall be compatible with products previously selected, even if previously selected products were also options.

1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions.

B. Delivery and Handling:
   1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
   2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
   3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
   4. Inspect products on delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged and properly protected.

C. Storage
   1. Store products to allow for inspection and measurement of quantity or counting of units.
   2. Store materials in a manner that will not endanger Project structure.
   3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
   4. Store cementitious products and materials on elevated platforms.
   5. Store foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
   6. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
   7. Protect stored products from damage and liquids from freezing.
   8. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

1.6 PRODUCT WARRANTIES

A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
   1. Manufacturer's Warranty: Preprinted written warranty published by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
   2. Special Warranty: Written warranty required by or incorporated into the Contract Documents, either to extend time limit provided by manufacturer's warranty or to provide more rights for Owner.

B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution. Submit a draft for approval before final execution.
   1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
   2. Refer to Division 2 – 14, 21, 22-28, 31-33 Sections for specific content requirements and particular requirements for submitting special warranties.

C. Submittal Time: Comply with requirements in Section 01 70 00 – Execution and Closeout Requirements.

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

A. General Product Requirements: Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, that are new at time of installation.
   1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
   2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
   3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
   4. Where products are accompanied by the term "as selected," Architect will make selection.
   5. Where products are accompanied by the term "match sample," sample to be matched is Architect's.
   6. Descriptive, performance, and reference standard requirements in the Specifications establish "salient characteristics" of products.
   7. Or Equal: Where products are specified by name and accompanied by the term "or equal" or "or approved equal" or "or approved," comply with provisions in Part 2 "Comparable Products" Article to obtain approval for use of an unnamed product.

B. Product Selection Procedures:
   1. Products: Where Specifications include a list of names of both products and manufacturers, provide one of the products listed that complies with requirements.
   2. Manufacturers: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements.
   3. Available Products: Where Specifications include a list of names of both products and manufacturers, provide one of the products listed, or an unnamed product, that complies with requirements. Comply with provisions in Part 2 "Comparable Products" Article for consideration of an unnamed product.
   4. Available Manufacturers: Where Specifications include a list of manufacturers, provide a product by one of the manufacturers listed, or an unnamed manufacturer, that complies with requirements. Comply with provisions in Part 2 "Comparable Products" Article for consideration of an unnamed product.
   5. Product Options: Where Specifications indicate that sizes, profiles, and dimensional requirements on Drawings are based on a specific product or system, provide the specified product or system. Comply with provisions in Part 2 "Product Substitutions" Article for consideration of an unnamed product or system.
   6. Basis-of-Design Product: Where Specifications name a product and include a list of manufacturers, provide the specified product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with provisions in Part 2 "Comparable Products" Article for consideration of an unnamed product by the other named manufacturers.
   7. Visual Matching Specifications: Where Specifications include the phrase “as selected from manufacturer’s colors, patterns, textures” or a similar phrase, select a product (and manufacturer) that complies with other specified requirements.
      a. Standard Range: Where specifications include the phrase “standard range of colors, patterns, textures” or similar phrase, Architect will select color pattern, or texture from manufacturer’s product line that does not include premium items.
      b. Full Range: Where Specifications include the phrase “full range of colors, patterns, textures” or similar phrase, Architect will select color, pattern or texture form manufacturer’s product line that include both standard and premium items.

2.2 PRODUCT SUBSTITUTIONS

A. Reference Section 01 25 00 – Substitutions Procedures.

2.3 COMPARABLE PRODUCTS

A. Conditions: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements.
   1. Evidence that the proposed product does not require extensive revisions to the Contract Documents that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
   2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
   3. Evidence that proposed product provides specified warranty.
   4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
   5. Samples, if requested.

PART 3 - EXECUTION (Not Used)

END OF SECTION

SECTION 01 70 00

EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 - GENERAL

1.1 INSTALLATION

A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
   1. Make vertical work plumb and make horizontal work level.
   2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
   3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.
   4. Maintain minimum headroom clearance of 80-ft. in spaces without a suspended ceiling.

B. Comply with Manufacturer's written instructions and recommendations for installing products in applications indicated.

C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.

D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.

E. Tools and Equipment: Do not use equipment or tools that produce harmful noise levels.

F. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.

G. Anchors and Fasteners: Provide anchors and fasteners as required to anchor each component securely in place, accurately located and aligned with other portions of the Work.
   1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
   2. Allow for building movement, including thermal expansion and contraction.
   3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

H. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.

I. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

1.2 OWNER-INSTALLED PRODUCTS

A. Site Access: Provide access to Project site for Owner's construction forces.

B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction forces.
   1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.
   2. Pre-installation Conferences: Include Owner's construction forces at pre- installation conferences covering portions of the Work that are to receive Owner's work. Attend pre-installation conferences conducted by Owner's construction forces if portions of the Work depend on Owner's construction.

1.3 PROTECTING INSTALLED CONSTRUCTION

A. Provide for temperature and relative humidity as per manufacturer’s written instructions.

B. Protect installed Work and provide special protection where specified in individual specification sections.

C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.

D. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.

E. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.

F. Prohibit traffic or storage upon waterproofed or roofed surfaces. When traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.

G. Prohibit traffic from landscaped areas.

1.4 PROGRESS CLEANING

A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.
   1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
   2. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F (27 deg C).
   3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.

B. Site: Maintain Project site free of waste materials and debris.

C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
   1. Remove liquid spills promptly.
   2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.

D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of Manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use

cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.

F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

G. Waste Disposal: Burying or burning waste materials on-site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted.

H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.

I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.

J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

1.5 STARTING OF SYSTEMS

A. Coordinate schedule for start-up of various equipment and systems.

B. Notify Architect/Engineer and Owner 14 days prior to start-up of each item.

C. Verify each piece of equipment or system has been checked for proper lubrication, drive rotation, belt tension, control sequence, and for conditions which may cause damage.

D. Verify tests, meter readings, and specified electrical characteristics agree with those required by equipment or system manufacturer.

E. Verify wiring and support components for equipment are complete and tested.

F. Execute start-up under supervision of applicable manufacturer's representative and Contractors' personnel in accordance with manufacturers' instructions.

G. When specified in individual specification Sections, require manufacturer to provide authorized representative to be present at site to inspect, check, and approve equipment or system installation prior to start-up, and to supervise placing equipment or system in operation.

H. Submit a written report in accordance with Section 01 33 00 - Submittal Procedures that equipment or system has been properly installed and is functioning correctly.

1.6 TESTING, ADJUSTING AND BALANCING

A. Refer to Mechanical and Electrical Specifications for specific requirements.

B. Reports will be submitted by independent firm to Architect/Engineer indicating observations and results of tests and indicating compliance or non-compliance with requirements of Contract Documents.

1.7 DEMONSTRATION AND INSTRUCTIONS

A. Demonstrate operation and maintenance of products to Owner's personnel two weeks prior to date of substantial completion.

B. Demonstrate Project equipment and instructed by qualified representative who is knowledgeable about the Project.

C. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.

D. Utilize operation and maintenance manuals as basis for instruction. Review contents of manual with Owner's personnel in detail to explain all aspects of operation and maintenance.

E. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance, and shutdown of each item of equipment at agreed time at equipment location.

F. Prepare and insert additional data in operations and maintenance manuals when need for additional data becomes apparent during instruction.

G. Required instruction time for each item of equipment and system is specified in individual sections.

1.8 FINAL CLEANING

A. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

B. Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer’s written instruction.

C. Conduct the following cleaning operations before requesting inspection for certification of Final Completion for entire or a portion of the Project:
   1. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
   2. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
   3. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
   4. Remove tools, construction equipment, machinery, and surplus material from Project site.
   5. Remove snow and ice to provide safe access to building.
   6. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
   7. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
   8. Sweep concrete floors broom clean in unoccupied spaces.
   9. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.
   10. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace

chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.

11. Remove labels that are not permanent.
12. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
13. Do not paint over "UL" and similar labels, including mechanical and electrical nameplates.
14. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
15. Replace parts subject to unusual operating conditions.
16. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
17. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
18. Clean ducts, blowers, and coils if units were operated without filters during construction.
    a. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
    b. Leave Project clean and ready for occupancy.

D. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

1.9 PROJECT RECORD DOCUMENTS

A. Maintain on site one set of the following record documents; record actual revisions to the Work:
   1. Drawings.
   2. Specifications.
   3. Addenda.
   4. Change Orders and other modifications to the Contract.
   5. Reviewed Shop Drawings, Product Data, and Samples.
   6. Manufacturer's instruction for assembly, installation, and adjusting.
   7. Manufacturer’s certificates
   8. Reviewed Submittals

B. Ensure entries are complete and accurate, enabling future reference by Owner.

C. Store record documents separate from documents used for construction.

D. Label and file Record Documents in accordance with Section number listings in Table of Contents of this Project Specifications Manual. Label each document "PROJECT RECORD" in neat, large, printed letters.

E. Record information concurrent with construction progress, not less than weekly.

F. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
   1. Manufacturer's name and product model and number.

2. Product substitutions or alternates utilized.
3. Changes made by Addenda and modifications.

G. Record Drawings and Shop Drawings: Provide felt tip pens, maintaining separate colors for each major system, for recording information. Legibly mark each item to record actual construction including:
   1. Measured depths of foundations in relation to finish first floor datum.
   2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
   3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.
   4. Field changes of dimension and detail.
   5. Details not on original Contract drawings.
   6. Changes made by Addenda and modifications.
   7. References to related shop drawings and modifications.

H. Submit two copies of documents to Architect/Engineer prior to or on Substantial Completion inspection.
   1. Transmit with cover letter listing:
      a. Date
      b. Project title and number
      c. Contractor's name, address, and telephone number.
      d. Number and title of each Record Document.
      e. Signature of Contractor or authorized representative.

1.10 OPERATION AND MAINTENANCE DATA

A. Submit data bound in 8-1/2 x 11-inch (A4) text pages, three D side ring binders with durable covers.

B. Prepare binder cover with printed title "OPERATION AND MAINTENANCE INSTRUCTIONS", title of project, and subject matter of binder when multiple binders are required.

C. Internally subdivide binder contents with permanent page dividers, logically organized as described below; with tab titling clearly printed under reinforced laminated plastic tabs.

D. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.

E. Contents: Prepare Table of Contents for each volume, with each product or system description identified, typed on white paper, in three parts as follows:
   1. Part 1: Directory, listing names, addresses, and telephone numbers of Architect/Engineer, Contractor, Subcontractors, and major equipment suppliers.
   2. Part 2: Operation and maintenance instructions, arranged by system and subdivided by specification section. For each category, identify names, addresses, and telephone numbers of Subcontractors and suppliers. Identify the following:
      a. Significant design criteria.
      b. List of equipment.
         1) For equipment having a make, model and serial number, it shall be recorded in the O&M manuals.
      c. Parts list for each component.
      d. Operating instructions.
      e. Maintenance instructions for equipment and systems.

f. Maintenance instructions for [special] finishes, including recommended cleaning methods and materials, and special precautions identifying detrimental agents.

3. Part 3: Project documents and certificates, including the following:
   a. Shop drawings and product data.
   b. Air and water balance reports.
   c. Certificates.
   d. Originals of warranties and bonds.

F. Submit two copies of documents to Architect/Engineer prior to or on Substantial Completion inspection.
   1. Transmit with cover letter listing:
      a. Date
      b. Project title and number
      c. Contractor's name, address, and telephone number.
      d. Number and title of each Record Document.
      e. Signature of Contractor or authorized representative.

1.11 MANUAL FOR MATERIALS AND FINISHES

A. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Architect/Engineer will review draft and return one copy with comments.

B. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit documents within ten days after acceptance.

C. Submit one copy of completed volumes 15 days prior to substantial completion. Draft copy will be reviewed and returned with Architect/Engineer comments. Revise content of document sets as required prior to substantial completion.

D. Submit two sets of revised final volumes in final form before or on date of substantial completion

E. Building Products, Applied Materials, and Finishes: Include product data, with catalog number, size, composition, and color and texture designations. [Include information for re-ordering custom manufactured products.

F. Instructions for Care and Maintenance: Include manufacturer's recommendations for cleaning agents and methods, precautions against detrimental agents and methods, and recommended schedule for cleaning and maintenance.

G. Moisture Protection and Weather Exposed Products: Include product data listing applicable reference standards, chemical composition, and details of installation. Include recommendations for inspections, maintenance, and repair.

H. Additional Requirements: As specified in individual product specification sections.

I. Include listing in Table of Contents for design data, with tabbed fly sheet and space for insertion of data.

1.12 MANUAL FOR EQUIPMENT AND SYSTEMS

A. Submit a preliminary digital draft or proposed formats and outlines of contents before start of Work. Architect/Engineer will review and return a digital copy with comments.

B. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit documents within ten days after acceptance.

C. Submit a digital copy of completed volumes 15 days prior to substantial completion Draft copy will be reviewed and returned with Architect/Engineer comments. Revise content of document sets as required prior to substantial completion.

D. Submit one (1) digital and one (1) hardcopy set of revised final volumes in final form prior to or on date of substantial completion inspection.

E. Each Item of Equipment and Each System: Include description of unit or system, and component parts. Identify function, normal operating characteristics, and limiting conditions. Include performance curves, with engineering data and tests, and complete nomenclature and model number of replaceable parts.

F. Panelboard Circuit Directories: Provide electrical service characteristics, controls, and communications; typed.

G. Include color coded wiring diagrams as installed.

H. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and special operating instructions.

I. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.

J. Include servicing and lubrication schedule, and list of lubricants required.

K. Include manufacturer's printed operation and maintenance instructions.

L. Include sequence of operation by controls manufacturer.

M. Include original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.

N. Include control diagrams by controls manufacturer as installed.

O. Include Contractor's coordination drawings, with color coded piping diagrams as installed.

P. Include charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.

Q. Include list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.

R. Include test and balancing reports as specified in Section 01 40 00 - Quality Requirements.

S. Additional Requirements: As specified in individual product specification sections.

T. Include listing in Table of Contents for design data, with tabbed dividers and space for insertion of data.

1.13 SPARE PARTS AND MAINTENANCE PRODUCTS

A. Furnish spare parts, maintenance, and extra products in quantities specified in individual specification sections.

B. Deliver to Project site and place in location as directed by Owner; obtain receipt prior to or on substantial completion inspection.

1.14 PRODUCT WARRANTIES AND PRODUCT BONDS

A. Obtain warranties and bonds executed in duplicate by responsible subcontractors, suppliers, and manufacturers, within ten days after completion of applicable item of work.

B. Execute and assemble transferable warranty documents and bonds from subcontractors, suppliers, and manufacturers.

C. Verify documents are in proper form, contain full information, and are notarized.

D. Co-execute submittals when required.

E. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual. Include Table of Contents and assemble in three D side ring binder with durable plastic cover.
   1. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by- 11-inch paper.
   2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
   3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.

F. Submit prior to or on substantial completion inspection.

G. For equipment or components parts of equipment put into service during construction or for items of Work for which acceptance is delayed beyond Date of Substantial Completion refer to the Building General Conditions.

1.15 SUBSTANTIAL COMPLETION

A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.
   1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
   2. Advise Owner of pending insurance changeover requirements.
   3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
   4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
   5. Prepare and submit Project Record Documents, operation and maintenance manuals, Final Completion construction photographs, damage or settlement surveys, property surveys, and similar final record information.
   6. Deliver tools, spare parts, extra materials, and similar items to location designated by

Owner. Label with manufacturer's name and model number where applicable.

7. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
8. Complete startup testing of systems.
9. Submit test/adjust/balance records.
10. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
11. Advise Owner of changeover in heat and other utilities.
12. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
13. Complete final cleaning requirements, including touchup painting.
14. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
15. Complete work on items listed on Punch Lists.

B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1. Re-inspection: Request re-inspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for Final Completion.

1.16 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Preparation: Submit three copies of list. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction. Use CSI Form 14.1A or form acceptable to the Owner and Architect..

1. Organize list of spaces in sequential order, starting with exterior areas first.
2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Include the following information at the top of each page:
    a. Project name.
    b. Date.
    c. Name of Architect.
    d. Name of Contractor.
    e. Page number.

1.17 FINAL COMPLETION

A. Preliminary Procedures: Before requesting final inspection for determining date of Final Completion, complete the following:

1. Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
2. Submit evidence of final, continuing insurance coverage complying with insurance requirements.

B. Inspection: Submit a written request for final inspection for acceptance. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will

notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Re-inspection: Request re-inspection when the Work identified in previous inspections as incomplete is completed or corrected.

1.18 COMPLETED FINAL PUNCHLIST INSPECTION

A. Correct or complete all items on the punchlist before requesting final payment. Unless otherwise agreed upon, the contractor has seven (7) days of receipt of final punchlist. When the final punchlist is complete and the Contract is fully satisfied according to Contract Documents, a certificate establishing the date of Final Completion will be issued.

B. Refer to the Building General Conditions for Owner's right to complete the work in the event the contractor does not complete the final punchlist.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

SECTION 01 73 10

CUTTING AND PATCHING

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes procedural requirements for cutting and patching.

B. Definition: Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and repair required to restore surfaces to their original condition.

C. Refer to other sections for other requirements and limitations applicable to cutting and patching individual parts of the Work.

D. Coordinate cutting and patching with demolition requirements specified in Specification Section "Selective Demolition".

1.2 SUBMITTALS

A. Cutting and Patching Plan: Submit a proposal to the Owner's representative, describing procedures at least 14 calendar days in advance of the time cutting and patching will initially be performed.

B. Include the following information, as applicable:
   1. Description of the extent of cutting and patching required. Show how it will be performed and indicate why it cannot be avoided.
   2. Description of the anticipated results in terms of changes to existing construction. Include changes to structural elements and operating components as well as changes in appearance and other significant visual elements.
   3. List of products to be used and entities that will perform work.
   4. Dates and hours of operation when cutting and patching will be performed.
   5. Compatibility and cohesion characteristics of patching compounds with adjacent materials.
   6. Details and engineering calculations showing integration of reinforcement with the original structure, where cutting and patching involves adding reinforcement to structural elements.

C. Approval by the Owner to proceed with cutting and patching does not waive the right to later require complete removal and replacement of unsatisfactory work.

D. Samples: Provide cutting and patching samples for the following items within 14 calendar days after notice to proceed in order that special reviews and coordination can be arranged with approval authorities:

1.3 QUALITY ASSURANCE

A. Requirements for Structural Work: Do not cut and patch structural elements in a manner that would change their load-carrying capacity or load-deflection ratio.

B. The cutting and patching plan shall include but not be necessarily limited to work required at the following structural elements:
   1. Foundation construction.
   2. Bearing and retaining walls.
   3. Structural concrete.
   4. Structural steel.
   5. Lintels.
   6. Timber and primary wood framing.
   7. Structural decking.
   8. Stair systems.
   9. Miscellaneous structural metals.
   10. Exterior curtain-wall construction.
   11. Equipment supports.
   12. Piping, ductwork, vessels, and equipment.
   13. Structural systems of other construction.
   14. Operational Limitations: Do not cut and patch operating elements, safety related systems, or related components in a manner that would result in reducing their capacity to perform as intended. Do not cut and patch operating elements, safety related systems or related components in a manner that would result in increased maintenance or decreased operational life or safety.

C. The cutting and patching plan shall include but not be necessarily limited to work required at the following operating elements or safety related systems:
   1. Primary operational systems and equipment.
   2. Air or smoke barriers.
   3. Water, moisture, or vapor barriers.
   4. Membranes and flashings.
   5. Fire protection systems.
   6. Noise and vibration control elements and systems.
   7. Control systems.
   8. Communication systems.
   9. Conveying systems.
   10. Electrical wiring systems.
   11. Operating systems of other construction.
   12. Visual Requirements: Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in the Owner's opinion, reduce the building's aesthetic qualities. Do not cut and patch construction in a manner that would result in visual evidence of cutting and patching. Remove and replace construction that is cut and patched in a visually unsatisfactorily manner.

D. Retain the original installer or fabricator to cut and patch exposed work if the original installer or fabricator is identified in the Contract Documents or is known to the Contractor and is available for the work.

E. If it is not possible to engage the original installer or fabricator, engage a Specialist who is specifically experienced in the work.

F. The cutting and patching plan shall include but not be necessarily limited to work required at the following visual elements:
   1. Processed concrete finishes.
   2. Stonework and stone masonry.
   3. Ornamental metal.
   4. Matched-veneer woodwork.
   5. Preformed metal panels.
   6. Firestopping.
   7. Window wall system.

8. Stucco and ornamental plaster.
9. Acoustical ceilings.
10. Terrazzo.
11. Finished wood flooring.
12. Fluid-applied flooring.
13. Carpeting.
14. Aggregate wall coating.
15. Wall covering.
16. Swimming pool finishes.
17. Mechanical system enclosures, cabinets, or covers.

1.4 EXISTING WARRANTIES

A. Replace, patch, and repair material and surfaces cut or damaged by methods and with materials in such a manner as not to avoid any existing warranties.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Use materials identical to existing materials to the maximum extent available.

B. For exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.

C. Use materials whose installed performance will equal or surpass that of existing materials.

PART 3 - EXECUTION

3.1 INSPECTION

A. Before cutting, examine surfaces to be cut and patched and conditions under which cutting and patching is to be performed. If unsafe or unsatisfactory conditions are encountered, take corrective action before proceeding.

B. Before proceeding with cutting and patching involving two or more trades, meet at the Project site with the entities providing or affected by the cutting and patching. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

3.2 PREPARATION

A. Provide temporary support of work to be cut.

B. Protect existing conditions during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of the Project that might be exposed during cutting and patching operations.

C. Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

D. Bypass in-service existing pipe, conduit, or ductwork scheduled to be removed or relocated before cutting.

3.3 PERFORMANCE

A. Employ skilled workmen to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time and complete without delay.

B. Cutting: Cut existing construction using methods least likely to damage elements retained and adjoining construction. Where possible, review proposed procedures with the original installer and comply with the original installer's recommendations.

C. In general, use hand or small power tools designed for sawing or grinding, not for hammering and chopping.

D. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.

E. To avoid marring existing finished surfaces, cut or drill from the exposed or finished side into concealed surfaces.

F. Cut through concrete and masonry using a cutting machine, such as a Carborundum saw or a diamond-core drill.

G. Comply with requirements of applicable Division 2 sections where cutting and patching requires excavating and backfilling.

H. After utility services are bypassed, cut-off pipe or conduit in walls or partitions to be removed. Cap, valve or plug and seal the remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after by-passing and cutting.

I. Patching: Patch with durable seams that are as invisible as possible. Comply with specified tolerances.

J. Where feasible, inspect and test patched areas to demonstrate integrity of the installation.

K. Restore exposed finishes of patched areas and extend finish restoration into adjoining construction in a manner that will eliminate evidence of patching and refinishing.

L. Where removed walls or partitions extends one finished area into another finished area, patch and repair floor and wall surfaces to provide an even surface of uniform color and appearance. Remove existing floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

M. Where patching occurs in a smooth painted surface, extend final paint coat over entire unbroken surface that contains the patch after the area has received primer and other undercoats.

N. Patch, repair or rehang existing ceilings as necessary to provide an even-plane surface of uniform appearance.

O. Perform cutting and patching work listed in Section "Work Restrictions" during Owner’s Unoccupied Hours.

3.4 CLEANING

A. Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar items.

B. Thoroughly clean piping, conduit, and similar features before applying paint, restored pipe coverings, or other finishing materials.

END OF SECTION

SECTION 01 73 20

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Demolition and removal of selected portions of building or structure.
   2. Salvage of existing items to be reused or recycled.

B. Related Requirements:
   1. Section "Summary" for restrictions on the use of the premises, Owner-occupancy requirements, and phasing requirements.
   2. Section "Execution Requirements" for cutting and patching procedures.

1.3 DEFINITIONS

A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.

B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse.

C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.

D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.4 MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition waste becomes property of Contractor.

B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
   1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.5 PREINSTALLATION MEETINGS

A. Predemolition Conference: Conduct conference at Project site.
   1. Inspect and discuss condition of construction to be selectively demolished.
   2. Review structural load limitations of existing structure.

3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
5. Review areas where existing construction is to remain and requires protection.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For refrigerant recovery technician.

B. Proposed Protection Measures: Submit report, including drawings, that indicates the measures proposed for protecting individuals and property , for environmental protection , for dust control . Indicate proposed locations and construction of barriers.

C. Schedule of Selective Demolition Activities: Indicate the following:
1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
2. Interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination for shutoff, capping, and continuation of utility services.
4. Use of elevator and stairs.
5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.

D. Inventory: Submit a list of items to be removed and salvaged and deliver to Owner prior to start of demolition.

E. Predemolition Photographs or Video: Submit before Work begins.

F. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

G. Warranties: Documentation indicated that existing warranties are still in effect after completion of selective demolition.

1.7 CLOSEOUT SUBMITTALS

A. Inventory: Submit a list of items that have been removed and salvaged.

B. Landfill Records: Indicate receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes.

1.8 QUALITY ASSURANCE

A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

1.9 FIELD CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
   1. Hazardous materials will be removed by Owner before start of the Work.
   2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
   1. Maintain fire-protection facilities in service during selective demolition operations.

1.10 WARRANTY

A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties. Notify warrantor before proceeding. Existing warranties include the following:

B. Notify warrantor on completion of selective demolition, and obtain documentation verifying that existing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.

PART 2 - PRODUCTS

2.1 PEFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped before starting selective demolition operations.

B. Review record documents of existing construction provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in record documents.

C. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to **MEP Engineer**.

E. Survey of Existing Conditions: Record existing conditions by use of measured drawings preconstruction photographs preconstruction videotapes and templates.
   1. Inventory and record the condition of items to be removed and salvaged. Provide photographs or video of conditions that might be misconstrued as damage caused by salvage operations.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
   1. Comply with requirements for existing services/systems interruptions specified in Section "Summary."
   2. Owner will arrange to shut off indicated services/systems when requested by Contractor.
   3. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
   4. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated to be removed.
      a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
      b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material.
      c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
      d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
      e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
      f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
      g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material.

3.3 PREPARATION

A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
   1. Comply with requirements for access and protection specified in Section "Temporary Facilities and Controls."

B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
   1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
   2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.

3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
4. Cover and protect furniture, furnishings, and equipment that have not been removed.
5. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Section "Temporary Facilities and Controls."

C. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
1. Strengthen or add new supports when required during progress of selective demolition.

3.4 SELECTIVE DEMOLITION, GENERAL

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations.
5. Maintain adequate ventilation when using cutting torches.
6. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
7. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
8. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
9. Dispose of demolished items and materials promptly. Comply with requirements in Section "Construction Waste Management."

B. Removed and Salvaged Items:
1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until delivery to Owner.
4. Transport items to Owner's storage area off-site designated by Owner.
5. Protect items from damage during transport and storage.

C. Removed and Reinstalled Items:
1. Clean and repair items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.5 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

A. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, then remove masonry between saw cuts.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
   1. Do not allow demolished materials to accumulate on-site.
   2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
   3. Comply with requirements specified in Section "Construction Waste Management."

B. Burning: Do not burn demolished materials.

C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.7 CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION

SECTION 01 73 50

FIRE PREVENTION CAUTIONS FOR HOT WORK

PART 1 - GENERAL

1.1 SUMMARY

A. This section applies to safeguards to be observed in performing hot work, including welding, soldering, brazing and other operations where open flames or implements utilizing heat are used.

1.2 SAFETY PRECAUTIONS

A. The Contractor shall ensure that operations involving the use of open-flame, electrical arc equipment or flammable substances are not conducted until a permit for welding, cutting, and burning has been completed, signed and issued by the Building Manager.

B. The Building Manager must approve the location of asphalt kettles for roofing work.

C. Prior to commencing operations, a positive determination shall be made that it is impractical to conduct the hot work in a shop area or outside of the building. Coordinate suitable locations for hot equipment operations agreeable to the Contracting Officers Representative.

1.3 NOTIFICATION

A. The Contractor shall notify the Contracting Officers Representative of the area of operations for each day and of all subsequent changes that occur.

B. The Contractor shall notify the Building Manager of all locations where hot work has been performed not less than 30 minutes or more than 90 minutes after work is completed or stopped for the day.

PART 2 – PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 INSPECTION

A. Before starting operations, the Contractor shall furnish trained personnel to provide fire watches for locations where hot work is to be performed. One fire watcher may observe several locations in a relatively small contiguous area if approved by the Contracting Officers Representative. Contractor shall furnish suitable type, fully-charged, operable portable fire extinguisher to each fire watcher.
   1. The Contractor shall provide fire watchers who know how to operate the fire extinguisher, how to turn on a fire alarm and how to summon the fire department.

B. Before starting operations, take suitable precautions to minimize the hazard of a fire communicating to the opposite side of walls, floors, ceilings and roofs from the operations.

3.2 SAFETY MEASURES

A. Hot work shall not be done in or near rooms or areas where flammable liquids or explosive vapors are present or thought to be present. A combustible gas indicator (explosimeter) test shall be conducted to assure that each area is safe. The Contractor is responsible for arranging and paying for each test.

B. Insofar as possible, the Contractor shall remove and keep the area free from all combustibles, including rubbish, paper and waste within a radius of 25 feet (7.62 m) from hot operations.
   1. If combustible material cannot be removed, the Contractor shall furnish fireproof blankets to cover such materials. At the direction of the Building Manager or Contracting Officer's Representative, floors, walls, and ceilings of combustible material shall be wetted thoroughly with water before, during, and after operations sufficiently to afford adequate protection.
   2. Where possible, the Contractor shall furnish and use baffles of metal or gypsum board to prevent the spraying of sparks, hot slag and other hot particles into surrounding combustible material.

C. The Contractor shall prevent the spread of sparks and particles of hot metal through open windows, doors, and holes and cracks in floors, walls, ceilings and roofs. Cylinders of gas used in hot work shall be placed a safe distance from the work. The Contractor shall provide hoses and equipment free of deterioration, malfunction and leaks. Suitable supports shall be provided to prevent accidental overturning of cylinders. All cylinder control valves shall be shut off while in use with the gas pressure regulator set at 15 psi (103 kPa) or less.

D. When hot work operations are completed or ended for the day, each location of the days work shall be inspected by the Contractor 30 to 60 minutes after completion of operations to detect for hidden or smoldering fires and to ensure that proper housekeeping is maintained. Contractor shall cleanup the area of work at the end of each shift or workday.

E. Where sprinkler protection exists, the sprinkler system shall be maintained without interruption while operations are being performed. If operations are performed close to automatic sprinkler heads, gypsum board sheets or damp cloth guards may be used to shield the individual heads temporarily. The heads shall be inspected by the Contractor immediately after hot work operations cease, to ensure all materials have been removed from the heads and that the heads have not been damaged.

F. Suitable type, fully-charged, operable portable fire extinguisher shall be available at all times during hot work operations.

G. If any of the above safeguards are not employed, or are violated, the Contracting Officers Representative may, by written notice, stop the work until compliance is obtained. Such stoppage shall not relieve the Contractor form performing his work within the Contract period for the Contract price.

END OF SECTION

SECTION 01 74 00

WARRANTIES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes administrative and procedural requirements for warranties required by the Contract Documents, including manufacturer’s standard warranties on products and special warranties.
   1. Refer to the General Conditions for terms of the Contractor's period for correction of the Work.

B. Related Sections: The following Sections contain requirements that relate to this Section:
   1. Section "Submittal Procedures" specifies procedures for submitting warranties.
   2. Section “Closeout Procedures" specifies contract closeout procedures.
   3. Divisions 2 through 16 Sections for specific requirements for warranties on products and installations specified to be warranted.
   4. Certifications and other commitments and agreements for continuing services to Owner are specified elsewhere in the Contract Documents.

C. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates the products. Manufacturer's disclaimers and limitations on product warranties do not relieve suppliers, manufacturers, and subcontractors required to countersign special warranties with the Contractor.

1.3 DEFINITIONS

A. Standard product warranties are preprinted written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner.

B. Special warranties are written warranties required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner.

1.4 WARRANTY REQUIREMENTS

A. Related Damages and Losses: When correcting failed or damaged warranted construction, remove and replace construction that has been damaged as a result of such failure or must be removed and replaced to provide access for correction of warranted construction.

B. Reinstatement of Warranty: When Work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.

C. Replacement Cost: Upon determination that Work covered by a warranty has failed, replace or rebuild the Work to an acceptable condition complying with requirements of the Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective Work regardless of whether the Owner has benefited from use of the Work through a portion of its anticipated useful service life.

D. Owner's Recourse: Expressed warranties made to the Owner are in addition to implied warranties and shall not limit the duties, obligations, rights, and remedies otherwise available under the law. Expressed warranty periods shall not be interpreted as limitations on the time in which the Owner can enforce such other duties, obligations, rights, or remedies.
   1. Rejection of Warranties: The Owner reserves the right to reject warranties and to limit selection to products with warranties not in conflict with requirements of the Contract Documents.

E. Where the Contract Documents require a special warranty, or similar commitment on the Work or part of the Work, the Owner reserves the right to refuse to accept the Work, until the Contractor presents evidence that entities required to countersign such commitments are willing to do so.

1.5 SUBMITTALS

A. Submit written warranties to the Engineer prior to the date certified for Substantial Completion. If the Engineer's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the Work, or a designated portion of the Work, submit written warranties upon request of the Engineer.
   1. When a designated portion of the Work is completed and occupied or used by the Owner, by separate agreement with the Contractor during the construction period, submit properly executed warranties to the Engineer within 15 days of completion of that designated portion of the Work.

B. When the Contract Documents require the Contractor, or the Contractor and a subcontractor, supplier or manufacturer to execute a special warranty, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner, through the Engineer, for approval prior to final execution.

C. Form of Submittal: At Final Completion compile 2 copies of each required warranty properly executed by the Contractor, or by the Contractor, subcontractor, supplier, or manufacturer. Organize the warranty documents into an orderly sequence based on the table of contents of the Project Manual.

D. Bind warranties and bonds in heavy-duty, commercial-quality, durable 3-ring, vinyl-covered loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (115-by-280-mm) paper.
   1. Provide heavy paper dividers with celluloid covered tabs for each separate warranty. Mark the tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product, and the name, address, and telephone number of the Installer.
   2. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project title or name, and name of the Contractor.
   3. When warranted construction requires operation and maintenance manuals, provide additional copies of each required warranty, as necessary, for inclusion in each required manual.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 WARRANTY

A. All components, parts, assemblies shall be guaranteed against defects and workmanship for a period of one (1) year after acceptance, unless otherwise specified herein. Expressed warranties are conditionally based on the acceptance and on the requirements that the items covered within the guarantee are used and maintained according to the manufacturer's recommendation. Replacement of defective or malfunctioning units shall include all necessary parts and labor.

B. Warranty commences at time of acceptance, as provided in writing, as described in Closeout Procedures, and continues for the previously indicated duration.

C. The following procedures shall govern the warranty period. Within 30 days after the Owner accepts the system, the Contractor shall initiate the warranty period by formally transmitting to the Owner commencement notification of the period for the systems, subsystems, and devices previously accepted. Warranty notification will be formally transmitted in a like manner for subsequent phases or portions thereof which remain incomplete at the time initial notification.

D. Remote Response: During the warranty period, the Contractor shall provide immediate telephone assistance to Owner upon request and shall address items that can be resolved via telephone line communication within four hours of Owner's initial request.

E. On-Site Response: During warranty period, any failed system components shall be replaced/repaired within 24 hours of Owner's request. Technicians responding to on-site requests shall be prepared with replacement parts so that the system is functional when they leave.

END OF SECTION

SECTION 01 74 10

CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes administrative and procedural requirements for the following:
   1. Disposing of nonhazardous demolition and construction waste.

B. Related Sections include the following:
   1. Specification Section "Selective Demolition" for disposition of waste resulting from partial demolition of buildings, structures, and site improvements**,** and for disposition of hazardous waste.

1.3 DEFINITIONS

A. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.

B. Demolition Waste: Building and site improvement materials resulting from demolition or selective demolition operations.

C. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.

D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.

E. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.

F. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work.

1.4 SUBMITTALS

A. Waste Management Plan: Submit three (3) copies of plan within fourteen (14) days of date established for the Notice to Proceed.

B. Waste Reduction Progress Reports: Concurrent with each Application for Payment, submit three copies of report. Include separate reports for demolition and construction waste. Include the following information:
   1. Material category.

2. Generation point of waste.
3. Total quantity of waste in tons.
4. Quantity of waste salvaged, both estimated and actual in tons.
5. Quantity of waste recycled, both estimated and actual in tons.
6. Total quantity of waste recovered (salvaged plus recycled) in tons.
7. Total quantity of waste recovered (salvaged plus recycled) as a percentage of total waste.

C. Waste Reduction Calculations: Before request for Substantial Completion, submit three (3) copies of calculated end-of-Project rates for salvage, recycling, and disposal as a percentage of total waste generated by the Work.

D. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

1.5 QUALITY ASSURANCE

A. Waste Management Coordinator Qualifications: LEED Accredited Professional by U.S. Green Building Council.

B. Refrigerant Recovery Technician Qualifications: Certified by EPA-approved certification program.

C. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.

D. Waste Management Conference: Conduct conference at Project site to comply with requirements in Section "Project Management and Coordination." Review methods and procedures related to waste management including, but not limited to, the following:
1. Review and discuss waste management plan including responsibilities of Waste Management Coordinator.
2. Review requirements for documenting quantities of each type of waste and its disposition.
3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
5. Review waste management requirements for each trade.

1.6 WASTE MANAGEMENT PLAN

A. General: Develop plan consisting of waste identification, waste reduction work plan, and cost/revenue analysis. **Include separate sections in plan for demolition and construction waste.** Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.

B. Waste Identification: Indicate anticipated types and quantities of demolition, site-clearing and construction waste generated by the Work. Include estimated quantities and assumptions for estimates.

C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total

quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.

1. Salvaged Materials for Reuse: For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the Work.
2. Salvaged Materials for Sale: For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.
3. Salvaged Materials for Donation: For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.
4. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
5. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
6. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location on Project site where materials separation will be located.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

A. General: Implement waste management plan as approved by Architect, Owner and Construction Manager. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.

B. Waste Management Coordinator: Engage a waste management coordinator to be responsible for implementing, monitoring, and reporting status of waste management work plan. Coordinator shall be present at Project site full time for duration of Project.

C. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
   1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged, recycled, reused, donated, and sold.

3.2 DISPOSAL OF WASTE

A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
   1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
   2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Burning: Do not burn waste materials.

C. Disposal: Transport waste materials and dispose of at designated spoil areas on Owner's property.

D. Disposal: Transport waste materials off Owner's property and legally dispose of them.

END OF SECTION

SECTION 01 78 00

CLOSEOUT SUBMITTALS

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Operating and maintenance manuals

B. Maintenance instruction.

C. Maintenance materials.

D. Warranties.

E. Project record documents.

1.2 RELATED SECTIONS

A. Section “Submittal Procedures.”

B. Section “Shop Drawings, Product Data and Samples”: Submittal schedule warranty requirements.

C. Section “Closeout Procedures.”

D. Individual Specification Sections: Special Project Warranties

1.3 OPERATING AND MAINTENANCE MANUALS

A. FORMAT:
1. Prepare prior to final inspections four (4) sets of operating and maintenance data, each containing data bound in commercial quality 3-ring binders with plastic covers. Minimum binder size 2". Also, provide two (2) digital copies on cd-rom of all operating and maintenance manuals in Adobe Acrobat format which are indexed and searchable.
2. Cover: Identify each volume, front cover and spine, with type or printed title "OPERATING AND MAINTENANCE INSTRUCTIONS", name of Project, Project No., location, Contractor, date of Substantial Completion and Volume Number.
3. Arrange content by systems under section numbers and sequence of Table of Contents of this Project Specification. Include Tab for each section number, systems and equipment number.
4. The work covered by these manuals will not be accepted nor will the Final Inspection and Acceptance be conducted until the Owner’s Representative has received the manuals. The A/E will check for compliance with the specifications and furnish the approved copies to the Owner’s Representative, who will make distribution. ***Payment will be withheld unless O&M Manuals submitted are in accordance with this specification.***

B. CONTENTS, EACH VOLUME:
1. Arrange typewritten table of contents for each volume, in systematic order:
2. A list of each product required to be included with name, address and telephone number of:

a. Subcontractor or installer.
b. Maintenance contractor, as appropriate.
c. Local source of supply for parts and replacement.

3. Identifying each product by product name and other identifying symbols.
4. Product Data:
   a. Include only those sheets which are pertinent to specific product with product clearly identified.
   b. Delete references to inapplicable information.
5. Drawings:
   a. Supplement product data with drawings as necessary to clearly illustrate relations of component parts of equipment and systems and control and flow diagrams.
   b. Coordinate drawings with information in Project Record Documents to assure correct illustration of completed installation.
6. Written Text: As required to supplement product data for particular installation to provide logical sequence of instructions for each procedure.
7. Miscellaneous Data:
   a. Furnish copy of each warranty, bond and service contract issued.
   b. Furnish proper procedures in event of failure and instances which might affect validity of warranties or bonds.

C. MANUAL FOR MATERIALS AND FINISHES:
1. Architectural Products, Applied Materials, and Finishes:
   a. Provide manufacturer's data giving full information on product:
      (1). Catalog number, size and composition.
      (2). Color and texture designations.
      (3). Information required for re-ordering special manufactured products.
   b. Provide instructions for care and maintenance including:
      (1). Manufacturer's recommendation for types of cleaning agents and methods.
      (2). Cautions against cleaning agents and methods which are detrimental to product.
      (3). Recommended schedule for cleaning and maintenance.
   c. Provide a summary listing of all exterior and interior colors.
2. Additional Requirements: Refer to respective Specification Sections.

D. MANUAL FOR EQUIPMENT AND SYSTEMS:
1. Each Type of Equipment and System:
   a. Provide description of unit and component parts including:
      (1). Function, normal operating characteristics and limiting conditions.
      (2). Performance curves, engineering data and tests.
      (3). Complete nomenclature and catalog number of replaceable parts.
      (4). Dimensional drawing.
   b. Operating Procedures: Include the following.
      (1). Start-up, break-in, routine and normal operating instructions.
      (2). Regulation, control, stopping, shut-down and emergency instructions.
      (3). Summer and winter operating instructions.
      (4). Special operating instructions.
   c. Maintenance Procedures: Include routine procedures and guide for trouble-shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing and checking instructions.
   d. Provide servicing and lubrication schedule including list of lubricants required.
   e. Include manufacturer's printed operating and maintenance instructions.
   f. Describe sequence of operation by control manufacturer.
   g. Include original manufacturer's parts list, price lists, illustrations, assembly drawings and diagrams required for maintenance, predicted life of parts subject

to wear and items recommended to be stocked as spare parts.
h. Include control diagrams by controls manufacturer.
i. Coordinate drawings and color coded piping diagrams.
j. Schedule valve tag numbers with location and function of each valve.
k. Include water treatment procedures and tests.

2. Each Electric and Electronic System:
a. Provide description of system and component parts including:
(1). Function, normal operating characteristics and limiting conditions.
(2). Performance curves, engineering data and tests.
(3). Complete nomenclature and catalog number of replaceable parts.
b. Panelboard Circuit Directories: Provide electrical service characteristics, controls and communications.
c. Include color coded wiring diagrams.
d. Operating Procedures: Include start-up, break-in, and routine and normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.
e. Maintenance Procedures: Include routine procedures and guide for trouble-shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
f. Include manufacturer's printed operating and maintenance instructions.
g. Provide list of original manufacturer's spare parts, manufacturer's current prices and recommended quantities to be maintained in storage.
h. Electrical coordination study.
i. Special systems wiring diagrams.

3. Include warning of detrimental maintenance practices.
4. Prepare and include additional data when need for such data becomes apparent during instruction of Owner's personnel or as required under pertinent Specification Sections.

E. SUBMITTALS:
1. Submit completed manuals to A/E for review and transmittal to Owner’s Representative thirty plus (30+) days prior to Substantial Completion Inspection.
2. Submittal of operating and maintenance manuals shall be prior to instruction of Owner's operating and maintenance personnel.

1.4 MAINTENANCE INSTRUCTION

A. SUBMITTALS:
1. Submit preliminary copy of "Instruction of Owner's Operating and Maintenance Personnel" report for each system or item requiring instruction, on photocopy of form provided herein, at least 60 days prior to instruction date.
2. Submit fully completed forms upon completion of all instruction.

B. QUALITY ASSURANCE:
1. Instruction shall be done by personnel trained and experienced in maintenance of described products and operation of described equipment and systems, and familiar with requirements of this Section.

C. SCHEDULING:
1. Do not perform instruction until systems and equipment have been inspected and approved.
2. Complete all instruction prior to Substantial Completion.

D. INSTRUCTION OF OWNER'S PERSONNEL:
1. Instruct Owner's designated personnel in operation and maintenance of systems and

equipment. Use Operating and Maintenance Data specified in this section as basis for instruction.

2. Furnish specialized tools required to operate and maintain systems and equipment for Owner's use.
3. Provide level of instruction commensurate with system or item requiring instruction. Some items may require multiple training sessions at different times due to Owner's 24 hours per day operation.
4. Explain contents and use of Operation and Maintenance Data.
5. Explain operating sequences as follows:
    a. Show location and operation of switches, valves and other such devices used to start, stop and adjust systems.
    b. Explain use of flow diagrams, operating sequence diagrams and other such devices.
    c. Demonstrate operation through complete cycles and full range of operation through all modes, including testing and adjusting relevant to operation.
6. Explain use of control equipment, including temperature settings, switch modes, available adjustments, reading of gauges, and functions that must be serviced by factory-authorized representatives.
7. Explain trouble-shooting procedures; demonstrate problems which commonly occur, and their resolution, and note procedures which must be performed by factory authorized personnel.
8. Explain maintenance procedures and requirements, including items requiring periodic maintenance. Demonstrate preventive maintenance procedures and recommended maintenance intervals. Demonstrate other maintenance procedures not part of periodic maintenance program. Identify maintenance materials to be used.

1.5 MAINTENANCE MATERIALS

A. GENERAL:

1. Assemble spare parts and maintenance materials as required in individual Specification Sections. Deliver in clean packaging identified with manufacturer's name, trade name, stock number, size, color, and other similar information identifying products. Identify building and location in building where item is used or with what it is used. Include name, address and telephone number of local supplier.
2. Deliver to Owner’s Representative, prior to Final Inspection, at a location within three (3) miles of Project Site as directed by Owner’s Representative. Include a letter of transmittal with delivery with a copy to A/E listing materials provided.

1.6 WARRANTIES

A. WARRANTY SUBMITTAL:

1. Warranty Format: Assemble warranties executed by respective manufacturers, suppliers, subcontractors and Contractor as follows:
    a. Size: 8-1/2" x 11". Punch sheets for 3-ring binder; fold larger sheets to fit into durable binders.
    b. Cover: Identify each packet with type or printed title "WARRANTIES". List title of Project and name of Contractor.
    c. Table of Contents: Neatly typed, using table of contents of Project Specification as format.
    d. Procedures to be followed in case of failure.
    e. Quantity: Provide two (2) sets.
2. Warranty Forms: Except as otherwise specified, Contractor shall execute in duplicate on Contractor's letterhead, the Project Warranty for General Construction and special Warranties required by various Specification Sections, on the warranty forms which follow at end of this Section.

3. Warranty Effective Date:
    a. For portions of Work accepted by Owner prior to Final Completion: Date of Substantial Completion and Early Occupancy.
    b. For portions of Work accepted by Owner at Final Completion: Date of Substantial Completion or Final Completion whichever occurs sooner.

B. PREPARATION
1. Obtain warranties and guarantees, executed in duplicate by responsible subcontractors, suppliers, and manufacturers, within ten (10) days after completion of the applicable item or work. Except for items put into service with Owner's permission, warranty begins with date of Substantial Completion in accordance with Uniform General and Supplementary Conditions.
2. Verify that documents comply with requirements of Contract Documents, are in form approved by Owner, contain full information. As a minimum, each warranty shall contain:
    a. Name and location of Project.
    b. Name and address of Contractor.
    c. Product or work item.
    d. Scope of warranty.
    e. Date of beginning and duration of correction period for warranty.
3. Retain warranties until time specified for submittal.

C. TIME OF SUBMITTALS
1. For equipment or component parts of equipment put into service with Owner's permission, submit documents within ten (10) days after acceptance.
2. Make other submittals within ten (10) days after Date of Substantial Completion, prior to Final Application for Payment.

D. SCHEDULE OF SUBMITTALS
1. Refer to Sections “Submittal Procedures” and “Shop Drawings, Product Data and Samples” for Schedule of Submittals.

E. WARRANTY ADMINISTRATION
1. A representative of the User (usually the Physical Plant Director) will be the Owner's point of contact for all warranty work. When disagreements develop between the Warranty Administrator and the Warrantor, the Director of Project Delivery, FPC will act for the User.

1.7 PROJECT RECORD DOCUMENTS

A. GENERAL:
1. Maintain at the Site for the Owner one record copy of:
    a. Drawings,
    b. Specifications,
    c. Addenda,
    d. Change Orders and other modifications to the Contract,
    e. A/E's field orders and other written instruction,
    f. Approved shop drawings, product data, and samples,
    g. Field test records,
    h. Other records required throughout construction by Owner’s Representative.
2. Maintenance of Record Documents and Samples:
    a. Store documents and samples in Contractor's field office apart from documents used for construction. Provide files and racks for storage of documents. Provide locked cabinet or secure storage space for samples.
    b. File documents and samples in accordance with Drawing Index and Specification

Table of Contents.

c. Maintain documents in a clean, dry, legible condition and in good order. Do not use record documents for construction purposes.
d. Make documents and samples available at all times for inspection by A/E and Owner's Representative.
e. Record Prints will be reviewed monthly by the Owner's Representative and A/E. This will be a requirement for issuance of a Certificate for Payment.

B. RECORDING

1. Label each document and each sheet of the record drawing set as constructed, "As Constructed" in stamped or printed letters.
2. Record information concurrently with construction progress. Make entries within 24 hours after receipt of information. Do not cover-up items required to be shown on Project Record Documents until recorded.
3. Utilize skilled draftspersons to make neat legible notations on record documents to record actual construction as follows:
   a. Location of underground utilities and appurtenances covered by construction, referenced by an elevation and dimension to visible and accessible features of structure.
   b. Location of internal utilities and appurtenances covered by construction, referenced by elevation and dimension to visible and accessible features of structure.
   c. Indicate field changes of dimension and detail, changes made by field order or Change Order, and details not on Contract Drawings.
   d. Record actual CFM rating in each space on Mechanical Drawings.
   e. In Specifications and Addenda, record manufacturer, trade name, catalog number, and supplier of each product and item of equipment actually installed, changes made by Change Order, approved substitution, or other modification, and other matters not originally specified.
4. Entries: Clearly describe change by note and by graphic line, as required. Date all entries. Call attention to entry by "cloud" around area or areas affected. In event of overlapping changes, use different color for each change.
5. Owner's Representative and A/E will review Record Set monthly. If documents are not being maintained concurrently with construction progress, Owner may withhold progress payments until documents are made current.

C. SUBMITTAL

1. Prior to Final inspection and as a prerequisite to Final Payment, submit Record Document drawings, including mechanical, electrical and plumbing installations, and other installations as specified in Contract Specifications, to A/E for permanent Project File.
2. Documents shall be submitted at one time with transmittal letter containing date, Project title, Contractor's name and address, itemized list of documents, and signature of Contractor. The Contractor's signature acknowledges that the documents have been reviewed and that they represent a true and accurate record of the work installed.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION 01780

INSTRUCTION OF OWNER'S OPERATING PERSONNEL

PROJECT: _____
_____
_____
Project No. _____
Contract No. _____

SYSTEM OR EQUIPMENT: _____

PRELIMINARY INFORMATION:

A. To be completed by Contractor:

1. Proposed dates of instruction: _____to _____
2. Representative performing instruction: _____
3. Number of hours required: _____

B. To be completed by Owner:

1. Owner's personnel to be instructed:

_____ _____
_____ _____
_____ _____
_____ _____
_____ _____
_____ _____

INSTRUCTION LOG:

Date	No. of Hours	Materials Covered	Instructor's Initials	Owner's Rep. Comments Initials

Total Hours: _____ Date Instruction Completed:_____

Owner's Representative: _____
Instructor: _____

PROJECT WARRANTY FOR GENERAL CONSTRUCTION

WHEREAS, _____(Contractor),

Address _____

Telephone ( ) _____has performed general construction work on the following project:

_____

_____

Contract No. _____ Project No. _____

For _____(Owner),

Address _____, and,

WHEREAS, Contractor has agreed to warrant said Work to be new, unless otherwise specified in the Contract Documents, and that all Work is of good quality, free from faults and defects, and in accordance with the Contract Documents.

NOW THEREFORE, Contractor hereby warrants said Work in accordance with terms hereof, complying with terms of Contract with Owner dated _____, 20_____, that:

Contractor agrees to repair or replace to the satisfaction of the Owner all Work that may prove defective in workmanship or materials together with all other Work which may be damaged or displaced in so doing, except for abuse, modifications not executed by Contractor, insufficient maintenance, improper operation, or normal wear and tear under normal usage.

All repairs or replacements shall have a correction period for such Work equal to the original correction period as herein stated, dated from the final acceptance of repairs or replacement.

CORRECTION PERIOD FOR THE WORK: STARTING _____, TERMINATING _____.

In the event of our failure to comply with the above mentioned conditions within a reasonable time after being notified in writing, we hereby authorize the Owner to proceed to have defects repaired and made good at our expense, and we will pay the costs and charges therefore immediately upon demand.

IN WITNESS THEREOF, this instrument has been duly executed this ___day of _____, 20_____, for Contractor by _____
(Signature)

_____as its _____.
(Typed Name) (Title)

SPECIAL WARRANTY FOR _____

WHEREAS, _____(Contractor),

Address _____

Telephone ( ) _____has performed _____

work on the following project: _____,

Contract No. _____ Project No. _____

For _____(Owner),

Address _____, and,

WHEREAS, Contractor has agreed to warrant said Work to be new, unless otherwise specified in the Contract Documents, and that all Work is of good quality, free from faults and defects, and in accordance with the Contract Documents.

NOW THEREFORE, Contractor hereby warrants said Work in accordance with terms hereof, complying with terms of Contract with Owner dated _____, 20___, that:

Contractor agrees to repair or replace to the satisfaction of the Owner all Work that may prove defective in workmanship or materials together with all other Work which may be damaged or displaced in so doing, except for abuse, modifications not executed by Contractor, insufficient maintenance, improper operation, or normal wear and tear under normal usage.

All repairs or replacements shall have a correction period for such Work equal to the original correction period as herein stated, dated from the final acceptance of repairs or replacement.

CORRECTION PERIOD FOR THE WORK: STARTING _____, TERMINATING _____.

In the event of our failure to comply with the above mentioned conditions within a reasonable time after being notified in writing, we agree to hereby authorize the Owner to proceed to have defects repaired and made good at our expense, and we will pay costs and charges therefore immediately upon demand.

IN WITNESS THEREOF, this instrument has been duly executed this ___day of _____, 20___
for Contractor by _____
(Signature)

_____as its _____.
(Typed Name) (Title)

And has been countersigned in accordance with terms and conditions, for

Installer by: _____ _____
(Signature) (Typed Name)

as its _____.
(Title)

Name of Firm _____

Address _____

SECTION 07 84 00

FIRESTOPPING

PART 1- GENERAL

1.1 SECTION INCLUDES

A. Firestopping materials.

B. Firestopping of all penetrations and interruptions to fire-rated assemblies, whether indicated on drawings or not, and other openings indicated.

1.2 REFERENCES

A. ASTM E 814, Standard Test Method for Fire Tests of Through-Penetration Fire Stops; 2000.

B. ITS (DIR), Directory of Listed Products; Intertek Testing Services NA, Inc. current edition.

C. FM P7825, Approval Guide; Factory Mutual Research Corporation; current edition.

D. UL (FRD), Fire Resistance Directory; Underwriters Laboratories Inc.; current edition.

2.1 SUBMITTALS

A. Schedule of Firestopping: List each type of penetration.

B. Product Data: Provide data on product characteristics.

C. Manufacturer=s Installation Instructions: Indicate preparation and installation instructions.

D. Manufacturer=s Certificate: Certify that products meet or exceed specified requirements.

1.1 QUALITY ASSURANCE

A. Fire Testing: Provide firestopping assemblies of designs which provide the specified fire ratings when tested in accordance with methods indicated.
   1. Listing in the current classification or certification books of UL, FM, or ITS (Warnock Hersey) will be considered as constituting an acceptable test report.
   2. Current evaluation reports published by CABO, ICBO, or BOCA will be considered as constituting an acceptable test report.
   3. Submission of actual test reports is required for assemblies for which none of the above substantiation exists.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three (3) years documented experience.

C. Installer Qualifications: Company specializing in performing the work of this section with minimum three (3) years experience.

1.2 MOCKUP

A. Install one firestopping assembly representative of each fire rating design required on project.
   1. Where one design may be used for different penetrating items or in different wall constructions, install one assembly for each different combination.
   2. Where firestopping is intended to fill a linear opening, install minimum of 1 linear ft.

B. If accepted, mockup will represent minimum standard for the Work.

C. If accepted, mockup may remain as part of the Work. Remove and replace mockups not accepted.

1.3 ENVIRONMENTAL REQUIREMENTS

A. Comply with firestopping manufacturer=s recommendations for temperature and conditions during and after installation. Maintain minimum temperature before, during, and for three (3) days after installation of materials.

B. Provide ventilation in areas where solvent-cured materials are being installed.

PART 2- PRODUCTS

2.1 FIRESTOPPING ASSEMBLIES

A. Firestopping: Any material meeting requirements.
   1. Fire Ratings: Use any system listed by UL or tested in accordance with ASTM E 814 that has F rating equal to fire rating of penetrated assembly, and minimum T rating equal to F rating and that meets all other specified requirements.

2.2 MATERIALS

A. Elastomeric Silicone Firestopping: Single-component silicone elastomeric compound and compatible silicone sealant, conforming to the following:
   1. Durability and Longevity: Permanent.
   2. Color: Dark grey.
   3. Manufacturers:
      a. A/D Fire Protection Systems Inc.
      b. Hilti, Inc.
      c. 3M Fire Protection Products.
      d. Specified Technologies, Inc.

B. Foam Firestopping: Single-component foam compound, conforming to the following:
   1. Durability and Longevity: Permanent.
   2. Color: Dark grey.
   3. Manufacturers:
      a. Hilti, Inc.
      b. 3M Fire Protection Products.
      c. Specified Technologies, Inc.

C. Fibered Compound Firestopping: Formulated compound mixed with incombustible non-asbestos fibers, conforming to the following:
   1. Durability and Longevity: Permanent.
   2. Color: Dark grey.
   3. Manufacturers:
      a. A/D Fire Protection Systems Inc.

b. Hilti, Inc.
c. USG Corporation.

D. Fiber Packing Material: Mineral fiber packing insulation, conforming to the following:
1. Durability and Longevity: Permanent.
2. Manufacturers:
a. A/D Fire Protection Systems Inc.
b. Hilti, Inc.
c. Pecora Corporation.
d. USG Corporation.

E. Firestop Devices: Mechanical device with incombustible filler and sheet stainless steel jacket, conforming to the following:
1. Durability and Longevity: Permanent; suitable for pedestrian traffic.
2. Manufacturers:
a. Grace Construction Products.
b. Hilti, Inc.
c. 3M Fire Protection Products.
d. Specified Technologies, Inc.

F. Intumescent Putty: Compound which expands on exposure to surface heat gain, conforming to the following:
1. Potential Expansion: Minimum 1000 percent.
2. Durability and Longevity: Permanent.
3. Color: Dark grey.
4. Manufacturers:
a. Grace Construction Products.
b. Hilti, Inc.
c. 3M Fire Protection Products.
d. Specified Technologies, Inc.

G. Firestop Pillows: Formed mineral fiber pillows, conforming to the following:
1. Durability and Longevity: Permanent.
2. Manufacturers:
a. Grace Construction Products.
b. Hilti, Inc.
c. Nelson Firestop Products.
d. Specified Technologies, Inc.

H. Primers, Sleeves, Forms, and Accessories: Type required for tested assembly design.

PART 3- EXECUTION

3.1 EXAMINATION

A. Verify openings are ready to receive the work of this section.

3.2 PREPARATION

A. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other matter which may affect bond of firestopping material.

B. Remove incompatible materials which may affect bond.

C. Install backing materials to arrest liquid material leakage.

3.3 INSTALLATION

A. Install materials in manner described in fire test report and in accordance with manufacturer=s instructions, completely closing openings.

B. Install labeling required by code.

3.4 CLEANING AND PROTECTION

A. Clean adjacent surfaces of firestopping materials.

B. Protect adjacent surfaces from damage by material installation.

END OF SECTION

SECTION 23 00 05

MECHANICAL DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:
   1. Demolition and removal of selected portions of building or structure.
   2. Demolition and removal of selected site elements.
   3. Salvage of existing items to be reused or recycled.

1.2 DEFINITIONS

A. Remove or Demolish: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.

B. Remove and Salvage: Detach items from existing construction and deliver them to Owner cleaned, packaged, and ready for reuse.

C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.

D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.3 MATERIALS OWNERSHIP

A. Historic items, relics, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques, and other items of interest or value to Owner that may be encountered during selective demolition remain Owner's property. Carefully remove and salvage each item or object in a manner to prevent damage and deliver promptly to Owner.
   1. Coordinate with Owner's representative, who will establish special procedures for removal and salvage.

1.4 SUBMITTALS

A. Schedule of Selective Demolition Activities: Indicate the following:
   1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity.
   2. Interruption of utility services. Indicate how long utility services will be interrupted.
   3. Coordination for shutoff, capping, and continuation of utility services (including but not limited to: Gas, Water, Fire Suppression, Chilled Water, Hot Water, Air Conditioning, etc).
   4. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
   5. Means of protection for items to remain and items in path of waste removal from building.

B. Inventory: After selective demolition is complete, submit a list of items that have been salvaged.

1.5 QUALITY ASSURANCE

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ANSI A10.6 and NFPA 241.

C. Pre-demolition Conference: Conduct conference at Project site to comply with requirements in Section “Project Management and Coordination.” Review methods and procedures related to selective demolition including, but not limited to, the following:
   1. Inspect and discuss condition of construction to be selectively demolished.
   2. Review structural load limitations of existing structure.
   3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
   4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
   5. Review areas where existing construction is to remain and requires protection.

1.6 PROJECT CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Hazardous Materials: It is unknown whether hazardous materials will be encountered in the Work.
   1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.

E. Storage or sale of removed items or materials on-site is not permitted.

F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
   1. Maintain fire-protection facilities in service during selective demolition operations.

1.7 WARRANTY

A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped.

B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.

D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. Existing Services/Systems: Maintain services/systems indicated to remain and protect them against damage during selective demolition operations.

B. Service/ Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
   1. Arrange to shut off indicated utilities with utility companies.
   2. If services/systems are required to be removed, relocated, or abandoned, before proceeding with selective demolition provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
   3. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing.
      a. Where entire wall is to be removed, existing services/systems may be removed with removal of the wall.

3.3 PREPARATION

A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

3.4 SELECTIVE DEMOLITION, GENERAL

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
   1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
   2. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
   3. Maintain adequate ventilation when using cutting torches.
   4. Dispose of demolished items and materials promptly.

B. Removed and Salvaged Items:
   1. Clean salvaged items.
   2. Pack or crate items after cleaning. Identify contents of containers.
   3. Store items in a secure area until delivery to Owner.
   4. Transport items to Owner's storage area designated by Owner.

5. Protect items from damage during transport and storage.

C. Removed and Reinstalled Items:
   1. Clean and repair items to functional condition adequate for intended reuse. Paint equipment to match new equipment.
   2. Pack or crate items after cleaning and repairing. Identify contents of containers.
   3. Protect items from damage during transport and storage.
   4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

E. Contractor shall terminate demolished pipe and/or ductwork. System shall be capped and insulated per new work specification.

F. Contractor shall remove any abandoned piping and/or ductwork in area of construction during the demolition process.

G. Unforeseen Conditions
   1. Any unforeseen utilities found during construction that directly affect any trade must be brought to the engineer’s attention via RFI.
   2. All existing conditions must be clearly annotated on the As-Built drawings.

H. Repair any walls, floors or roofs that piping, ducts or equipment have been removed from (or through). Patch with similar materials to match finish and color (paint to match). If paint cannot be matched, repaint entire wall or surface.

3.5 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
   1. Do not allow demolished materials to accumulate on-site.
   2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Burning: Do not burn demolished materials.

C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

END OF SECTION

SECTION 23 01 00

SPECIAL CONDITIONS FOR ALL MECHANICAL WORK

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. This section covers the general provisions of the mechanical specifications applicable to the following systems:
   1. Heating, air conditioning, and ventilation.

B. The use of the word mechanical in the body of the various specifications sections shall be interpreted to include all the aspects of all of the systems referenced in Mechanical Specifications.

1.2 DRAWINGS

A. These specifications are accompanied by drawings of the building and details of the installations showing the locations of equipment, piping, ductwork, etc. The drawings and these specifications are complementary to each other; requirements described in one or the other shall be considered binding as if described in both.

B. If any departures from the drawings are deemed necessary by the Contractor, details of such departures and the reasons therefore shall be submitted to the Owner's Representative for approval. No departures shall be made without prior written approval by the Owner's Representative.

C. There are intricacies of construction which are impractical to specify or indicate in detail; means and methods for performing such work shall adhere to commonly accepted industry standards.

D. It is the Contractor's responsibility to properly use all information found on the Architectural, Structural, Mechanical, and Electrical drawings and applicable shop drawings where such information affects his work.

E. For new buildings, all final dimensions shall be scaled from the Architectural drawings, unless otherwise noted. For work associated with existing buildings (renovations and additions), all final dimensions shall be field verified.

1.3 CONSTRUCTION REQUIREMENTS

A. The architectural, civil, structural, electrical, plumbing, fire protection and mechanical drawings, and specifications are all part of the Contract Documents. In many instances there are details described on another trade=s drawings that are not necessarily included or referenced in the mechanical drawings. It is the Contractor=s responsibility to review in detail all parts of the Contract Documents prior to submitting a bid. Failure to comply with this requirement shall not relieve the Contractor of responsibility or be used as cause for additional compensation because architectural, structural, or electrical details were not included in the mechanical drawings.

B. It is the intent of the Contract Documents to provide complete and fully functional installation in every respect. Material and/or construction details not specifically described in the

Contract Documents, but commonly considered incidental to the industry, are required by the Contractor.

C. The Contractor shall be responsible for fitting his material and apparatus into the building and shall carefully lay out his work at the site to conform to the structural conditions, to avoid all obstructions, to comply with Codes, to facilitate the work of other trades, to conform to the details of the installation supplied by the manufacturer of the equipment to be installed, and thereby to provide an integrated satisfactory operating installation.

D. The mechanical, electrical and plumbing drawings are schematic in nature and do not show every connection in detail or every pipe or conduit in its exact location. These details are subject to the requirements of ordinances and structural and architectural conditions.

E. The Contractor shall carefully investigate structural and finish conditions and shall coordinate the separate trades in order to avoid interference between the various phases of work. Work shall be laid out so that it will be concealed in furred chases and above suspended ceilings, etc. in finished portions of the building, unless specifically noted to be exposed. Work shall be installed to avoid compromising structural members; therefore, inserts to accommodate hangers shall be set before concrete is poured, and proper openings through floor, walls, beams, etc. shall be provided as hereinafter specified or as otherwise indicated or required. All work shall be installed parallel or perpendicular to building lines unless otherwise noted.

F. When the mechanical drawings do not give exact details as to the elevation of pipe or ducts, physically arrange the systems to fit in the space available at the elevations intended with the proper grades for the functioning of the system involved. Piping, exposed conduit, and duct systems are generally intended to be installed true and square to the building construction and located as high as possible against the structure in a neat and workmanlike manner. The plans do not show all required offsets, control lines, pilot lines, and other location details. Work shall be concealed in all finished areas. Piping specified to be insulated shall be supported in a manner that will allow the insulation to be installed without gaps. Insulated piping in concealed areas shall be offset with fittings as necessary to permit installation of insulation. Bending of pipes or installing pipes in a strain to insulate will not be permitted.

G. Final placement of serviceable equipment shall be carefully coordinated with all other trades to ensure sufficient clearance for maintenance according to manufacturer=s recommendations. Lubricating orifices and adjustable components shall be easily accessible. Piping, conduit, valve stems, cabling and other building systems shall not interfere with service space.

H. Location of Exposed Devices
   1. All exposed devices (grills, registers, diffusers, sprinkler heads, medical gas outlets, plumbing rough-ins, lights, outlets, communication devices, etcetera) shall be referenced to fixed data points that are coordinated with all trades; shall be located to present symmetrical arrangements with respect to the fixed data point; and shall facilitate the proper arrangements of acoustical ceiling tiles. Fixed data points shall include such features as wall and ceiling lines, soffits, balanced border widths, masonry joints, etc. Devices located in acoustical ceiling tiles shall occur symmetrically in tile joints or in the centers of whole tiles. The final determination of the exact location of each outlet and the arrangements to be followed shall be acceptable to the Owner=s Representative.
   2. The drawings schematically indicate locations of the exposed devices. Final locations shall be determined by carefully coordinating the drawings pertaining to each trade. Where conflicts are identified, Owner=s Representative shall determine final location. The Owner reserves the right to make any reasonable change in location of any device before installation, without additional cost.

1.4 QUALIFICATIONS

A. Contractor must have minimum of five years experience installing commercial heating, ventilation and air conditioning systems, plumbing and piping systems similar to those described in these Contract Documents.

B. Contractor must be licensed and hold a current contracting license that has been valid for a minimum of five years in the State of Texas.

C. Contractor must be able to bond work for payment and performance of work being bid. Contractor=s bonding agency shall have a Best=s insurance rating of A or A+.

1.5 MATERIAL AND EQUIPMENT REQUIREMENTS

A. Manufacturer=s Instructions: The manufacturer=s published instructions shall be followed for preparing, assembling, installing, erecting, and cleaning manufacturer materials or equipment, unless otherwise indicated. The Contractor shall promptly notify the Owner=s Representative in writing of any conflict between the requirements of the Contract Documents and the manufacturer=s direction and shall obtain the clarification of the Owner=s Representative before proceeding with the work. Should the Contractor perform any such work that does not comply with the manufacturer=s directions or such clarification by the Owner=s Representative, he shall bear all costs arising in connection with the correction of the deficiencies.

B. Storage at Site: The Contractor shall not receive material or equipment at the jobsite until there is suitable space provided to properly protect equipment from rust, drip, humidity, and dust damage and from surrounding work.

C. Capacities shall be not less than those indicated and shall be such that no component or system becomes inoperative or is damaged because of startup or other overload conditions.

D. Conformance to Agency Requirements: Where materials or equipment are specified to be approved, listed, tested, or labeled by the Underwriters Laboratories, Inc., ETL listed or constructed and/or tested in accordance with the standards of the American Society of Mechanical Engineers or the Air Moving and Conditioning Association, the Contractor shall submit proof that the items furnished under this section of the specifications conform to such requirements. The label of the Underwriters Laboratories, Inc. or ETL applied to the item will be acceptable as sufficient evidence that the items conform to such requirements. The ASME stamp or the AMCA label will be acceptable as sufficient evidence that the items conform to the respective requirements.

E. Nameplates: Each major component of equipment shall have the manufacturer=s name, address, and model-identification number on a plate securely attached to the item of equipment. All data on nameplates shall be legible at the time of Final Inspection.

F. Prevention of Rust: Standard factory finish will be acceptable on equipment specified by model number otherwise surfaces of ferrous metal shall be given a rust-inhibiting coating. The treatment shall withstand 200 hours in salt-spray fog test, in accordance with Method 6061 of Federal Standard No. 141. Immediately after completion of the test, the specimen shall show no signs of wrinkling or cracking and no signs of rust creepage beyond 1/8 inch on either side of the scratch mark. Where rust inhibitor coating is specified hereinafter, any treatment that will pass the above test is acceptable unless a specific coating is specified, except that coal tar or asphalt-type coatings will not be acceptable unless so stated for a specific item. Where steel is specified to be hot-dip galvanized, mill-galvanized sheet steel may be used provided all raw edges are painted with a zinc-pigmented paint conforming to Military Specification MIL-P-26915.

G. Protection from Moving Parts: Belts, pulleys, chains, gears, couplings, projecting setscrews, keys, and other rotating parts located so that any person can come in close proximity thereto, shall be fully enclosed or properly guarded.

H. Drive Guards: For machinery and equipment, provide guards as shown in AMCA 410 for belts, chains, couplings, pulleys, sheaves, shafts, gears, and other moving parts regardless of height above the floor. Drive guards may be excluded where motors and drives are inside factory-fabricated air handling units casings. Guards shall be constructed of sheet steel, cast iron, expanded metal, or wire mesh rigidly secured so as to be removable without disassembling pipe duct or electrical connection to equipment. Provide a 1-inch diameter hole in each drive guard at each shaft center to allow access for speed measurement.

I. Verifications of Dimensions: The Contractor shall be responsible for the coordination and proper relation of his work to the building structure and to the work of all trades. The Contractor shall visit the premises and thoroughly familiarize himself with all details of the work and working conditions, to verify all dimensions in the field, and to advise the Owner=s Representative of any discrepancy before performing any work. Adjustments to the work required in order to facilitate a coordinated installation shall be made at no additional cost to the Owner, Architect, or Engineer.

J. Standard Products: Materials and equipment to be provided shall be the standard catalog products of manufacturers regularly engaged in the manufacture of products conforming to these specifications, and shall essentially duplicate materials and equipment that have been in satisfactory use at least two years.

K. Spare Parts Data: As soon as practicable after approval of materials and equipment and, if possible, not later than four months prior to the date of beneficial occupancy, the Contractor shall furnish spare parts data for each different item of equipment listed. The data shall include a complete list of parts and supplies with current unit prices and sources of supply, a list of parts and supplies that are either normally furnished at no extra cost with the purchase of the equipment or specified hereinafter to be furnished as part of the Contract, and a list of additional items recommended by the manufacturer to assure efficient operation for a period of 120 days at the particular installation. The foregoing shall not relieve the Contractor of any responsibilities under the warranty specified.

1.6 INSPECTION OF THE SITE

A. The Contractor shall visit the site, verifying all existing items indicated on drawings and/or specified, and familiarize himself with the existing work conditions, hazards, grades, actual formations, soil conditions, structures, utilities, equipment, systems, facilities, and local requirements. The submission of bids shall be deemed evidence of such visits. All proposals shall take these existing conditions into consideration, and the lack of specific information shall not relieve the Contractor of any responsibility.

1.7 UTILITY LOCATIONS AND ELEVATIONS

A. Locations and elevations of the various utilities included within the scope of this work have been obtained from substantially reliable sources and are offered separately from the Contract Documents, as a general guide only, without guarantee as to accuracy. Examine the site, the locations, and availability of all utilities and services required for their relation to the work. Verify the location of all existing site utilities with each responsible utility company or applicable party. The Contractor shall repair all damage to existing utilities, whether indicated on the drawings or not, at his sole expense.

1.8 PERMITS, UTILITY CONNECTIONS, AND INSPECTIONS

A. Permitting Fees: Contractor shall pay for all fees associated with permits required by municipal authorities having jurisdiction.

B. Tapping and Impact Fees: Contractor shall pay for all fees associated with tapping into municipal utility mains, including sanitary sewer, natural gas and domestic water. Impact fees will be paid for by the Owner.

C. Compliance: The Contractor shall comply in every respect with all requirements of local authorities having jurisdiction, including building inspections, fire marshal, local ordinances and codes, and utility company requirements. In no case does this relieve the Contractor of the responsibility of complying with these specifications and drawings where specified conditions are of a higher quality than the requirements of the above-specified authorities. Where requirements of the specifications and drawings are below the requirements of the above offices having jurisdiction, the Contractor shall make installations in compliance with the requirements of the above authorities.

D. Utilities: The Contractor shall coordinate with the various utility companies involved in this project and shall provide required utility relocations, extensions, modifications, and/or changes (complete in all respects) as described in the Contract Documents. Contractor shall verify the location of all existing utilities with the applicable Utility Company. The Contractor shall be responsible for all damages to existing utilities, whether indicated on drawings or not, and repair all damage to existing utilities as acceptable to the affected Utility Company.

E. Certification: Prior to final acceptance, the Contractor shall furnish a certificate of acceptance from the inspection departments having jurisdiction over the work for any and all work installed under this Contract. Any additional labor costs incurred as a result of a substitution shall be the Contractor=s responsibility.

1.9 EXISTING FACILITIES

A. The Contractor shall be responsible for loss or damage to the existing facilities caused by him and his workmen and shall be responsible for repairing or replacing such loss or damage. The Contractor shall send proper notices, make necessary arrangements, and perform other services required for the care, protection, and in-service maintenance of all plumbing, heating, air conditioning, and ventilating services for the new and existing facilities. The Contractor shall erect temporary barricades, with necessary safety devices, as required to protect personnel from injury, removing all such temporary protection upon completion of the work.

B. The Contractor shall provide temporary or new services to all existing facilities as required to maintain their proper operation when normal services are disrupted as a result of the work being performed under this project.

C. Where existing construction is removed to provide working and extension access to existing utilities, Contractor shall remove doors, piping, conduit, outlet boxes, wiring, light fixtures, air conditioning ductwork and equipment, etc. to provide this access and shall reinstall same upon completion of work in the areas affected.

D. Where partitions, walls, floors, or ceilings of existing construction are indicated to be removed, all Contractors shall remove and reinstall in locations approved by the Architect/Engineer all devices required for the operation of the various systems installed in the existing construction. This is to include but is not limited to temperature controls system devices, electrical switches, relays, fixtures, piping, conduit, etc.

E. Outages of services as required by the new installation will be permitted but only at a time approved by the Owner. The Contractor shall allow the Owner two weeks in order to schedule required outages. The time allowed for outages will not be during normal working

hours unless otherwise approved by the Owner. All costs of outages, including overtime charges, shall be included in the contract amount.

1.10 DEMOLITION AND RELOCATION

A. The Contractor shall modify, remove, and/or relocate all materials and items so indicated on the drawings or required by the installation of new facilities. All removals and/or dismantling shall be conducted in a manner as to produce maximum salvage. Salvage materials shall remain the property of the Owner and shall be delivered to such destination or otherwise disposed of as directed by the Owner. Materials and/or items scheduled for relocation and which are damaged during dismantling or reassembly operations shall be repaired and restored to good operative condition. The Contractor may, at his discretion, and upon the approval of the Owner, substitute new materials and/or items of like design and quality in lieu of materials and/or items to be relocated.

B. All items which are to be relocated shall be carefully removed in reverse to original assembly or placement and protected until relocated. The Contractor shall clean and repair and provide all new materials, fittings, and appurtenances required to complete the relocations and to restore to good operative order. All relocations shall be performed by workmen skilled in the work and in accordance with standard practice of the trades involved.

C. When items scheduled for relocation and/or reuse are found to be in damaged condition before work has been started on dismantling, the Contractor shall call the attention of the Owner to such items and receive further instructions before removal. Items damaged in repositioning operations are the Contractor=s responsibility and shall be repaired or replaced by the Contractor as approved by the Owner, at no additional cost to the Owner.

D. Service lines and wiring to items to be removed, salvaged, or relocated shall be removed to points indicated on the drawings, specified, or acceptable to the Owner. Service lines and wiring not scheduled for reuse shall be removed to the points at which reuse is to be continued or service is to remain. Such services shall be sealed, capped, or otherwise tied off or disconnected in a safe manner acceptable to the Owner. All disconnections or connections into the existing facilities shall be done in such a manner as to result in minimum interruption of services to adjacent occupied areas. Services to existing areas or facilities which must remain in operation during the construction period shall not be interrupted without prior specific approval of the Owner as hereinbefore specified.

1.11 SUBSTITUTION OF MATERIALS AND EQUIPMENT

A. No substitution of materials or equipment herein specified or called for on the drawings will be permitted, except by written permission of the Owner=s Representative. Where several makes of equipment or material are mentioned, any item named may be bid upon provided it meets space, capacity specifications, and other requirements.

1.12 SUBMITTALS

A. Submittals for Review:
   1. As soon as practical or within 30 days after the date of contract award or notice to proceed, and before purchasing or starting installation of any materials or equipment, the Contractor shall submit for review sufficient material and equipment data to indicate that all requirements of the specifications have been met and samples shall be furnished when requested. All manufacturer=s data used as part of the submittal shall have all non-applicable features crossed out or deleted in a manner that will clearly indicate exactly what is to be furnished.

2. Four (4) copies of the submittal list and detailed submittals (for the Owner=s and A/E=s use) shall be submitted to the Owner=s Representative. The Contractor is requested to include a minimum of three (3) additional copies for insertion in the project=s Owner=s Manuals at the completion of the project, and the number of additional copies the Contractor requires for his and his subcontractor=s use during the project=s construction. The detailed submittals shall be accompanied by the same number of sets of pictorial and descriptive data derived from the manufacturer=s catalogs and sales literature or incorporated in the shop drawings. The Contractor may provide a detailed submittal on any item even though not required by the Owner=s Representative.

B. Format
   1. Submittals shall be in pdf format. The first page shall have a cover sheet inserted with the title AMECHANICAL SUBMITTALS@ centered in large print. Below the title shall be printed the name of the project, the date, the project location, the name and address of the contractor, the name and address of the subcontractor and the name and address of the engineer(s) in smaller print.
   2. Provide a Table of Contents at the beginning of the binder that summarizes the information being submitted according to specification section.
   3. Submittals shall be tab divided by specification section; **all sections** identified in the project specifications shall have a tab. When no information is being provided concerning a particular specification section, insert a single dated sheet that explains the circumstances.
   4. **Loose-leaf or piecemeal submittals are not acceptable and subject to rejection unless prior approval has been granted by the Engineer.**

C. Content:
   1. The Contractor shall prepare or cause to be prepared shop drawings, product data, materials and equipment lists, diagrams, data, samples, and other submittals as required by the contract documents, hereinafter referred to as ASubmittal Data.@ The Contractor shall review and approve all submittal data for compliance with the contract documents, manufacturer=s recommendations, adequacy, clearances, code compliance, safety, and coordination with associated work.
   2. The Contractor shall submit approved submittal data to the Owner=s Representative for review and comment as to general conformance with the design concept and general compliance with information given in the contract documents. Owner=s Representative=s review shall not include review of quantities, dimensions, weights or gauges, fabrication processes, construction methods, coordination with other trades or work, or construction safety and precautions, all of which are the sole responsibility of the Contractor.
   3. The Contractor shall clearly and specifically identify and call to the attention of the Owner=s Representative any deviation from the contract documents for which Owner acceptance is desired. The responsibility for such a deviation accepted by the Owner shall remain with the Contractor.
   4. Timeliness: The burden of timeliness in the complete cycle of submittal data is on the Contractor. The Contractor shall allow a minimum of four (4) weeks= time frame for review of each submission by the Owner=s Representative. The Contractor is responsible for allowing sufficient time in the construction schedule to cover the aforementioned cycles of data processing, including time for all re-submission cycles on nonconforming materials, equipment, etc. covered by the data submitted. Construction delays and/or lack of timeliness in the above regard are the responsibility of the Contractor and will not justify any request for scheduled construction time extensions or extra compensation.
   5. Work performed in accordance with approved submittal date that is not in accordance with the Contract Documents and did not have the specific acceptance of the Owner=s Representative shall be replaced at Contractor=s cost.

D. Re-submittals

1. Re-submit entire submittal in accordance with afore mentioned format and content requirements. **Loose-leaf or piecemeal re-submittals are not acceptable.** New and/or revised data for each section shall be prefaced with a colored (yellow, pink, orange, etc) cover sheet that identifies (in a word or two) the materials and/or equipment being re-submitted. Typeset the words AREVISED SUBMITTAL NO. 1 (or 2, 3 as applicable)@ centered at the bottom of the cover sheet.
2. Subsequent re-submittals (second and third, if necessary) shall have different colored cover sheets to distinguish between the various re-submittals.
3. Include a cover letter at front of binder that specifically responds to each AREVISE AND RE-SUBMIT COMMENT@ or AREJECTED@ comment by number. Example responses would include the following:
   a. RESPONSE: APlease see attached re-submittal.@
   b. RESPONSE: AWill be re-submitted at a later date.@
   c. RESPONSE: ARequirement for (xxxxxx) was deleted in Addendum No. 2.@
   d. RESPONSE: AException requested based on Section xx, Paragraph x.x.x.

E. These paragraphs related to Mechanical submittal data supersede any conflicting requirements contained in Division 01 sections.

1.13 CONTRACTOR CERTIFICATION OF SUBMITTAL DATA

A. The Contractor shall provide the following certification with all submittal data furnished to the Owner=s Representative for review and comment.

Project Title:

Description of Submittal Data:

This is to certify that the above-described submittal data has been reviewed and is approved for compliance with the Contract Documents, manufacturer=s recommendation, adequacy, clearances, code compliance, safety, and coordination with other trades and/or work except as follows: (list Anone@ or itemize and explain). In addition, the Contractor shall submit to the Owner=s Representative a signed statement from each representative certifying as follows:

AI certify that the materials and/or equipment listed below have been personally inspected by the undersigned authorized manufacturer=s representative and is properly installed and operating in accordance with the manufacturer=s recommendations and are asbestos free.@

_____

Name and Company

1.14 ACCEPTANCE OF MATERIALS AND EQUIPMENT

A. All equipment installed on this project shall have **local (within 125 miles)** representation, local factory-authorized service, and a local stock of repair parts. This requirement is essential and will be strictly reviewed by the Owner=s Representative prior to concurrence with the Contractor=s approval for all submittals covered by Mechanical sections of this Specification.

B. NOTICE: The Contractor is responsible for providing materials and equipment that conform to the requirements of the project manual in every respect unless a deviation has been Aaccepted@ in writing. Removal of any nonconforming materials and equipment and the

replacement with conforming materials and equipment shall be at the Contractor=s sole expense, regardless of when nonconformance was discovered.

C. Approval of materials and equipment shall be based on manufacturer=s published data and shall be tentatively subject to the submission of complete shop drawings which comply with the contract documents. Approval is also dependent upon the existence of adequate and acceptable clearances for entry, servicing, and maintenance.

D. Approval of materials and equipment under this provision shall not be construed as authorizing any deviations from the specifications, unless the attention of the Owner=s Representative has been directed in writing to the specific deviations. Data submitted shall not contain unrelated information unless all pertinent information is properly identified.

E. Physical Size of Equipment: Space is critical; therefore, equipment of larger sizes than shown, even though of approved manufacturer, will not be acceptable unless it can be demonstrated that ample space exists for proper installation, operation, and maintenance.

1.15 SHOP DRAWINGS

A. As soon as practicable after the award of contract and approval of materials and equipment, but prior to installation, complete and detailed shop drawings of the following shall be submitted for review and comment:
1. Equipment arrangements.
2. Duct layouts.
3. Piping layouts.
4. Layouts of equipment spaces indicating ductwork and piping larger than 2 inches.
5. Typical fittings and connections.
6. Equipment foundations.
7. Factory-fabricated equipment and materials.
8. Anchors.
9. Control.
10. Interlock.
11. Sprinkler locations.
12. Other details as directed by the Owner=s Representative. Composite drawings of areas requiring coordination between trades shall be provided and expedited to eliminate conflicts and to ensure maximum cooperation and work progress.

B. Work performed without benefit of reviewed and approved shop drawings **will not be recommended for payment by the Engineer** until such time as the shop drawings are submitted, reviewed, and approved. Any work performed without the benefit of reviewed and approved shop drawings may require removal, relocation, and/or replacement at the Contractor=s sole expense in order to resolve conflicts between the various systems and provide the performance specified.

C. All installation of equipment, fixtures, terminal devices, etc. shall be made in accordance with approved composite shop drawings. The Contractor shall modify installation and relocate installed work to provide code clearances, service access, and eliminate conflict with other systems.

D. Submit one print of shop drawings for each area, floor, system, etc. The print will be marked with the A/E=s comments and returned to the Contractor. Contractor shall revise shop drawings, incorporate revisions in field and submit revised shop drawings at project close out.

1.16 SITE OBSERVATION

A. Site observation by the Architect, Engineer, and/or Owner=s Representative is for the express purpose of verifying compliance by the Contractor with the contract documents, and shall not be construed as construction supervision nor indication of approval of the manner or location in which the work is being performed as being a safe practice or place.

1.17 SUPERVISION

A. In addition to the Superintendent required under the conditions of the contract, each subcontractor shall keep a competent superintendent or foreman on the job at all times.

B. It shall be the responsibility of each superintendent to study all plans and familiarize himself with the work to be done by other trades. He shall coordinate his work with other trades and, before material is fabricated or installed, make sure that his work will not cause an interference with another trade. Where interferences are encountered, they shall be resolved at the jobsite by the superintendents involved. Where interferences cannot be resolved without major changes to the plans, the matter shall be referred to the Owner=s Representative for comments.

1.18 OPERATION PRIOR TO COMPLETION

A. When any piece of mechanical equipment is operable and it is to the advantage of the Contractor to operate the equipment, he may do so, providing that he properly supervises the operation and has the written permission of the Owner=s Representative to do so. The warranty period shall not commence, however, until such time as the equipment is operated for the beneficial use of the Owner or date of substantial completion, whichever occurs first.

B. Regardless of whether or not the equipment has or has not been operated, the Contractor shall properly clean the equipment, install clean filter media, properly adjust, and complete all deficiency list items before final acceptance by the Owner. The date of acceptance and the start of the warranty may not be the same date.

1.19 MANUFACTURER=S RECOMMENDATIONS

A. The manufacturer=s published directions shall be followed in the delivery, storage, protection, installation, piping, and wiring of all equipment and material. The Contractor shall promptly notify the Owner=s Representative, in writing, of any conflict between the requirements of the contract documents and the manufacturer=s directions, and shall obtain the Owner=s Representative=s comments before proceeding with the work. Should the Contractor perform any such work that does not comply with the manufacturer=s directions or applicable comments from the Owner=s Representative, he shall bear all costs arising in connection with the correction of such deficiencies.

1.20 CHECKING AND TESTING MATERIALS AND/OR EQUIPMENT

A. Before final acceptance of the work, an authorized representative of the manufacturer of the installed materials and/or equipment shall personally inspect the installation and operation of his materials and/or equipment to determine that it is properly installed and in proper operating order. Testing and checking shall be accomplished during the course of the work where required by work being concealed, and at the completion of the work otherwise. In addition, the Contractor shall submit to the Owner=s Representative a signed statement from each representative certifying as follows:

AI certify that the materials and/or equipment listed below have been personally inspected by the undersigned authorized manufacturer=s representative and is properly installed and operating in accordance with the manufacturer=s recommendations and are asbestos free.@

B. Check inspections shall include plumbing, heating, air conditioning, ventilating, mechanical control and electrical equipment, and such other items hereinafter specified or specifically designated by the Owner=s Representative.

1.21 OPERATING AND MAINTENANCE INSTRUCTION

A. The Contractor shall prepare for the owner=s manual hereinafter specified complete sets of operating and maintenance instructions, system piping, valving, control and interlock diagrams, manuals, parts lists, etc. for each item of equipment. These are to be assembled as hereinafter specified for owner=s manual.

B. In addition, the Contractor shall provide the service of a competent engineer or a technician acceptable to the Owner=s Representative to instruct a representative of the Owner in the complete and detailed operation of all equipment and systems. These instructions shall be provided for a period of sufficient duration to fully accomplish the desired results. Upon completion of these instructions, a letter of release will be required, acknowledged by the Owner, stating the dates of instruction and personnel to whom instructions were given.

C. Additional diagrams, operating instructions, etc. shall be provided as specified hereinafter in the other sections of these specifications.

1.22 MATERIAL AND EQUIPMENT SCHEDULES

A. Contractor shall refer to both drawings and specification for schedules. Where reference is made to items Ascheduled on drawings@ or Ascheduled in specifications,@ same shall include schedules contained in both the drawings and the specifications. The Contractor=s attention is directed to the various specification sections and drawings for schedules.

1.23 APPLICABLE CODES AND STANDARDS

A. The installation shall meet the minimum standards prescribed in the latest editions of the following listed codes and standards, which are made a part of these specifications, except as may be hereinafter specifically modified in these specifications and associated drawings.
   1. National Fire Protection Association Standards (NFPA):
      NFPA 10 - Portable Fire Extinguishers
      NFPA 54 - National Fuel and Gas Code
      NFPA 70 - National Electrical Code
      NFPA 90A - Air Conditioning Systems
      NFPA 101 - Life Safety Code
      NFPA 255 - Method of Test of Surface Burning Characteristics of Building Materials
   2. American National Standards Institute (ANSI):
      15-78 - Safety Code for Mechanical Refrigeration
      C.2 - 1984 National Electrical Safety Code
      A117.1 - Handicapped Code
   3. American Society of Mechanical Engineers (ASME): Section IV, V, CSD-1
   4. Air Conditioning and Refrigeration Institute Standards (ARI): All standards related to refrigeration and air conditioning equipment and piping furnished under these specifications.
   5. American Water Works Association (AWWA): All applicable manuals and standards.
   6. Sheet Metal and Air Conditioning Contractors National Associate, Inc, (SMACNA): All applicable manuals and standards.

7. Air Moving and Conditioning Association (AMCA): All applicable manuals and standards.
8. American Society of Testing Materials (ASTM): All applicable manuals and standards.
9. National Electrical Manufacturers= Association (NEMA): All applicable manuals and standards.
10. Occupational Safety and Health ACT (OSHA):
National Sanitation Foundation - Standard No. 2
11. American Society of Heating, Refrigeration, and Air conditioning Engineers (ASHRAE):
ASHRAE 90.1
12. Americans with Disabilities Act, 1990
13. American Gas Association (AGA)
14. Underwriters Laboratories, Inc. (UL)
15. Manufacturer=s Standardization Society of the Valve and Fitting Industry (MSS)
16. Applicable Local and State Building Codes (International Building Codes, as amended):
17. Applicable Local and State Mechanical Code (International Mechanical Code, as amended).
18. Applicable Local and State Plumbing Code (International Plumbing Code, as amended).
19. Applicable Local and State Energy Code (International Energy Conservation Code, as amended).
20. Applicable State Gas Code (International Fuel and Gas Code, as amended).

B. All materials and workmanship shall comply with all applicable city, state, and national codes, specifications, and industry standards. All materials shall be listed by the Underwriters Laboratories, Inc. as conforming to its standards and so labeled in every case where such a standard has been established for the particular type of material in question.

C. The contract documents are intended to comply with the aforementioned rules and regulations; however, some discrepancies may occur. Where such discrepancies occur, the Contractor shall immediately notify the Owner=s Representative in writing of said discrepancies and apply for an interpretation. Should the discovery and notification occur after the execution of a contract, any additional work required for compliance with said regulations shall be paid for as covered by Division 1 of these contract documents, providing no work or fabrication of materials has been accomplished in a manner of noncompliance. Should the Contractor fabricate and/or install materials and/or workmanship in such a manner that does not comply with the applicable codes, rules, and regulations, the Contractor who performed such work shall bear all costs arising in correcting these deficiencies to comply with said rules and regulations.

1.24 DEFINITIONS

A. Refer to the condition of the contract for Division 1 for additional requirements regarding definitions.

B. Where Aas required@ or Aas necessary@ is used in these specifications or on the drawings, it shall mean Athat situations exist that are not necessarily described in detail or indicated that may cause the Contractor certain coordination requirements in performing the work described or indicated. These coordination requirements entail the normal coordination activities expected of the Contractor where multiple trades are involved and new or existing construction causes deviations to otherwise simplistic approaches to the work to be performed. The term shall not be interpreted to permit an option on the part of the Contractor to achieve the end result.@

C. Where Aand/or@ is used in these specifications or on the drawings, it shall mean Athat situations exist where either one or both conditions occur or are required and shall not be interpreted to permit an option on the part of the Contractor.

1.25 FINAL INSPECTION

A. Refer to Division 1 for additional requirements for final inspection.

B. It shall be the responsibility of the Contractor to personally conduct a careful inspection, assuring himself that the work on the project is ready for final acceptance and developing his own Apunchlists,@ before calling upon the Owner=s Representative to make a final inspection. Failure of the Contractor to conduct such inspections and provide the Owner=s Representative with a copy of his Apunchlists@ prior to the final inspection shall be adequate cause for the Owner=s Representative to cancel any Contractor-requested final inspection.

C. In order not to delay final acceptance of the work, the Contractor shall conduct his own Afinal inspections@ prior to requesting the Owner=s Representative to Afinal@ the project; will have all necessary bonds, guarantees, receipts, affidavits, etc. called for in the various articles of this specification prepared and signed in advance; and together with a letter of transmittal listing each paper included, shall deliver the same to the Owner=s Representative at or before the time of said final inspection. The Contractor is cautioned to check over each bond, receipt, etc. before preparing same for submission to see that the terms check with the requirements of the specifications.

D. The final inspection will be made jointly by the Owner=s Representative and the Owner.

1.26 REQUIREMENTS FOR FINAL ACCEPTANCE

A. Requirements for final acceptance shall include but not be limited to the Contractor accomplishing the following:
   1. Construction: Complete all construction.
   2. Deficiency Lists: Correct all deficiencies listed at time of Substantial Completion.
   3. Owner=s Manual: Submit at least 30 days prior to final acceptance on (1) copy of the owner=s manual for the Owner=s Representative=s review and comments. Following acceptance, prepare three (3) copies of bound and indexed owner=s manual, to be delivered at the time of final acceptance, which shall include but not be limited to the following:
      a. System operating instructions.
      b. System control drawings.
      c. System interlock drawings.
      d. System maintenance instructions.
      e. Manufacturers=, suppliers=, and subcontractors= names, addresses, and telephone numbers, both local representatives and manufacturers= service headquarters.
      f. Equipment operating and maintenance instructions and parts lists.
      g. Manufacturer’s certifications (see Checking and Testing Materials and/or Equipment, this section).
      h. Contractor=s warranty.
      i. Acceptance certificates of authorities having jurisdiction.
      j. Log of all tests made during course of work.
      k. Owner=s acknowledgment of receipt of instruction, enumerating items in owner=s manual.
      l. List of manufacturers= guarantees executed by the Contractor.
      m. Certified performance curves.
      n. Balance and performance test reports.
      o. Owner=s acknowledgment of items of equipment or accessories indicated or specified to be turned over to Owner.
   4. Instructions:
      a. Verbal, as herein specified.
      b. Posted, framed under glass or plastic laminated:

1) System operating instructions.
2) System control drawings.
3) System interlock drawings.

5. Record Drawings: Deliver the specified record drawings to the Owner=s Representative.

1.27 RECORD DRAWINGS

A. The Contractor shall maintain a set of contract drawings (black-line prints) at the jobsite on which he shall indicate the installed (as-built) locations of the following:
   1. Equipment
   2. Main lines of piping and ductwork.
   3. Dimensional locations (including depth) of all underground piping, valves and conduits.

B. Drawings shall be used for construction reference and shall not leave the field office of the jobsite.

C. Drawings shall include all addenda, ASI=s, Change Orders, and existing conditions and equipment that are not reflected in the original contract drawings.

D. Upon completion of work, the Contractor shall obtain CAD files of the contract drawings from the Owner=s Representative and transfer the above as-built information into these files. The as-built files shall be permanently marked ARECORD DRAWINGS@ and printed on full-size Mylar sheets. Upon completion, the CAD files shall be transferred to CD in AutoCAD 2007 format. Both the CAD files CD and Mylar drawings shall be submitted to the Owner=s Representative as part of the Close-out Submittals.

E. Refer to Division 1 paragraph entitled ARecord Documents@ for additional requirements.

1.28 ALLOWANCES

A. Refer to Division 1 for allowances.

1.29 ALTERNATE PROPOSALS

A. Alternate proposals are summarized in Division 1 and on the bid proposal form. Refer to all sections of the specifications and the drawings to determine the exact extent and scope of the various alternate proposals as each pertains to the work of the various trades.

1.30 WARRANTY

A. General: All work performed (including equipment and materials furnished) under the various sections of these specifications shall be 100% warranted, for a period of one (1) year from the date of final acceptance thereof, against defective materials, design, and unauthorized substitution. Upon receipt of note of failure of any part of the guaranteed equipment and/or facilities during the guaranty period, the affected part(s) or facilities shall be replaced promptly with new parts, etc. by and at the expense of the Contractor. Further, the Contractor shall properly obtain, execute, and forward any and all manufacturer=s warranties on equipment furnished under the Contract. Refer to Division 1 for additional requirements.

B. Extended Period: The Contractor shall provide all extended time warranties available from the manufacturer of the equipment provided as standard at no additional cost. This includes all extended warranties where specified with certain equipment as directed in other sections of this Specification.

PART 2 - PRODUCTS

2.1 MATERIALS AND WORKMANSHIP

A. All materials, unless otherwise specified, shall be current United States manufacture, new, free from all defects, and of the best quality. Foreign goods specifically approved for use by the Owner=s Representative prior to bidding may be furnished.

B. Materials and equipment shall be installed in accordance with the manufacturer's recommendations and the best standard practice for the type of work involved. All work shall be executed by mechanics skilled in their respective trades, and the installations shall present a neat, precise appearance.

C. The responsibility for the furnishing and installation of the proper mechanical equipment and/or material as intended rests entirely upon the Contractor. The Contractor shall request advice and supervisory assistance from the representative of specific manufacturers during the installation.

2.2 FLAME SPREAD AND SMOKE DEVELOPED PROPERTIES OF MATERIALS

A. Duct coverings, duct linings, vapor barrier facings, tapes, adhesives, core materials, insulation, jackets, piping (of any sort), and other materials in concealed locations, including any above-ceiling area, shall have a flame spread rating not over 25 without evidence of continued progressive combustion and a smoke developed rating no higher than 50. Flame spread and smoke developed ratings shall be in accordance with NFPA Standard No. 255.

2.3 BEARINGS

A. All ball bearings shall be of radial and/or thrust type and enclosed in a dust and moisture-proof housing.

2.4 MOTORS

A. The Contractor shall provide all motors required for equipment supplied under each portion of the work. Motors shall be premium efficiency and be built in accordance with the latest ANSI, IEE, and NEMA standards, shall be fully coordinated with the equipment served, shall be of sizes and electrical characteristics scheduled.

2.5 STARTING EQUIPMENT

A. Each motor shall be provided with proper starting equipment. This equipment, unless hereinafter specified or scheduled to the contrary, shall be provided by the trade furnishing the motor. All motor starting equipment provided by any one trade shall be of the same manufacture unless such starting equipment is an integral part of the equipment on which the motor is mounted.

2.6 LOW VOLTAGE (CONTROLS/THERMOSTAT) WIRING

A. All low voltage wiring installed by the Mechanical Contractor, Electrical Contractor or Controls Vendor shall be run in a neat and workmen like manner, parallel and perpendicular to building lines on J-Hooks (above ceiling grid only). Plenum rated cable shall be installed above ceilings. All other locations (exposed, Mechanical Rooms, outdoors or above hard lid ceiling) should be installed in conduit.

2.7 SLEEVES, INSERTS, AND FASTENINGS

A. General: Proper openings through floors, walls, roofs, etc. for the passage of piping, ductwork, conduits, etc. shall be provided. All piping and conduit through floors and piping through walls must pass through sleeves except soil pipe installed under concrete slabs-on-fill, and pipe and conduit that is cast-in-place. Sleeves shall be set in new construction before concrete is poured, as cutting holes through any part of the concrete will not be permitted unless acceptable to the Owner=s Representative.

B. Aboveground, Exterior-Wall, Pipe Penetrations: Seal penetrations using sleeves and mechanical sleeve seals. Size sleeve for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.
   1. Install steel pipe for sleeves smaller than 6 inches in diameter.
   2. Install cast-iron "wall pipes" for sleeves 6 inches in diameter and larger.
   3. Assemble and install mechanical sleeve seals according to manufacturer's written instructions. Tighten bolts that cause rubber sealing elements to expand and make watertight seal.

C. Underground, Exterior-Wall, Pipe Penetrations: Install cast-iron “wall pipes” for sleeves. Seal pipe penetrations using mechanical sleeve seals. Size sleeve for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.
   1. Assemble and install mechanical sleeve seals according to manufacturer’s written instructions. Tighten bolts that cause rubber sealing elements to expand and make watertight seal.

D. Sleeves: The minimum clearance between horizontal pipe, including insulation where applicable, and sleeve shall be 1/4 inch, except that the minimum clearance shall be 2 inches where piping contacts the ground. Sleeves through floors shall extend 3/4 inch above the floor; sleeves through walls and partitions shall be installed flush with exposed surfaces.

E. Materials: Install sleeves large enough to provide ¼” annular clear space between sleeve and pipe or pipe insulation. Use the following sleeve materials:
   1. Steel Pipe Sleeves: For pipes smaller than 6-inch NPS.
   2. Steel, Sheet-Metal Sleeves: For pipes 6-inch NPS and larger, penetrating gypsum-board partitions.
   3. Stack Sleeve Fittings: For pipes penetrating floors with membrane waterproofing. Secure flashing between clamping flanges. Install section of cast-iron soil pipe to extend sleeve to 2 inches above finished floor level.
      a) Seal space outside of sleeve fittings with non-shrink, nonmetallic grout.

F. Inserts: Suitable concrete inserts for pipe, conduit, and equipment hangers shall be set and properly located for all piping, conduit, and equipment to be suspended from concrete construction.

G. Fasteners: Fastening of pipes, conduits, etc. in the building shall be as follows:
   1. To wood members: by wood screws.
   2. To masonry and concrete: by threaded metal inserts, metal expansion screws, or toggle bolts, whichever is appropriate for the particular type of masonry or concrete.
   3. To steel: machine screws or welding (when specifically permitted or directed), or bolts.
      NOTE: Under no circumstances will the use of plastic anchors or plastic expansion shields be permitted for any purpose whatsoever.

H. Ratproofing: The open space around all piping, ductwork, etc. passing through the ground floor and/or exterior walls shall be ratproofed in a manner acceptable to the Owner=s Representative.

I. Weatherproofing: The annular space between a pipe and its sleeve in exterior walls or through floor to below grade shall be filled with polyurethane foam rods 50% greater in diameter than the space as backing and fill material and made watertight with a permanent elastic polysulfide compound. Seal both surfaces of wall or floor with a fire-resistant sealant.

J. Air Plenums: The space around piping, ductwork, etc. passing through an air plenum shall be made airtight in a manner acceptable to the Owner=s Representative. The sealant used must be fire resistant.

2.8 FIRE AND SMOKE PARTITION, WALL, AND/OR FLOOR PENETRATIONS

A. Pipe, ductwork, conduit, etc. shall pass through fire- or smoke-rated floors, partitions, walls, or other barriers within a UL-listed assembly which shall maintain the rating of the applicable wall, floor, partition, or barrier.

B. The Contractor shall review the architectural and structural drawings and determine the location of the fire-rated building elements. Where these elements are penetrated, UL-listed fire-rated penetration assemblies approved by the local authority shall be provided in accordance with the manufacturer=s instructions to obtain the required rating.

2.9 METAL BUILDING SYSTEMS/MECHANICAL-ELECTRICAL SUPPORTS

A. Metal building systems are required to be designed by the manufacturer to accommodate and support the mechanical systems indicated on the mechanical drawings and specified in Mechanical specifications.

B. The metal building systems manufacturer is required to provide the following:
   1. Framed openings through the roofs with supports, roof curbs, and flashings for roof-mounted equipment, fans, vents, and air intakes.
   2. Structural support for piping, conduits, and suspended equipment consisting of beam, joists, purlins, and/or blocking above and perpendicular to pipe routes and equipment hangers at intervals not to exceed 8 feet.
   3. Structural support for suspended ceilings, diffusers, grilles, light fixtures including associated raceways and ductwork.

C. The mechanical trade shall:
   1. Provide all routes, weights, installation heights, opening locations, etc. for all equipment, piping, vents, etc. to the metal building system manufacturer and coordinate requirements for structural supports, hangers, attachments, etc. with the metal building systems manufacturer.
   2. Provide all supporting devices (hangers, attachments, brackets, cross beams, etc.) to attach to the metal building structural system.

2.10 FOUNDATIONS / HOUSEKEEPING PADS

A. General: All special foundations and supports required for the proper installation of equipment and pipe shall be provided as hereinafter specified and under the section of the specifications covering the equipment, unless otherwise indicated on the drawings.

B. All mechanical equipment shall receive concrete housekeeping pads unless otherwise noted. Equipment to receive pads are to include (but not limited to): air handlers, fan-coils, condensing units, boilers, water heaters, water softeners, expansion / compression tanks, filter feeders, water treatment equipment, air compressors, fans, pumps (in addition to inertia bases where required), chillers, surge tanks, deareators, etc.

C. Concrete foundations for the support of equipment such as floor-mounted pumps, fans, etc. shall be not less than 52 inches high and not less than 4 inches larger (in both directions) than supported unit, unless otherwise noted and shall be poured in forms built of new dressed lumber. All corners of the foundations shall be neatly chamferred by means of sheet metal or triangular wood strips nailed to the form. Pads shall not be laid out directly against walls or structures. 2 inches shall be left available for pad form work. Foundation bolts shall be placed in the forms when the concrete is poured, the bolts being correctly located by means of templates. Allow 1 inch below the equipment bases for alignment and grouting (where applicable). Foundations for equipment located on the exterior of the building shall be provided as indicated. Foundations shall be constructed in accordance with approved shop drawings and shall be reinforced with #4 bars at 12 inches on center both ways (minimum).

D. Pipe and Conduit Support: All pipes and conduits throughout the building, both horizontal and vertical, shall be adequately supported from the construction to line of grade, with proper provision for expansion, contraction, vibration elimination, and anchorage. Vertical pipes and conduits shall be supported from floor lines with riser clamps sized to fit the lines and to adequately support their weight. At the bases of lines, where required for proper support, provide anchor base fittings or other approved supports.

2.11 ACCESS DOORS

A. General: Provide access doors for all serviceable mechanical appurtenances (valves, trap primers, shock arresters, volume dampers, fire/smoke dampers, actuators, sensors, etcetera) in inaccessible locations. Such locations include gypsum, brick and CMU ceilings and walls.

B. Location of panels shall be carefully coordinated with other Exposed Devices as described in earlier paragraphs.

C. Manufacturers shall be Inland-Milcor, Bilco, Miami Carey, or approved equal. Unless indicated otherwise, use panels equal to Milcor Style M for masonry and drywall construction, equal to Milcor Style K for plastered masonry walls and ceilings. Stainless steel panels shall be used in ceramic tile or glazed structural tile.

D. Minimum construction features include 14-gage frame and door, continuous hinges, cam-style latch and 10x10" unobstructed opening size.

E. UL labeled when in fire-rated construction, one and one-half hour rating.

F. Access doors located outside, in restrooms or in a moisture-laden environment (dressing area, shower area, lockers, etc.) shall be stainless steel construction.

G. Equipment access doors shall be of sufficient size to remove/replace equipment and provide routine maintenance as necessary, unless otherwise noted. Doors shall be set flush with adjacent finish surfaces. Exterior doors shall be provided with cylinder locks.

H. Access doors into ductwork shall be 14-gauge insulated galvanized steel with 16-gauge galvanized gasketed steel frame and cam-type locks. Ductwork access door shall be a minimum of 12" $\times$12" in size.

2.12 FLOOR AND CEILING PLATES

A. Except as otherwise noted, provide one-piece chrome-plated brass floor and ceiling plates (or escutcheons) around all pipes, conduits, etc. passing through walls, floors, or ceilings in any spaces, except underfloor and attic spaces. Plates shall be sized to fit snugly against the outside of the pipe or against the outside of insulation on lines which are insulated, and

positively secured to such pipe or insulation. Plates will not be required for piping where pipe sleeves extend : of an inch above finish floor and are concealed. Plates shall be one piece.

PART 3 - EXECUTION

3.1 SPACE AND EQUIPMENT ARRANGEMENT

A. The size of mechanical equipment indicated on the drawings is based on the dimensions of a particular manufacturer. While other manufacturers will be acceptable, it is the responsibility of the Contractor to determine whether the equipment he proposes to furnish will fit in the space. Shop drawings shall be prepared when required by the Owner=s Representative to indicate a suitable arrangement.

B. All equipment shall be installed in a manner to permit access to all surfaces. All valves, motors, drives, filters, and other accessory items shall be installed in a position to allow removal for service without disassembly of another part.

3.2 LARGE APPARATUS

A. Any large piece of apparatus which is to be installed in any space in the building, and which is too large to permit access through stairways, doorways, or shafts shall be brought to the job and placed in the space before the enclosing structure is completed. Following placement in the space, such apparatus shall be thoroughly, completely protected from damage as hereinafter specified.

3.3 PROTECTION

A. The Contractor shall take such precautions as may be necessary to properly protect all materials and equipment from damage from the time of delivery until the completion of work. This shall include the erection of all required temporary shelters and supports to adequately protect any items stored in the open on the site from the weather, the ground and surrounding work; the cribbing of any items above the floor of the construction; and the covering of items in the uncompleted building with tarpaulins or other protective covering. Failure on the part of the Contractor to comply with the above will be sufficient cause for the rejection of the items in question.

B. The Contractor shall protect existing facilities, the work of others, and the premises from any and all damages that may be made possible by the execution of work.

C. Equipment and materials shall be protected from rust both before and after installation. Any equipment or materials found in a rusty condition at the time of final inspection must be cleaned of rust and repainted as specified elsewhere in these specifications.

3.4 COOPERATION BETWEEN TRADES AND WITH OTHER CONTRACTORS

A. Each trade, subcontractor, and/or Contractor must work in harmony with the various trades, subcontractors, and/or Contractors on the job as may be required to facilitate the progress to the best advantage of the job as a whole. Each trade, subcontractor, and/or Contractor must pursue its work promptly and carefully so as not to delay the general progress of the job. This Contractor shall work in harmony with Contractors working under other contracts on the premises.

B. It shall be the responsibility of each trade to cooperate fully with the other trades on the job to help keep the jobsite in a clean and safe condition. At the end of each day=s work, each trade

shall properly store all of its tools, equipment, and materials and shall clean its debris from the job. Upon the completion of the job, each trade shall immediately remove all of its tools, equipment, any surplus materials, and all debris caused by its portion of the work.

3.5 PRECEDENCE OF MATERIALS AND COORINATION OF WORK

A. These specifications and the accompanying drawings are intended to cover systems which will not interfere with the structural design of the building, which will fit into the several available spaces, and which will ensure complete and satisfactory systems. Each subcontractor and/or trade shall be responsible for the proper fitting of his material and apparatus into the building.

B. The work of the various trades shall be performed in the most direct and workmanlike manner without hindering or handicapping the work of other trades. Piping interferences shall be handled by giving precedence to pipe lines which require a stated grade for proper operation. Where space requirements conflict, the following order or precedence shall, in general, be observed:
   1. Building lines.
   2. Structural members.
   3. Light fixtures.
   4. Soil and drain piping.
   5. Condensate drains.
   6. Vent piping.
   7. Supply, return, and outside air ductwork.
   8. Exhaust ductwork.
   9. HVAC water and steam piping.
   10. Steam condensate piping.
   11. Fire protection piping.
   12. Natural gas piping.
   13. Domestic water (cold and hot).
   14. Refrigerant piping.
   15. Electrical conduit.

C. The light fixture grid layout as indicated on the drawings must be maintained. This Contractor shall refer to all light fixture plans and details indicated on the drawings and shall coordinate the location of dampers, supply grilles, return air grilles, sprinkler heads, etc. with the location of the light fixtures to assure proper access to all items in a manner acceptable to the Owner’s Representative.

D. The electrical trades shall locate all junction boxes, pull boxes, conduits, etc. to avoid interference with the diffusers, dampers, grilles, etc. hereinbefore mentioned. The mechanical trades shall furnish to all other trades copies of approved ductwork shop drawings to assist in the coordination of the rough-in and installation of all items of work.

3.6 CONNECTIONS FOR OTHERS

A. This Contractor shall rough-in for and make all water, sewer, electrical, etc. connections to all fixtures, equipment, machinery, etc. provided by others in accordance with detailed roughing-in drawings provided by the equipment suppliers, by actual measurements of the equipment connections, or as detailed.

B. After the equipment is set in place, this Contractor shall make all final connections and shall provide all required pipe, fittings, valves, traps, connectors, etc.

C. Provide all air gap fittings required, using materials hereinbefore specified. In each water line serving an item of equipment or piece of machinery, provide a shutoff valve. On each drain without integral trap provide a suitable trap.

D. All pipe fittings, valves, traps, etc. exposed in finished areas and connected to chrome-plated lines provided by others shall be chrome-plated to match.

E. Provide all sheet metal ducts, transition pieces, etc. required for a complete installation of equipment provided by others.

3.7 INSTALLATION METHODS

A. Where to Conceal: All pipes and conduits shall be concealed in pipe chases, walls, furred spaces, below suspended floors, or above the ceilings of the building unless otherwise indicated.

B. Where to Expose: In mechanical rooms, janitor's closets tight against pan soffits in exposed Tee structures, or storage spaces, but only where necessary, piping and conduit may be run exposed. All exposed piping and conduit shall be run in the neatest, most inconspicuous manner, and parallel or perpendicular to the building lines.

C. Support: All piping and conduit shall be adequately and properly supported from the building structure by means of hanger rods or clamps to walls as herein specified.

D. Maintaining Clearance: Where limited space is available above the ceilings and below concrete beams or other deep projections, pipe and conduit shall be sleeved through the projection where it crosses, rather than hung below them, in a manner to provide maximum above-floor clearance. Sleeves shall be as herein specified. Approval shall be obtained from the Owner=s Representative for each penetration.

E. All pipe, conduits, etc. shall be cut accurately to measurements established at the building and shall be worked into place without springing or forcing. All ducts, pipes, and conduits run exposed in machinery and equipment rooms shall be installed parallel to the building lines, except that they shall be sloped to obtain the proper pitch. Piping and ducts run in furred ceilings, etc. shall be similarly installed, except as otherwise shown. Conduits in furred ceilings and in other concealed spaces may be run at angles to the construction but shall be neatly grouped and racked indicating good workmanship. All conduit and pipe openings shall be kept closed until the systems are closed with final connections.

F. Special Requirements:
1. There shall be no pipe joints nearer than 12 inches to a wall, ceiling, or floor penetration unless pipe joint is a welded or mechanically-coupled-type joint.
2. The Contractor shall study all construction documents and carefully lay out all work in advance of fabrication and erection in order to meet the requirements of the extremely limited spaces. Where conflicts occur, the Contractor shall meet with all involved trades and the Owner=s Representative and resolve the conflict prior to erection of any work in the area involved.
3. All piping not directly buried in the ground shall be considered as Ainterior piping.@
4. Prior to the installation of any ceiling material, gypsum, plaster, or acoustical board, the Contractor shall notify the Owner=s Representative so that arrangements can be made for an inspection of the above-ceiling area about to be Asealed off.@ The Contractor shall give as much advance notice as possible up to ten (10) working days, but in no case less than five (5) working days.
5. The purpose of this inspection is to verify the completeness and quality of the installation of the air conditioning systems, the plumbing systems, and any other special above-ceiling systems such as pneumatic tube. The ceiling supports (tee bar

or lath) should be in place so that access panel and light fixture locations are identifiable and so that clearances and access provisions may be evaluated.

6. No ceiling material shall be installed until the deficiencies listed from this inspection have been corrected to the satisfaction of the Owner=s Representative.

3.8 CUTTING AND PATCHING

A. General: Cut and patch walls, floors, etc. resulting from work in existing construction or where made necessary by failure to provide proper openings or recesses in new construction.

B. Methods of Cutting: Openings cut through concrete and masonry shall be made with masonry saws and/or core drills and at such locations acceptable to the Owner=s Representative. Impact-type equipment will not be used except where specifically acceptable to the Owner=s Representative. Openings in concrete for pipes, conduits, outlet boxes, etc. shall be core drilled to exact size. **Determine location of embedded conduit and reinforcing bars prior to cutting.**

C. Restoration: All openings shall be restored to Aas-new@ condition under the appropriate specification section for the materials involved, and shall match remaining surrounding materials and/or finishes.

D. Masonry: Where openings are cut through masonry walls, provide and install lintels or other structural supports to protect the remaining masonry. Adequate supports shall be provided during the cutting operation to prevent any damage to the masonry occasioned by the operation. All structural members, supports, etc. shall be of the proper size and shape, and shall be installed in a manner acceptable to the Owner=s Representative.

E. Plaster: All mechanical work in area containing plaster shall be completed prior to the application of the finish plaster coat. Cutting of finish plaster coat will not be permitted.

F. Weakening: No cutting, boring, or excavating which will weaken the structure shall be undertaken.

3.9 ROOF PENETRATIONS AND FLASHING

A. Pipe and conduit ducts, pitch pockets, curb bases, and flashing compatible with the roofing installation shall be provided for roof penetrations. Provide framing or other support around all openings through roof as required to preserve the structural integrity of the roof system and make the penetration weathertight.

B. Provide 30-inch round or square flashing acceptable to the roofing trades at all roof and deck drain and sleeve flashing locations.

C. Roof curbs for all roofs except standing seam metal roofs shall be provided by the equipment supplier supplying the roof-mounted equipment, etc., and such curbs shall be installed by the roofing trades. Contractor shall coordinate all roof curb requirements with all trades and the roofing trades at the earliest possible stage of the project.

D. Roof curbs for standing seam metal roofs shall be provided by the roofing trades. Curb base size, height, and type shall be coordinated with the roofing trades at the earliest possible stage of the project.

E. Flashing for pipe and conduit penetrations of standing seam metal roofs shall be provided and installed by the roofing trades.

3.10 EXCAVATING AND BACKFILLING

A. Perform trenching, excavating, backfilling for mechanical work as set forth below.

B. Depth of excavation to provide a minimum of 3 feet above top of pipe. Excavation to be carried to a depth of at least 6 inches below bottom of pipe elevation. Fill below pipe (6 inches), around pipe, and a minimum of 12 inches above pipe with sand of Class AB@ crushed stone tamped firm and even. Separate topsoil during excavation. Final layer of dirt (12 inches minimum) to be topsoil. Trenches to be at least 18 inches wider than pipe with batter boards placed every 25 feet. Backfilling shall be done to exclude use of rock or stone above sand or Class AB@ crushed stone.

3.11 TESTS AND INSPECTIONS

A. General: The Contractor shall make all tests deemed necessary by the inspection departments of the authority having jurisdiction, Board of Underwriters, etc. He shall provide all equipment, materials, and labor for making such tests. Fuel and electrical energy for system operational tests following beneficial occupancy by the Owner will be paid for by the Owner.

B. Other: Additional tests specified hereinafter under the various specification sections shall be made.

C. Notification: The Owner=s Representative shall be notified at his office 36 hours prior to each test and other specifications requirements requiring action on the part of the Owner, Architect, Engineer, and/or Owner=s Representative.

D. Test Logs: All tests which the Contractor conducts shall have pertinent data logged by the Contractor at the time of testing. Data shall include date, time, personnel, description and extent of system tested, test conditions, test results, specified results, and any other pertinent data. Data shall be delivered to the Owner=s Representative as specified under ARequirements for Final Acceptance.

E. Inspections: In general, an inspection by the Owner=s Representative shall be required prior to closing up any work and prior to beneficial occupancy or final project completion. The closing up of work includes, but is not limited to, pipe and conduit installations prior to backfilling; mechanical, electrical, and fire protection work prior to placement of concrete; or closing up walls and overhead mechanical, electrical, and fire protection work prior to installation of the ceiling.

3.12 CLEANING AND PAINTING

A. Thoroughly clean and touch up the finish on all parts of the materials and equipment. Exposed parts in equipment rooms, and all other spaces except sealed chases and attics shall be thoroughly cleaned of cement, plaster, and other materials, and all oil and grease spots shall be removed. Such surfaces shall be carefully wiped and all cracks and corners scraped out.

B. Exposed metal work which is not galvanized shall be carefully brushed down with steel brushes to remove rust and other spots and left smooth and clean and then painted with a suitable rust resistant primer. Exposed metal work includes work exterior to the building; exposed in mechanical or electrical equipment rooms and storage rooms; and other areas where occupants could see the work, whether normally occupied or not.

C. All other painting shall be accomplished under the Painting Section of Division 9 of the specifications.

3.13 DISCHARGE OF WASTES FROM CONSTRUCTION SITE

A. The Contractor shall comply with all applicable provisions of local, state, and federal laws regarding the discharge of wastes into sewer and waterways. Special caution shall be exercised to prevent the discharge of wastes which contain oil, tar, asphalt, roofing compound, kerosene, gasoline, paint, mud, cement, lime, or other materials which would degrade the water quality of the receiving water course. The Contractor shall construct and maintain oil interceptors, settling basins, acid neutralization tanks, and/or other effective pollution countermeasures, as required by the Texas Water Quality Board.

END OF SECTION

SECTION 23 05 13

BASIC MECHANICAL MATERIALS AND METHODS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following basic mechanical materials and methods to complement other Mechanical Sections.
   1. Piping materials and installation instructions common to most piping systems.
   2. Concrete base construction requirements.
   3. Escutcheons.
   4. Dielectric fittings.
   5. Dielectric isolation tape
   6. Flexible connectors.
   7. Mechanical sleeve seals.
   8. Nonshrink grout for equipment installations.
   9. Field-fabricated metal and wood equipment supports.
   10. Installation requirements common to equipment specification sections.
   11. Mechanical demolition.
   12. Cutting and patching.
   13. Touchup painting and finishing.
   14. Access Doors

B. Pipe and pipe fitting materials are specified in mechanical piping system Sections, if applicable.

1.2 DEFINITIONS

A. Finished Spaces: Spaces other than mechanical and electrical equipment rooms, furred spaces, pipe and duct shafts, unheated spaces immediately below roof, spaces above ceilings, unexcavated spaces, crawl spaces, and tunnels.

B. Exposed, Interior Installations: Exposed to view indoors. Examples include finished occupied spaces and mechanical equipment rooms.

C. Exposed, Exterior Installations: Exposed to view outdoors, or subject to outdoor ambient temperatures and weather conditions. Examples include rooftop locations.

D. Concealed, Interior Installations: Concealed from view and protected from physical contact by building occupants. Examples include above ceilings and in duct shafts.

E. Concealed, Exterior Installations: Concealed from view and protected from weather conditions and physical contact by building occupants, but subject to outdoor ambient temperatures. Examples include installations within unheated shelters.

F. The following are industry abbreviations for plastic materials:
   1. ABS: Acrylonitrile-butadiene-styrene plastic.
   2. CPVC: Chlorinated polyvinyl chloride plastic.
   3. NP: Nylon plastic.
   4. PE: Polyethylene plastic.
   5. PVC: Polyvinyl chloride plastic.

G. The following are industry abbreviations for rubber materials:

1. CR: Chlorosulfonated polyethylene synthetic rubber.
2. EPDM: Ethylene propylene diene terpolymer rubber.

1.3 SUBMITTALS

A. Product Data: For dielectric fittings, flexible connectors, access doors, solder/brazing material and mechanical sleeve seals.

B. Shop Drawings: Detail fabrication and installation for metal and wood supports and anchorage for mechanical materials and equipment.

C. Coordination Drawings: Detail major elements, components, and systems of mechanical equipment and materials in relationship with other systems, installations, and building components. Show space requirements for installation and access. Indicate if sequence and coordination of installations are important to efficient flow of the Work. Include the following:
1. Clearances for servicing and maintaining equipment, accessories, and specialties, including space for disassembly required for periodic maintenance.
2. Equipment and accessory service connections and support details.
3. Fire-rated wall and floor penetrations.
4. Scheduling, sequencing, movement, and positioning of large equipment into building during construction.
5. Access panel and door locations

1.4 QUALITY ASSURANCE

A. Comply with ASME A13.1 for lettering size, length of color field, colors, and viewing angles of identification devices.

B. Equipment Selection: Equipment of higher electrical characteristics, physical dimensions, capacities, and ratings may be furnished provided such proposed equipment is approved in writing and connecting mechanical and electrical services, circuit breakers, conduit, motors, bases, and equipment spaces are increased. Additional costs shall be approved in advance by appropriate Contract Modification for these increases. If minimum energy ratings or efficiencies of equipment are specified, equipment must meet design and commissioning requirements.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver pipes and tubes with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe end damage and prevent entrance of dirt, debris, and moisture.

B. Protect stored pipes and tubes from moisture and dirt. Elevate above grade. Do not exceed structural capacity of floor, if stored inside.

C. Protect flanges, fittings, and piping specialties from moisture and dirt.

D. Store plastic pipes protected from direct sunlight. Support to prevent sagging and bending.

1.6 SEQUENCING AND SCHEDULING

A. Coordinate Mechanical equipment installation with other building components.

B. Arrange for pipe spaces, chases, slots, and openings in building structure during progress of construction to allow for mechanical installations.

C. Coordinate installation of required supporting devices and set sleeves in poured-in-place concrete and other structural components, as they are constructed.

D. Sequence, coordinate, and integrate installations of mechanical materials and equipment for efficient flow of the Work. Coordinate installation of large equipment requiring positioning before closing in building.

E. Coordinate connection of mechanical systems with exterior underground and overhead utilities and services. Comply with requirements of governing regulations, franchised service companies, and controlling agencies.

F. Coordinate requirements for access panels and doors if mechanical items requiring access are concealed behind finished surfaces.

G. Coordinate installation of identifying devices after completing covering and painting, if devices are applied to surfaces. Install identifying devices before installing acoustical ceilings and similar concealment.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. Dielectric Tape:
      a. Holdrite (#272-4).
   2. Metal, Flexible Connectors:
      a. Flexicraft Industries.
      b. Flex-Hose, Co., Inc.
      c. Grinnell Corp.; Grinnell Supply Sales Co.
      d. Mercer Rubber Co.
      e. Metraflex Co.
      f. Uniflex, Inc.
   3. Rubber, Flexible Connectors:
      a. General Rubber Corp.
      b. Mercer Rubber Co.
      c. Metraflex Co.
      d. Red Valve Co., Inc.
      e. Uniflex, Inc.
   4. Mechanical Sleeve Seals:
      a. Calpico, Inc.
      b. Metraflex Co.
      c. Thunderline/Link-Seal.

2.2 PIPE AND PIPE FITTINGS

A. Refer to individual Specification piping Sections for pipe and fitting materials and joining methods, if applicable.

B. Pipe Threads: ASME B1.20.1 for factory-threaded pipe and pipe fittings.

2.3 JOINING MATERIALS

A. Refer to individual Specification piping Sections for special joining materials not listed below, if applicable.

B. Pipe-Flange Gasket Materials: Suitable for chemical and thermal conditions of piping system contents.
   1. ASME B16.21, nonmetallic, flat, asbestos-free, 1/8-inch maximum thickness, unless thickness or specific material is indicated.
      a. Full-Face Type: For flat-face, Class 125, cast-iron and cast-bronze flanges.
      b. Narrow-Face Type: For raised-face, Class 250, cast-iron and steel flanges.
   2. AWWA C110, rubber, flat face, 1/8 inch thick, unless otherwise indicated; and full-face or ring type, unless otherwise indicated.

C. Flange Bolts and Nuts: ASME B18.2.1, carbon steel, unless otherwise indicated.

D. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer, unless otherwise indicated.

E. Solder Filler Metals: ASTM B 32.
   1. ASTM B 32, 95/5 lead-free alloys. Include water –flushable and soluble flux according to ASTM B 813.

F. Brazing Filler Metals: AWS A5.8.
   1. BCuP Series: Copper-phosphorus alloys.
   2. BAg1: Silver alloy.

G. Welding Filler Metals: Comply with AWS D10.12 for welding materials appropriate for wall thickness and chemical analysis of steel pipe being welded.

H. Solvent Cements: Manufacturer's standard solvent cements for the following:
   1. CPVC Piping: ASTM F 493.
   2. PVC Piping: ASTM D 2564, medium bodied (bond). Include purple primer according to ASTM F 656.

I. Plastic Pipe Seals: ASTM F 477, elastomeric gasket.

J. Flanged, Ductile-Iron Pipe Gasket, Bolts, and Nuts: AWWA C110, rubber gasket, carbon-steel bolts and nuts.

K. Couplings: Iron-body sleeve assembly, fabricated to match OD of plain-end, pressure pipes.
   1. Sleeve: ASTM A 126, Class B, gray iron.
   2. Followers: ASTM A 47 malleable iron or ASTM A 536 ductile iron.
   3. Gaskets: Rubber.
   4. Bolts and Nuts: AWWA C111.
   5. Finish: Enamel paint.

2.4 DIELECTRIC FITTINGS

A. General Requirements: Assembly of copper alloy and ferrous materials or ferrous material body with separating nonconductive insulating material suitable for system fluid, pressure, and temperature, to prevent galvanic action and stop corrosion. Unions in first paragraph below are available in at least NPS 1/2 to NPS 2.

B. Dielectric Unions:
   1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
      a. Capitol Manufacturing Company.
      b. Central Plastics Company.

c. EPCO Sales, Inc.
d. Hart Industries International, Inc.
e. Watts Regulator Co.; a division of Watts Water Technologies, Inc.
f. Zurn Mechanical Products Group; Wilkins Water Control Products.

2. Description:
a. Pressure Rating: 250 psig at 180 deg F.
b. End Connections: Solder-joint copper alloy and threaded ferrous.
c. Flanges in first paragraph below are available in at least NPS 1-1/2 to NPS 4.

C. Dielectric Flanges:
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
a. Capitol Manufacturing Company.
b. Central Plastics Company.
c. EPCO Sales, Inc.
d. Watts Regulator Co.; a division of Watts Water Technologies, Inc.
2. Description:
a. Factory-fabricated, bolted, companion-flange assembly.
b. Pressure Rating: 175 psig minimum.
c. End Connections: Solder-joint copper alloy and threaded ferrous; threaded solder-joint copper alloy and threaded ferrous.

D. Dielectric-Flange Kits:
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
a. Advance Products & Systems, Inc.
b. Calico, Inc.
c. Central Plastics Company.
d. Pipeline Seal and Insulator, Inc.
2. Description:
a. Nonconducting materials for field assembly of companion flanges.
b. Pressure Rating: 150 psig.
c. Gasket: Neoprene or phenolic.
d. Bolt Sleeves: Phenolic or polyethylene.
e. Washers: Phenolic with steel backing washers.

E. Dielectric Couplings:
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
a. Calpico, Inc.
b. Lochinvar Corporation.
2. Description:
a. Galvanized-steel coupling.
b. Pressure Rating: 300 psig at 225 deg F.
c. End Connections: Female threaded.
d. Lining: Inert and noncorrosive, thermoplastic.

F. Dielectric Nipples:
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
a. Perfection Corporation; a subsidiary of American Meter Company.
b. Precision Mechanical Products, Inc.
c. Victaulic Company.
2. Description:
a. Electroplated steel nipple complying with ASTM F 1545.
b. Pressure Rating: 300 psig at 225 deg F.

c. End Connections: Male threaded or grooved.
d. Lining: Inert and noncorrosive, propylene.

2.5 DIELECTRIC ISOLATION TAPE

A. Tape to eliminate dissimilar metal contact: (equal to Holdrite #272-4)
1. White Polyester Felt. Pressure sensitive adhesive rubber base (one side only).
2. 4” width.

2.6 FLEXIBLE CONNECTORS

A. General: Fabricated from materials suitable for system fluid and that will provide flexible pipe connections. Include 125-psig minimum working-pressure rating, unless higher working pressure is indicated, and ends according to the following:
1. 2-Inch NPS and Smaller: Threaded.
2. 2-1/2-Inch NPS and Larger: Flanged.
3. Option for 2-1/2-Inch NPS and Larger: Grooved for use with keyed couplings.

B. Bronze-Hose, Flexible Connectors: Corrugated, bronze, inner tubing covered with bronze wire braid. Include copper-tube ends or bronze flanged ends, braze welded to hose.

C. Rubber, Flexible Connectors: CR or EPDM elastomer rubber construction, with multiple plies of NP fabric, molded and cured in hydraulic presses. Include 125-psig minimum working-pressure rating at 220 deg F. Units may be straight or elbow type, unless otherwise indicated.

2.7 MECHANICAL SLEEVE SEALS

A. Description: Modular sealing element unit, designed for field assembly, used to fill annular space between pipe and sleeve.
1. Sealing Elements: EPDM-rubber interlocking links shaped to fit surface of pipe. Include type and number required for pipe materials and size of pipe.
2. Pressure Plates: Stainless steel.
3. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements.

2.8 PIPING SPECIALTIES

A. Sleeves: The following materials are for wall, floor, slab, and roof penetrations:
1. Steel Sheet Metal: 0.0239-inch minimum thickness, galvanized, round tube closed with welded longitudinal joint.
2. Steel Pipe: ASTM A 53, Type E, Grade A, Schedule 40, galvanized, plain ends.
3. Cast Iron: Cast or fabricated "wall pipe" equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.
4. Stack Sleeve Fittings: Manufactured, cast-iron sleeve with integral clamping flange. Include clamping ring and bolts and nuts for membrane flashing.
a. Underdeck Clamp: Clamping ring with set screws.
5. Sleeve Fasteners: Manufactured, steel clips for securement during pour. Equal to B-line, BD40, BE-5-8 or BE-9-12.

B. Escutcheons: Manufactured wall, ceiling, and floor plates; deep-pattern type if required to conceal protruding fittings and sleeves.
1. ID: Closely fit around pipe, tube, and insulation of insulated piping.
2. OD: Completely cover opening.
3. Cast Brass: One piece, with set screw. (split face acceptable for existing piping)

a. Finish: Polished chrome-plate.

2.9 GROUT

A. Nonshrink, Nonmetallic Grout: ASTM C 1107, Grade B.
   1. Characteristics: Post-hardening, volume-adjusting, dry, hydraulic-cement grout, nonstaining, noncorrosive, nongaseous, and recommended for interior and exterior applications.
   2. Design Mix: 5000-psig, 28-day compressive strength.
   3. Packaging: Premixed and factory packaged.

2.10 ACCESS DOORS

A. General: Provide access doors for all serviceable mechanical appurtenances (valves, trap primers, shock arresters, actuators, sensors, etcetera) in inaccessible locations. Such locations include gypsum, brick and CMU ceilings and walls.

B. Location of panels shall be carefully coordinated with other Exposed Devices as described in earlier paragraphs.

C. Manufacturers shall be Milcor, Mifab, or approved equal. Unless indicated otherwise, use panels equal to Milcor Style M for masonry and drywall construction, equal to Milcor Style K for plastered masonry walls and ceilings. Stainless steel panels shall be used in ceramic tile or glazed structural tile.

D. Minimum construction features include 16-gage frame and door, continuous hinges, cam-style latch and 10x10" unobstructed opening size.

E. UL labeled when in fire-rated construction, one and one-half hour rating.

F. Access doors located outside, in restrooms or in a moisture-laden environment (dressing area, shower area, lockers, etcetera) shall be stainless steel construction.

G. Equipment access doors shall be of sufficient size to remove/replace equipment and provide routine maintenance as necessary, unless otherwise noted. Doors shall be set flush with adjacent finish surfaces. All access doors shall be provided with cylinder locks. All access doors (MEP) shall have one (1) common key.

PART 3 - EXECUTION

3.1 PIPING SYSTEMS - COMMON REQUIREMENTS AND APPLICATIONS

A. General: Install piping as described below, unless piping Sections specify otherwise. Individual piping Sections specify unique piping installation requirements.

B. General Locations and Arrangements: Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated, unless deviations to layout are approved on Coordination Drawings.

C. All piping to be installed in compliance with current NEC required clearances.

D. Install manufactured isolation clamps at all dissimilar metal pipe supports. Install dielectric isolation tape (engineer approved) only when a manufactured isolation clamp is not available.

E. Install piping at indicated slope.

F. Install components with pressure rating equal to or greater than system operating pressure.

G. Install piping in concealed interior and exterior locations, except in equipment rooms and service areas.

H. Install piping free of sags and bends.

I. Install exposed interior and exterior piping at right angles or parallel to building walls. Diagonal runs are prohibited, unless otherwise indicated.

J. Install piping tight to slabs, beams, joists, columns, walls, and other building elements. Allow sufficient space above removable ceiling panels to allow for ceiling panel removal.

K. Install piping to allow application of insulation plus 1-inch clearance around insulation.

L. Locate groups of pipes parallel to each other, spaced to permit valve servicing.

M. Install fittings for changes in direction and branch connections.

N. Install couplings according to manufacturer's written instructions.

O. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Comply with requirements in Section "Penetration Firestopping" for firestop materials and installations.
   1. Fire-stop all sleeves at floor penetrations of multistory buildings including underfloor penetrations.

P. Verify final equipment locations for roughing-in.

Q. Refer to equipment specifications in other Sections of these Specifications for roughing-in requirements.

R. Piping Joint Construction: Join pipe and fittings as follows and as specifically required in individual piping specification Sections:
   1. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
   2. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.
   3. Soldered Joints: Construct joints according to AWS's "Soldering Manual," Chapter "The Soldering of Pipe and Tube"; or CDA's "Copper Tube Handbook."
   4. Brazed Joints: Construct joints according to AWS's "Brazing Handbook," Chapter "Pipe and Tube."
   5. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:
      a. Note internal length of threads in fittings or valve ends, and proximity of internal seat or wall, to determine how far pipe should be threaded into joint.
      b. Apply appropriate tape or thread compound to external pipe threads, unless dry seal threading is specified.
      c. Align threads at point of assembly.
      d. Tighten joint with wrench. Apply wrench to valve end into which pipe is being threaded.
      e. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.

6. Welded Joints: Construct joints according to AWS D10.12, "Recommended Practices and Procedures for Welding Low Carbon Steel Pipe," using qualified processes and welding operators according to "Quality Assurance" Article.
7. Flanged Joints: Align flange surfaces parallel. Select appropriate gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Assemble joints by sequencing bolt tightening to make initial contact of flanges and gaskets as flat and parallel as possible. Use suitable lubricants on bolt threads. Tighten bolts gradually and uniformly using torque wrench.
8. Plastic Piping Solvent-Cement Joints: Clean and dry joining surfaces by wiping with clean cloth or paper towels. Join pipe and fittings according to the following:
    a. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
    b. CPVC Piping: ASTM D 2846 and ASTM F 493.
    c. PVC Pressure Piping: ASTM D 2672.
    d. PVC Nonpressure Piping: ASTM D 2855.
9. Plastic Piping Heat-Fusion Joints: Clean and dry joining surfaces by wiping with clean cloth or paper towels. Join according to ASTM D 2657 procedures and manufacturer's written instructions.
    a. Plain-End Pipe and Fittings: Use butt fusion.
    b. Plain-End Pipe and Socket Fittings: Use socket fusion.

3.2 ESCUTCHEON REQUIREMENTS

A. Install escutcheons at pipe penetrations of walls, ceilings, and floors in finished areas.
1. Escutcheons for New Piping:
    a. Piping exposed through floors and walls in finished areas: One piece, cast brass with polished chrome-plated finish with set screw. Deep escutcheons to be provided where standard depth will not fit.
    b. Escutcheons shall cover entire hole penetration.
    c. Escutcheon to be appropriately sized for pipe.
2. Escutcheons for Existing piping:
    a. Piping exposed through floors and walls in finished areas: Split plate, cast brass with polished chrome-plated finish with set screw. Deep escutcheons to be provided where standard depth will not fit.
    b. Escutcheons shall cover entire hole penetration.
    c. Escutcheon to be appropriately sized for pipe.
3. Install escutcheons at wall, floor, and ceiling penetrations in exposed finished locations and within cabinets and millwork. Use deep-pattern escutcheons if required to conceal protruding pipe fittings.

3.3 PIPE SLEEVE INSTALLATION REQUIREMENTS

A. Pipe sleeves are required at all through wall and floor penetrations.
1. Sleeves are to be of the following material:
    a. Galvanized-Steel-Pipe Sleeves: ASTM A 53/A 53M, Type E, Grade B, Schedule 40, zinc-coated, with plain ends.
2. Sleeves are required for all through floor and wall penetrations. Sleeves to be set and poured in place (in slab applications), secure all sleeves with fasteners.
3. Sleeves to extend 2 inches past face of floor or wall. Pipe sleeve in finished areas to be flush with wall or floor for installation of escutcheon.
4. Install sleeves in new partitions, slabs, and walls as they are built.
5. For interior wall penetrations, seal annular space between sleeve and pipe or pipe insulation using joint sealants appropriate for size, depth, and location of joint. Comply with requirements in Section "Joint Sealants" for joint sealants.

6. For exterior wall penetrations above grade, seal annular space between sleeve and pipe using joint sealants appropriate for size, depth, and location of joint. Comply with requirements in Section "Joint Sealants" for joint sealants.
7. For exterior wall penetrations below grade, seal annular space between sleeve and pipe using sleeve seals specified in this Section.
8. Install sleeves that are large enough to provide 1/4-inch (6.4-mm) annular clear space between sleeve and pipe or pipe insulation unless otherwise indicated. Seal annular space with water tight sealant. (equal to NP-1). All sleeves and penetrations to maintain rating of wall / floor. Seal pipe penetrations with fire-stopping materials.
9. Install sleeve materials according to the following applications:
    a. Sleeves for Piping Passing through Concrete Floor Slabs: galvanized steel pipe.
    b. Sleeves for Piping Passing through Concrete Floor Slabs of Mechanical Equipment Areas or Other Wet Areas: Galvanized-steel pipe sleeves.
        1) Extend sleeves 2 inches above finished floor level.
        2) For pipes penetrating floors with membrane waterproofing, extend cast-iron sleeve fittings below floor slab as required to secure clamping ring if ring is specified. Secure flashing between clamping flanges. Install section of cast-iron soil pipe to extend sleeve to 2 inches (50 mm) above finished floor level. Comply with requirements in Section "Sheet Metal Flashing and Trim" for flashing.
10. Sleeves for Piping Passing through Gypsum-Board Partitions:
    a. Galvanized-steel pipe sleeves.
    b. Exception: Sleeves are not required for water supply tubes and waste pipes for individual mechanical fixtures if escutcheons will cover openings.
11. Sleeves for Piping Passing through Concrete Roof Slabs: Reference details.
12. Sleeves for Piping Passing through Exterior Concrete Walls:
    a. Galvanized-steel pipe sleeves.
    b. Install sleeves that are large enough to provide 1-inch annular clear space between sleeve and pipe or pipe insulation when sleeve seals are used.
13. Sleeves for Piping Passing through Interior Concrete Walls:
    a. Galvanized-steel pipe sleeves.
14. Mechanical sleeve seals
    a. Install sleeve seals in sleeves in exterior concrete walls at water-service piping entries into building. Sleeves must be poured in place. Installation of sleeves after wall is constructed is not acceptable.
    b. Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble sleeve seal components and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

B. Piping Connections: Make connections according to the following, unless otherwise indicated:
1. Install unions, in piping 2-inch NPS and smaller, adjacent to each valve and at final connection to each piece of equipment with 2-inch NPS or smaller threaded pipe connection.
2. Install flanges, in piping 2-1/2-inch NPS and larger, adjacent to flanged valves and at final connection to each piece of equipment with flanged pipe connection.
3. Dry Piping Systems: Install dielectric unions and flanges to connect piping materials of dissimilar metals.
4. Wet Piping Systems: Install dielectric coupling and nipple fittings to connect piping materials of dissimilar metals.

3.4 DIELECTRIC FITTING INSTALLATION

A. Install unions, in piping 2-inch NPS and smaller, adjacent to each valve and at final connection to each piece of equipment with 2-inch NPS or smaller threaded pipe connection.

B. Install flanges, in piping 2-1/2-inch NPS and larger, adjacent to flanged valves and at final connection to each piece of equipment with flanged pipe connection.

3.5 EQUIPMENT INSTALLATION – COMMON REQUIREMENTS

A. Install equipment to provide maximum possible headroom, if mounting heights are not indicated.

B. Install equipment according to approved submittal data. Portions of the Work are shown only in diagrammatic form. Refer conflicts to Architect.

C. Install equipment level and plumb, parallel and perpendicular to other building systems and components in exposed interior spaces, unless otherwise indicated.

D. Install mechanical equipment to facilitate service, maintenance, and repair or replacement of components. Connect equipment for ease of disconnecting, with minimum interference to other installations. Extend grease fittings to accessible locations.

E. Install equipment giving right of way to piping installed at required slope.

3.6 PAINTING AND FINISHING

A. Apply paint to exposed piping according to the following, unless otherwise indicated:
   1. Interior, Ferrous Piping: Use semigloss, acrylic-enamel finish. Include finish coat over enamel undercoat and primer.
   2. Interior, Galvanized-Steel Piping: Use semigloss, acrylic-enamel finish. Include two finish coats over galvanized metal primer.
   3. Interior, Ferrous Supports: Use semigloss, acrylic-enamel finish. Include finish coat over enamel undercoat and primer.
   4. Exterior, Ferrous Piping: Use semigloss, acrylic-enamel finish. Include two finish coats over rust-inhibitive metal primer.
   5. Exterior, Galvanized-Steel Piping: Use semigloss, acrylic-enamel finish. Include two finish coats over galvanized metal primer.
   6. Exterior, Ferrous Supports: Use semigloss, acrylic-enamel finish. Include two finish coats over rust-inhibitive metal primer.

B. Do not paint piping specialties with factory-applied finish.

C. Damage and Touchup: Repair marred and damaged factory-painted finishes with materials and procedures to match original factory finish.

3.7 ERECTION OF METAL SUPPORTS AND ANCHORAGE

A. Cut, fit, and place miscellaneous metal supports accurately in location, alignment, and elevation to support and anchor mechanical materials and equipment.

B. Field Welding: Comply with AWS D1.1, "Structural Welding Code--Steel."

3.8 ERECTION OF WOOD SUPPORTS AND ANCHORAGE

A. Cut, fit, and place wood grounds, nailers, blocking, and anchorage to support and anchor mechanical materials and equipment (not to be used at pipe supports).

B. Select fastener sizes that will not penetrate members if opposite side will be exposed to view or will receive finish materials. Tighten connections between members. Install fasteners without splitting wood members.

C. Attach to substrates as required to support applied loads.

3.9 DEMOLITION

A. Cut, channel, chase, and drill floors, walls, partitions, ceilings, and other surfaces necessary for mechanical installations. Perform cutting by skilled mechanics of trades involved.

B. Repair cut surfaces to match adjacent surfaces.

3.10 CUTTING AND PATCHING

A. Disconnect, demolish, and remove Work specified in Mechanical Sections.

B. If pipe, ductwork, insulation, or equipment to remain is damaged or disturbed, remove damaged portions and install new products of equal capacity and quality.

C. Accessible Work: Remove indicated exposed pipe and ductwork in its entirety.

D. Work Abandoned in Place: Cut and remove underground pipe a minimum of 2 inches beyond face of adjacent construction. Cap and patch surface to match existing finish.

E. Removal: Remove indicated equipment from Project site.

F. Temporary Disconnection: Remove, store, clean, reinstall, reconnect, and make operational equipment indicated for relocation.

3.11 GROUTING

A. Install nonmetallic, nonshrink, grout for mechanical equipment base bearing surfaces, pump and other equipment base plates, and anchors. Mix grout according to manufacturer's written instructions.

B. Clean surfaces that will come into contact with grout.

C. Provide forms as required for placement of grout.

D. Avoid air entrapment during placing of grout.

E. Place grout, completely filling equipment bases.

F. Place grout on concrete bases to provide smooth bearing surface for equipment.

G. Place grout around anchors.

H. Cure placed grout according to manufacturer's written instructions.

END OF SECTION

SECTION 23 05 19

METERS AND GAUGES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following meters and gauges for mechanical systems:
   1. Thermometers.
   2. Gauges.
   3. Test plugs.

B. Related Sections include the following:
   1. Specification Section "Hydronic Piping" for water appurtenances.

1.2 SUBMITTALS

A. Product Data: For each type of product to be installed.

B. Operation and Maintenance Data: For all products to be installed.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
   1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 METAL-CASE, LIQUID-IN-GLASS THERMOMETERS

A. Manufacturers:
   1. Palmer - Wahl Instruments Inc.
   2. Trerice, H. O. Co.
   3. Weiss Instruments, Inc.
   4. Weksler Instruments Operating Unit; Dresser Industries; Instrument Div.

B. Case: Black-finished, Aluminum, 9 inches long.

C. Tube: Red or blue reading, organic-liquid filled, with magnifying lens.

D. Tube Background: Satin-faced, nonreflective aluminum with permanently baked on scale markings on lens (U.V. protected).

E. Window: Glass.

F. Connector: Adjustable type, 180 degrees in vertical plane, 360 degrees in horizontal plane, with locking device.

G. Stem: Brass for thermowell installation and of length to suit installation.

H. Accuracy: Plus or minus 1 percent of range or plus or minus 1 scale division to maximum of 1.5 percent of range.

2.3 THERMOWELLS

A. Manufacturers:
   1. Palmer – Wahl Instruments Inc.
   2. Trerice, H. O. Co.
   3. Weiss Instruments, Inc.
   4. Weksler Instruments Operating Unit; Dresser Industries; Instrument Div.

B. Manufacturers: Same as manufacturer of thermometer being used.

C. Description: Pressure-tight, socket-type metal fitting made for insertion into piping and of type, diameter, and length required to hold thermometer. Provide extended neck to accommodate insulation thickness.

2.4 PRESSURE GAUGES

A. Manufacturers:
   1. Palmer – Wahl Instruments Inc.
   2. Trerice, H. O. Co.
   3. Weiss Instruments, Inc.
   4. Weksler Instruments Operating Unit; Dresser Industries; Instrument Div.

B. Direct Mounting, Dial-type Dry or Liquid Filled Pressure Gauges: Indicating-dial type complying with ASME B40.100.
   1. Case: Dry or Liquid-filled type, stainless steel, 4-inch diameter. Weatherproof.
   2. Pressure-Element Assembly: Bourdon tube, unless otherwise indicated.
   3. Pressure Connection: Brass, NPS 1/4, bottom-outlet type unless back-outlet type is indicated.
   4. Movement: Mechanical, with link to pressure element and connection to pointer.
   5. Dial: Satin-faced, nonreflective aluminum with baked on scale markings.
   6. Pointer: Red or other dark-color metal.
   7. Window: Glass
   8. Ring: Stainless
   9. Accuracy: Grade B, plus or minus 2 percent of middle half scale.
   10. Vacuum-Pressure Range: 30-in. Hg of vacuum to 15 psig of pressure.
   11. Range of Fluids under Pressure: Two times operating pressure.

C. Pressure-Gauge Fittings:
   1. Valves: NPS ¼ brass or stainless-steel needle type.
   2. Syphons: NPS ¼ coil of brass tubing with threaded ends.
   3. Snubbers: ASME B40.5,NPS ¼ brass bushing with corrosion-resistant, porous-metal disc of material suitable for system fluid and working pressure.

2.5 TEST PLUGS (PT PORTS)

A. Manufacturers:
   1. Palmer – Wahl Instruments, Inc.
   2. Trerice, H. O. Co.
   3. Weiss Instruments, Inc.
   4. Weksler Instruments Operating Unit: Dresser Industries; Instrument Div.

B. Description: Corrosion-resistant brass or stainless-steel body with core inserts and gasketed and threaded cap, with extended stem for units to be installed in insulated piping.

C. Minimum Pressure and Temperature Rating: 500 psig at 200 deg F

D. Core Inserts: One or two self-sealing rubber valves.
   1. Insert material for air, water, oil, or gas service at 20 to 200 deg F shall be CR.
   2. Insert material for air or water service at minus 30 to plus 275 deg F shall be EPDM.

2.6 TEMPERATURE AND PRESSURE

A. Test Kit: Furnish (1) test kit containing one pressure gauge and adaptor, two (2) thermometers, and carrying case. Pressure gauge, adapter probes, and thermometer sensing elements shall be of diameter to fit test plugs and of length to project into piping.
   1. Pressure Gauge: Small bourdon-tube insertion type with 2- to 3-inch diameter dial and probe. Dial range shall be 0 to 200 psig.
   2. Low-Range Thermometer: Small bimetallic insertion type with 1- to 2-inch diameter dial and tapered-end sensing element. Dial ranges shall be 25 to 125 deg F.
   3. High-Range Thermometer: Small bimetallic insertion type with 1- to 2-inch diameter dial and tapered-end sensing element. Dial ranges shall be 0 to 220 deg F.
   4. Carrying case shall have formed instrument padding.

2.7 FLOW INDICATORS

A. Manufacturers:
   1. Dwyer Instruments, Inc.
   2. Ernst Gauge Co.

B. Description: Instrument for installation in piping systems for visual verification of flow.

C. Construction: Bronze or stainless-steel body; with sight glass and ABS plastic paddle-wheel indicator, and threaded or flanged ends.

D. Pressure Rating: 125 psig.

E. Temperature Rating: 200 deg F.

F. End Connections for NPS 2 and Smaller: Threaded.

G. End Connections for NPS 2-1/2 and Larger: Flanged.

PART 3 - EXECUTION

3.1 THERMOMETER APPLICATIONS

A. Install liquid-in-glass thermometers in the following locations:
   1. Inlet and outlet of each hydronic boiler, chiller and cooling tower.
   2. Inlet and outlet of each hydronic coil in air-handling units and built-up central systems (including fan coils)
   3. Inlet and outlet of each hydronic heat exchanger.
   4. Inlet and outlet of each hydronic heat-recovery unit.
   5. Inlet and outlet of each thermal storage tank.
   6. Outlet of all domestic water heaters.
   7. On hot water return line after pump (Domestic)
   8. At the following locations for mixing valves:

3.2 PRESSURE GAUGE APPLICATIONS

A. Install dry-case-type pressure gauges for discharge of each pressure-reducing valve inlet and outlet of all backflow preventers (Domestic water).

B. Install liquid-filled-case-type pressure gauges at chilled- and condenser-water inlets and outlets of chillers and cooling towers.

C. Install liquid-filled-case-type pressure gauges at suction and discharge of each pump, pressure reducing valve (hydronic), inlet and outlet of all backflow preventers (hydronic).

D. Install liquid filled-case-type pressure gauges at hot water inlets and outlets of boilers (hydronic).

3.3 FLOW INDICATOR APPLICATION

A. Install wheel type indicator on outlet side of filter feeder.

3.4 INSTALLATIONS

A. Install direct-mounting thermometers and adjust vertical and tilted positions.

B. Install thermowells with socket extending to center of pipe and in vertical position in piping tees where thermometers are indicated.

C. Install direct-mounting pressure gauges in piping tees with pressure gauge located on pipe at most readable position.

D. Install ¼" NPT, ¼ turn ball-valve and snubber fitting in piping for each pressure gauge for fluids.

E. Install test plugs in tees in piping.

F. Install flow indicators, in accessible positions for easy viewing, in piping systems.

G. Install test ports (PT plugs) where indicated on drawings/details and adjacent to all DDC temperature and pressure sensing devices for device calibration/verification. PT plugs shall have minimum 6-inch clear access and the mounting angle shall be vertical.

3.5 CONNECTIONS

A. Install meters and gauges adjacent to machines and equipment to allow service and maintenance for meters, gauges, machines, and equipment.

3.6 ADJUSTING

A. Calibrate meters according to manufacturer's written instructions, after installation.

B. Adjust faces of meters and Gauges to proper angle for best visibility.

END OF SECTION

SECTION 23 05 29

HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following hangers and supports for mechanical system piping and equipment:
   1. Steel pipe hangers and supports.
   2. Trapeze pipe hangers.
   3. Metal framing systems.
   4. Thermal-hanger shield inserts.
   5. Fastener systems.
   6. Equipment supports.

B. Related Sections include the following:
   1. Specification Section "Metal Fabrications" for structural-steel shapes and plates for trapeze hangers for pipe and equipment supports.
   2. Specification Section “Metal Ducts” for duct hangers and supports.

1.3 DEFINITIONS

A. MSS: Manufacturers Standardization Society for The Valve and Fittings Industry Inc.

B. Terminology: As defined in MSS SP-90, "Guidelines on Terminology for Pipe Hangers and Supports."

1.4 PERFORMANCE REQUIREMENTS

A. Design supports for multiple pipes capable of supporting combined weight of supported systems, system contents, and test water.

B. Design equipment supports capable of supporting combined operating weight of supported equipment and connected systems and components.

1.5 SUBMITTALS

A. Product Data: For the following:
   1. Steel pipe hangers and supports.
   2. Thermal-hanger shield inserts.
   3. Powder-actuated fastener systems.

B. Shop Drawings: Show fabrication and installation details and include calculations for the following:
   1. Trapeze pipe hangers. Include Product Data for components.
   2. Metal framing systems. Include Product Data for components.

3. Equipment supports.

C. Welding certificates.

1.6 QUALITY ASSURANCE

A. Welding: Qualify procedures and personnel according to AWS D1.1, "Structural Welding Code--Steel."

B. Welding: Qualify procedures and personnel according to the following:
1. AWS D1.1, "Structural Welding Code--Steel."

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 METAL COATING REQUIREMENTS:

A. All metal products shall have the following coatings:
1. Wet/damp areas: hot dipped galvanized.
2. Dry or conditioned areas: pre-galvanized.

2.3 STEEL PIPE HANGERS AND SUPPORTS

A. Description: MSS SP-58, Types 1 through 58, factory-fabricated components. Refer to Part 3 "Hanger and Support Applications" Article for where to use specific hanger and support types.

B. Manufacturers:
1. AAA Technology & Specialties Co., Inc.
2. Bergen-Power Pipe Supports.
3. B-Line Systems, Inc.; a division of Cooper Industries.
4. Carpenter & Paterson, Inc.
5. Empire Industries, Inc.
6. ERICO/Michigan Hanger Co.
7. Globe Pipe Hanger Products, Inc.
8. Grinnell Corp.
9. GS Metals Corp.
10. National Pipe Hanger Corporation.
11. PHD Manufacturing, Inc.
12. PHS Industries, Inc.
13. Piping Technology & Products, Inc.
14. Tolco Inc.

C. Galvanized, Metallic Coatings: Pre-galvanized (minimum thickness of 0.5 mils) or hot dipped (1.4 to 3.9 mil thickness).

D. Nonmetallic Coatings: Plastic coating, jacket, or liner.

E. Padded Hangers: Hanger with fiberglass or other pipe insulation pad or cushion for support of bearing surface of piping.

2.4 TRAPEZE PIPE HANGERS

A. Description: MSS SP-69, Type 59, shop- or field-fabricated pipe-support assembly made from structural-steel shapes with MSS SP-58 hanger rods, nuts, saddles, and U-bolts.

2.5 METAL FRAMING SYSTEMS

A. Description: MFMA-3, shop- or field-fabricated pipe-support assembly made of steel channels and other components.

B. Manufacturers:
1. B-Line Systems, Inc.; a division of Cooper Industries.
2. ERICO/Michigan Hanger Co.; ERISTRUT Div.
3. GS Metals Corp.
4. Power-Strut Div.; Tyco International, Ltd.
5. Thomas & Betts Corporation.
6. Tolco Inc.
7. Unistrut Corp.; Tyco International, Ltd.

C. Coatings: Manufacturer's standard finish unless bare metal surfaces are indicated.

D. Nonmetallic Coatings: Plastic coating, jacket, or liner.

2.6 THERMAL-HANGER SHIELD INSERTS

A. Description: 100-psig minimum, compressive-strength insulation insert with a sheet metal shield.

B. Manufacturers:
1. Carpenter & Paterson, Inc.
2. ERICO/Michigan Hanger Co.
3. PHS Industries, Inc.
4. Pipe Shields, Inc.
5. Rilco Manufacturing Company, Inc.
6. Buckaroos

C. Insulation-Insert Material for Cold Piping: ASTM C 552, Type II cellular glass with vapor barrier. **Wood inserts are not acceptable.**

D. Insulation-Insert Material for Hot Piping: Water-repellent treated, ASTM C 533, Type I calcium silicate or ASTM C 552, Type II cellular glass.

E. Insulation-Insert Material for Hot Piping only, up to 3” diameter: Molded fiberglass block, 20 lbs/ft^3 density, thermal conductivity of 0.30.

F. For Trapeze or Clamped Systems: Insert and shield shall cover entire circumference of pipe.

G. For Clevis or Band Hangers: Insert and shield shall cover lower 180 degrees of pipe.

H. Insert Length: Extend 4 inches beyond sheet metal shield for piping operating below ambient air temperature.

2.7 FASTENER SYSTEMS

A. Mechanical-Expansion Anchors: Insert-wedge-type stainless steel, for use in hardened Portland cement concrete with pull-out, tension, and shear capacities appropriate for supported loads and building materials where used.
   1. Manufacturers:
      a. B-Line Systems, Inc.; a division of Cooper Industries.
      b. Empire Industries, Inc.
      c. Hilti, Inc.
      d. ITW Ramset/Red Head.
      e. MKT Fastening, LLC.
      f. Powers Fasteners.

2.8 EQUIPMENT SUPPORTS

A. Description: Welded, shop- or field-fabricated equipment support made from structural-steel shapes.

2.9 MISCELLANEOUS MATERIALS

A. Structural Steel: ASTM A 36/A 36M, steel plates, shapes, and bars.
   1. Exterior: Galvanized steel.
   2. Interior: Black steel.

B. Grout: ASTM C 1107, factory-mixed and -packaged, dry, hydraulic-cement, non-shrink and nonmetallic grout; suitable for interior and exterior applications.
   1. Properties: Nonstaining, noncorrosive, and nongaseous.
   2. Design Mix: 5000-psi, 28-day compressive strength.

PART 3 - EXECUTION

3.1 HANGER AND SUPPORT APPLICATIONS

A. Specific hanger and support requirements are specified in Sections specifying piping systems and equipment.

B. Comply with MSS SP-69 for pipe hanger selections and applications that are not specified in piping system Sections.

C. Use hangers and supports with galvanized, metallic coatings for piping and equipment that will not have field-applied finish.

D. Use nonmetallic coatings on attachments for electrolytic protection where attachments are in direct contact with copper tubing.

E. Use padded hangers for piping that is subject to scratching.

F. Horizontal-Piping Hangers and Supports: Unless otherwise indicated and except as specified in piping system Sections, install the following types:
   1. Adjustable, Steel Clevis Hangers (MSS Type 1): For suspension of non-insulated or insulated stationary pipes, NPS 1/2 to NPS 30.
   2. Yoke-Type Pipe Clamps (MSS Type 2): For suspension of 120 to 450 deg F pipes, NPS 4 to NPS 16, requiring up to 4 inches of insulation.
   3. Carbon- or Alloy-Steel, Double-Bolt Pipe Clamps (MSS Type 3): For suspension of pipes, NPS 3/4 to NPS 24, requiring clamp flexibility and up to 4 inches of insulation.

4. Steel Pipe Clamps (MSS Type 4): For suspension of cold and hot pipes, NPS 1/2 to NPS 24, if little or no insulation is required.
5. Pipe Hangers (MSS Type 5): For suspension of pipes, NPS 1/2 to NPS 4, to allow off-center closure for hanger installation before pipe erection.
6. Adjustable, Swivel Split- or Solid-Ring Hangers (MSS Type 6): For suspension of noninsulated stationary pipes, NPS 3/4 to NPS 8.
7. Adjustable, Steel Band Hangers (MSS Type 7): For suspension of non-insulated stationary pipes, NPS 1/2 to NPS 8.
8. Adjustable Band Hangers (MSS Type 9): For suspension of non-insulated stationary pipes, NPS 1/2 to NPS 8.
9. Adjustable, Swivel-Ring Band Hangers (MSS Type 10): For suspension of non-insulated stationary pipes, NPS 1/2 to NPS 2.
10. Split Pipe-Ring with or without Turnbuckle-Adjustment Hangers (MSS Type 11): For suspension of noninsulated stationary pipes, NPS 3/8 to NPS 8.
11. Extension Hinged or 2-Bolt Split Pipe Clamps (MSS Type 12): For suspension of noninsulated stationary pipes, NPS 3/8 to NPS 3.
12. U-Bolts (MSS Type 24): For support of heavy pipes, NPS 1/2 to NPS 30.
13. Clips (MSS Type 26): For support of insulated pipes not subject to expansion or contraction.
14. Pipe Saddle Supports (MSS Type 36): For support of pipes, NPS 4 to NPS 36, with steel pipe base stanchion support and cast-iron floor flange.
15. Pipe Stanchion Saddles (MSS Type 37): For support of pipes, NPS 4 to NPS 36, with steel pipe base stanchion support and cast-iron floor flange and with U-bolt to retain pipe.
16. Adjustable, Pipe Saddle Supports (MSS Type 38): For stanchion-type support for pipes, NPS 2-1/2 to NPS 36, if vertical adjustment is required, with steel pipe base stanchion support and cast-iron floor flange.
17. Single Pipe Rolls (MSS Type 41): For suspension of pipes, NPS 1 to NPS 30, from 2 rods if longitudinal movement caused by expansion and contraction might occur.
18. Adjustable Roller Hangers (MSS Type 43): For suspension of pipes, NPS 2-1/2 to NPS 20, from single rod if horizontal movement caused by expansion and contraction might occur.
19. Complete Pipe Rolls (MSS Type 44): For support of pipes, NPS 2 to NPS 42, if longitudinal movement caused by expansion and contraction might occur but vertical adjustment is not necessary.
20. Pipe Roll and Plate Units (MSS Type 45): For support of pipes, NPS 2 to NPS 24, if small horizontal movement caused by expansion and contraction might occur and vertical adjustment is not necessary.
21. Adjustable Pipe Roll and Base Units (MSS Type 46): For support of pipes, NPS 2 to NPS 30, if vertical and lateral adjustment during installation might be required in addition to expansion and contraction.

G. Vertical-Piping Clamps: Unless otherwise indicated and except as specified in piping system Sections, install the following types:
1. Extension Pipe or Riser Clamps (MSS Type 8): For support of pipe risers, NPS 3/4 to NPS 20.
2. Carbon- or Alloy-Steel Riser Clamps (MSS Type 42): For support of pipe risers, NPS 3/4 to NPS 20, if longer ends are required for riser clamps.

H. Hanger-Rod Attachments: Unless otherwise indicated and except as specified in piping system Sections, install the following types:
1. Steel Turnbuckles (MSS Type 13): For adjustment up to 6 inches for heavy loads.
2. Steel Clevises (MSS Type 14): For 120 to 450 deg F piping installations.
3. Swivel Turnbuckles (MSS Type 15): For use with MSS Type 11, split pipe rings.
4. Malleable-Iron Sockets (MSS Type 16): For attaching hanger rods to various types of building attachments.

5. Steel Weldless Eye Nuts (MSS Type 17): For 120 to 450 deg F piping installations.

I. Building Attachments: Unless otherwise indicated and except as specified in piping system Sections, install the following types:
   1. Steel or Malleable Concrete Inserts (MSS Type 18): For upper attachment to suspend pipe hangers from concrete ceiling.
   2. Top-Beam C-Clamps (MSS Type 19): For use under roof installations with bar-joist construction to attach to top flange of structural shape.
   3. Side-Beam or Channel Clamps (MSS Type 20): For attaching to bottom flange of beams, channels, or angles.
   4. Center-Beam Clamps (MSS Type 21): For attaching to center of bottom flange of beams.
   5. Welded Beam Attachments (MSS Type 22): For attaching to bottom of beams if loads are considerable and rod sizes are large.
   6. C-Clamps (MSS Type 23): For structural shapes.
   7. Top-Beam Clamps (MSS Type 25): For top of beams if hanger rod is required tangent to flange edge.
   8. Side-Beam Clamps (MSS Type 27): For bottom of steel I-beams.
   9. Steel-Beam Clamps with Eye Nuts (MSS Type 28): For attaching to bottom of steel I-beams for heavy loads.
   10. Linked-Steel Clamps with Eye Nuts (MSS Type 29): For attaching to bottom of steel I-beams for heavy loads, with link extensions.
   11. Malleable Beam Clamps with Extension Pieces (MSS Type 30): For attaching to structural steel.
   12. Welded-Steel Brackets: For support of pipes from below, or for suspending from above by using clip and rod. Use one of the following for indicated loads:
       a. Light (MSS Type 31): 750 lb.
       b. Medium (MSS Type 32): 1500 lb.
       c. Heavy (MSS Type 33): 3000 lb.
   13. Side-Beam Brackets (MSS Type 34): For sides of steel or wooden beams.
   14. Plate Lugs (MSS Type 57): For attaching to steel beams if flexibility at beam is required.
   15. Horizontal Travelers (MSS Type 58): For supporting piping systems subject to linear horizontal movement where headroom is limited.

J. Saddles and Shields: Unless otherwise indicated and except as specified in piping system Sections, install the following types:
   1. Steel Pipe-Covering Protection Saddles (MSS Type 39): To fill interior voids with insulation that matches adjoining insulation.
   2. Thermal-Hanger Shield Inserts: For supporting insulated cold pipe. **Wood inserts are not acceptable.**

K. Spring Hangers and Supports: Unless otherwise indicated and except as specified in piping system Sections, install the following types:
   1. Restraint-Control Devices (MSS Type 47): Where indicated to control piping movement.
   2. Spring Cushions (MSS Type 48): For light loads if vertical movement does not exceed 1-1/4 inches.
   3. Spring-Cushion Roll Hangers (MSS Type 49): For equipping Type 41 roll hanger with springs.
   4. Spring Sway Braces (MSS Type 50): To retard sway, shock, vibration, or thermal expansion in piping systems.
   5. Variable-Spring Hangers (MSS Type 51): Preset to indicated load and limit variability factor to 25 percent to absorb expansion and contraction of piping system from hanger.

6. Variable-Spring Base Supports (MSS Type 52): Preset to indicated load and limit variability factor to 25 percent to absorb expansion and contraction of piping system from base support.
7. Variable-Spring Trapeze Hangers (MSS Type 53): Preset to indicated load and limit variability factor to 25 percent to absorb expansion and contraction of piping system from trapeze support.
8. Constant Supports: For critical piping stress and if necessary to avoid transfer of stress from one support to another support, critical terminal, or connected equipment. Include auxiliary stops for erection, hydrostatic test, and load-adjustment capability. These supports include the following types:
    a. Horizontal (MSS Type 54): Mounted horizontally.
    b. Vertical (MSS Type 55): Mounted vertically.
    c. Trapeze (MSS Type 56): Two vertical-type supports and one trapeze member.

L. Comply with MSS SP-69 for trapeze pipe hanger selections and applications that are not specified in piping system Sections.

M. Comply with MFMA-102 for metal framing system selections and applications that are not specified in piping system Sections.

N. Use powder-actuated fasteners or mechanical-expansion anchors instead of building attachments in concrete construction only in locations approved by the structural engineer.

3.2 HANGER AND SUPPORT INSTALLATION

A. Steel Pipe Hanger Installation: Comply with MSS SP-69 and MSS SP-89. Install hangers, supports, clamps, and attachments as required to properly support piping from building structure; **attaching to metal roof decks is not permissible.**

B. Trapeze Pipe Hanger Installation: Comply with MSS SP-69 and MSS SP-89. Arrange for grouping of parallel runs of horizontal piping and support together on field-fabricated trapeze pipe hangers.
1. Pipes of Various Sizes: Support together and space trapezes for smallest pipe size or install intermediate supports for smaller diameter pipes as specified above for individual pipe hangers.
2. Field fabricate from ASTM A 36/A 36M, steel shapes selected for loads being supported. Weld steel according to AWS D1.1.

C. Metal Framing System Installation: Arrange for grouping of parallel runs of piping and support together on field-assembled metal framing systems.

D. Thermal-Hanger Shield Installation: Install in pipe hanger or shield for insulated piping.

E. Fastener System Installation:
1. Install powder-actuated fasteners for use in lightweight concrete or concrete slabs less than 4 inches thick in concrete after concrete is placed and completely cured. Use operators that are licensed by powder-actuated tool manufacturer. Install fasteners according to powder-actuated tool manufacturer's operating manual.
2. Install mechanical-expansion anchors in concrete after concrete is placed and completely cured. Install fasteners according to manufacturer's written instructions.

F. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers, and other accessories.

G. Equipment Support Installation: Install suspended units on supports fabricated from welded-structural-steel shapes or from strut channels as applicable for the unit weight. Vertical

support members must be appropriately sized threaded rods. Metal straps or cables are not allowed. Isolate units to prevent vibration or noise as specified in other sections.

H. Install hangers and supports to allow controlled thermal movement of piping systems, to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends, and similar units.

I. Install lateral bracing with pipe hangers and supports to prevent swaying.

J. Install building attachments within concrete slabs or attach to structural steel. Install additional attachments at concentrated loads for NPS 2-1/2 and larger, including valves, flanges, and strainers, and at changes in direction of piping (24" maximum distance from elbow). Install concrete inserts before concrete is placed; fasten inserts to forms and install reinforcing bars through openings at top of inserts.

K. Load Distribution: Install hangers and supports so piping live and dead loads and stresses from movement will not be transmitted to connected equipment.

L. Pipe Slopes: Install hangers and supports to provide indicated pipe slopes and so maximum pipe deflections allowed by ASME B31.9 (for building services piping) are not exceeded.

M. Insulated Piping: Comply with the following:
   1. Attach clamps and spacers to piping.
      a. Piping Operating above Ambient Air Temperature: Clamp may project through insulation.
      b. Piping Operating below Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
      c. Do not exceed pipe stress limits according to ASME B31.9 for building services piping.
   2. Install MSS SP-58, Type 39, protection saddles if insulation without vapor barrier is indicated. Fill interior voids with insulation that matches adjoining insulation.
      a. Option: Thermal-hanger shield inserts may be used. Include steel weight-distribution plate for pipe NPS 4 and larger if pipe is installed on rollers.
   3. Install thermal-hanger shield inserts on insulated piping with vapor barrier. Include steel weight-distribution plate for pipe NPS 4 and larger if pipe is installed on rollers.
   4. Shield Dimensions for Pipe: Not less than the following:
      a. NPS 1/4 to NPS 3-1/2: 12 inches long and 0.048 inch thick.
      b. NPS 4: 12 inches long and 0.06 inch thick.
      c. NPS 5 and NPS 6: 18 inches long and 0.06 inch thick.
   5. Insert Material: Length at least as long as protective shield.
   6. Thermal-Hanger Shields: Install with insulation same thickness as piping insulation.

N. Insulated Ducts (Mineral Fiber Blanket). Comply with the following:
   1. At all unistrut supports provide mineral fiber board insert in between ductwork and unistrut. Insert to extend 12" on both sides of unistrut, full length of strut. Extend blanket between structural insert.

3.3 EQUIPMENT SUPPORTS

A. Fabricate structural-steel stands to suspend equipment from structure overhead or to support equipment above floor.

B. Grouting: Place grout under supports for floor-mounted equipment to make a smooth bearing surface.

C. Provide lateral bracing to prevent swaying for suspended equipment supports.

3.4 METAL FABRICATIONS

A. Cut, drill, and fit miscellaneous metal fabrications for trapeze pipe hangers and equipment supports.

B. Fit exposed connections together to form hairline joints. Field weld connections that cannot be shop welded because of shipping size limitations.

C. Field Welding: Comply with AWS D1.1 procedures for shielded metal arc welding, appearance and quality of welds, and methods used in correcting welding work, and with the following:
   1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
   2. Obtain fusion without undercut or overlap.
   3. Remove welding flux immediately.
   4. Finish welds at exposed connections so no roughness shows after finishing and contours of welded surfaces match adjacent contours.

3.5 ADJUSTING

A. Hanger Adjustments: Adjust hangers to distribute loads equally on attachments and to achieve indicated slope of pipe.

B. Trim excess length of continuous-thread hanger support rods to 1-1/2 inches.

3.6 PAINTING

A. Touch Up: Clean field welds and abraded areas of shop paint. Paint exposed areas immediately after erecting hangers and supports. Use same materials as used for shop painting. Comply with SSPC-PA 1 requirements for touching up field-painted surfaces.
   1. Apply paint by brush or spray to provide minimum dry film thickness of 2.0 mils.

B. Touch Up: Cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop paint on miscellaneous metal are specified in Division 09 painting Sections.

C. Galvanized Surfaces: Clean welds, bolted connections, field cuts, and abraded areas and apply galvanizing-repair paint to comply with ASTM A 780.

END OF SECTION

SECTION 23 05 53

MECHANICAL IDENTIFICATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following mechanical identification materials and their installation:
   1. Equipment nameplates.
   2. Equipment markers.
   3. Equipment signs.
   4. Access panel and door markers.
   5. Pipe markers.
   6. Duct markers.
   7. Stencils.
   8. Valve tags.
   9. Valve schedules.
   10. Warning tags.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Valve Schedules: For each piping system. Furnish extra copies (in addition to mounted copies) to include in maintenance manuals. Reproduce on 8½ 11 bond. Tabulate valve number, piping system, system abbreviation as shown on tag, room or space location of valve, and variations for identification. Mark valves intended for emergency shutoff and similar special uses. Indicate normal operating positions (open, closed, modulating, or balance).

1.4 QUALITY ASSURANCE

A. ASME Compliance: Comply with ASME A13.1, "Scheme for the Identification of Piping Systems," for letter size, length of color field, colors, and viewing angles of identification devices for piping.

1.5 COORDINATION

A. Coordinate installation of identifying devices with completion of covering and painting of surfaces where devices are to be applied.

B. Coordinate installation of identifying devices with location of access panels and doors.

C. Install identifying devices before installing acoustical ceilings and similar concealment.

PART 2 - PRODUCTS

2.1 GENERAL

A. Products specified are for applications referenced in other Mechanical sections. In addition to a factory installed equivalent nameplate, all equipment shall have an engraved equipment sign that matches the schedule tag name.

2.2 EQUIPMENT IDENTIFICATION DEVICES

A. Equipment Nameplates: Metal, with data engraved or stamped, for permanent attachment on equipment.
   1. Data:
      a. Manufacturer, product name, model number, and serial number.
      b. Capacity, operating and power characteristics, and essential data.
      c. Labels of tested compliances.
   2. Location: Accessible and visible.
   3. Fasteners: As required to mount on equipment.
   4. Material: Brass.

B. Equipment Signs: ASTM D 709, Type I, cellulose, paper-base, phenolic-resin-laminate engraving stock; Grade ES-2, black surface, black phenolic core, with white melamine subcore, unless otherwise indicated. Fabricate in sizes required for message. Provide holes for mechanical fastening.
   1. Data: Instructions for operation of equipment and for safety procedures.
   2. Engraving: Manufacturer's standard letter style, of sizes and with terms to match equipment identification.
   3. Thickness: 1/8 inch, unless otherwise indicated.
   4. Fasteners: Self-tapping, stainless-steel screws or contact-type, permanent adhesive.

2.3 PIPING IDENTIFICATION DEVICES

A. Manufactured Pipe Markers, General: Manufacturers standard preprinted, semi-rigid, snap-on type.
   1. Colors: Comply with ASME A13.1, unless otherwise indicated.
   2. Pipes with OD, Including Insulation, Less Than 6 Inches: Full-band pipe markers extending 360 degrees around pipe at each location.
   3. Pipes with OD, Including Insulation, 6 Inches and Larger: Either full-band or strip-type pipe markers at least three times letter height and of length required for label.
   4. Arrows: Integral with piping system service lettering to accommodate both directions; or as separate unit on each pipe marker to indicate direction of flow.
   5. Lettering: Manufacturers standard preprinted.

2.4 DUCT IDENTIFICATION DEVICES

A. Duct Markers: Engraved, color-coded laminated plastic. Include direction and quantity of airflow and duct service (such as supply, return, and exhaust). Include contact-type, permanent adhesive. See Execution section for color scheme.

2.5 VALVE TAGS

A. Valve Tags: Stamped or engraved with 1/4-inch letters for piping system abbreviation and 1/2-inch sequenced numbers. Provide 5/32-inch hole for fastener.
   1. Material: 0.032-inch thick aluminum.
   2. Valve-Tag Fasteners: Brass S-hook.
   3. Size: 1½ inches in diameter, unless otherwise indicated.

2.6 VALVE SCHEDULES

A. Valve-Schedule Frames: Glazed display frame for removable mounting on masonry walls for each page of valve schedule. Include mounting screws.

B. Frame: Extruded aluminum.

C. Glazing: ASTM C 1036, Type I, Class 1, Glazing Quality B, 2.5-mm, single-thickness glass.

2.7 WARNING TAGS

A. Warning Tags: Preprinted or partially preprinted, accident-prevention tags; of plasticized card stock with matte finish suitable for writing.
   1. Size: 3 by 5-1/4 inches **minimum**.
   2. Fasteners: Brass grommet and wire.
   3. Nomenclature: Large-size primary caption such as DANGER, CAUTION, or DO NOT OPERATE.
   4. Color: Yellow background with black lettering.

PART 3 - EXECUTION

3.1 APPLICATIONS, GENERAL

A. Products specified are for applications referenced in other Mechanical Sections. If more than single-type material, device, or label is specified for listed applications, selection is Installer's option.

3.2 EQUIPMENT IDENTIFICATION

A. Install and permanently fasten equipment nameplates on each major item of mechanical equipment that does not have nameplate or has nameplate that is damaged or located where not easily visible. Locate nameplates where accessible and visible. Include nameplates for the following general categories of equipment:
   1. Fuel-burning units, including boilers, furnaces, heaters, stills, and absorption units.
   2. Pumps, compressors, chillers, condensers, and similar motor-driven units.
   3. Heat exchangers, coils, evaporators, cooling towers, heat recovery units, and similar equipment.
   4. Fans, blowers, primary balancing dampers, and mixing boxes.
   5. Packaged HVAC central-station and zone-type units.

B. Install equipment markers with permanent fasteners on or near each major item of mechanical equipment. Data required for markers may be included on signs, and markers may be omitted if both are indicated.
   1. Letter Size: Minimum 1/4 inch for name of units if viewing distance is less than 24 inches, ½ inch for viewing distances up to 72 inches, and proportionately larger lettering for greater viewing distances. Include secondary lettering two-thirds to three-fourths the size of principal lettering.
   2. Data: Distinguish among multiple units, indicate operational requirements, indicate safety and emergency precautions, warn of hazards and improper operations, and identify units.
   3. Locate markers where accessible and visible. Include markers for the following general categories of equipment:
      a. Main control and operating valves, including safety devices and hazardous units such as gas outlets.

b. Fire department hose valves and hose stations.
c. Meters, gages, thermometers, and similar units.
d. Fuel-burning units, including boilers, furnaces, heaters, stills, and absorption units.
e. Pumps, compressors, chillers, condensers, and similar motor-driven units.
f. Heat exchangers, coils, evaporators, cooling towers, heat recovery units, and similar equipment.
g. Fans, blowers, primary balancing dampers, and mixing boxes.
h. Packaged HVAC central-station and zone-type units.
i. Tanks and pressure vessels.
j. Strainers, filters, humidifiers, water-treatment systems, and similar equipment.

C. Install equipment signs with screws or permanent adhesive on or near each major item of mechanical equipment. Locate signs where accessible and visible.
1. Identify mechanical equipment with equipment markers in the following color codes:
a. Green: For cooling equipment and components.
b. Yellow: For heating equipment and components.
c. Green and Yellow, Orange: For combination cooling and heating equipment and components.
d. Brown: For energy-reclamation equipment and components.
2. Letter Size: Minimum 1/2 inch for name of units if viewing distance is less than 24 inches, 3/4 inch for viewing distances up to 72 inches, and proportionately larger lettering for greater viewing distances. Include secondary lettering two-thirds to three-fourths the size of principal lettering.
3. Data: Distinguish among multiple units, indicate operational requirements, indicate safety and emergency precautions, warn of hazards and improper operations, and identify units.
4. Include signs for the following general categories of equipment:
a. Main control and operating valves, including safety devices and hazardous units such as gas outlets.
b. Fuel-burning units, including boilers, furnaces, heaters, stills, and absorption units.
c. Pumps, compressors, chillers, condensers, and similar motor-driven units.
d. Heat exchangers, coils, evaporators, cooling towers, heat recovery units, and similar equipment.
e. Fans, blowers, primary balancing dampers, and mixing boxes.
f. Packaged HVAC central-station and zone-type units.
g. Tanks and pressure vessels.
h. Strainers, filters, humidifiers, water-treatment systems, and similar equipment.

D. Install access panel markers with screws on equipment access panels.

3.3 PIPING IDENTIFICATION

A. Install manufactured pipe markers indicating service on each piping system. Install with flow indication arrows showing direction of flow.
1. Pipes with OD, Including Insulation, Less Than 6 Inches: Snap-on application of pretensioned, semi-rigid plastic pipe marker.
2. Pipes with OD, Including Insulation, 6 Inches and Larger: Shaped pipe markers. Use size to match pipe and secure with manufacturer's stainless steel bands.
3. Fasten Option: Laminated or bonded application of pipe marker to pipe or insulation.

B. Locate pipe markers and color bands where piping is exposed in finished spaces; in machine rooms; in accessible maintenance spaces such as shafts, tunnels and plenums; and in exterior nonconcealed locations such as rooftops and chiller yards, as follows:
1. Near each valve and control device.

2. Near each branch connection, excluding short takeoffs for fixtures and terminal units. Where flow pattern is not obvious, mark each pipe at branch.
3. Near penetrations through walls, floors, ceilings, and nonaccessible enclosures.
4. At access doors, manholes, and similar access points that permit view of concealed piping.
5. Near major equipment items and other points of origination and termination.
6. Spaced at maximum intervals of 50 feet along each run. Reduce intervals to 25 feet in areas of congested piping and equipment.
7. On piping above removable acoustical ceilings.

3.4 DUCT IDENTIFICATION

A. Install duct markers with permanent adhesive on air ducts in the following color codes:
   1. Green: For cold-air supply ducts.
   2. Yellow: For hot-air supply ducts.
   3. Blue: For exhaust-, outside-, relief-, return-, and mixed-air ducts.
   4. ASME A13.1 Colors and Designs: For hazardous material exhaust.
   5. Letter Size: Minimum 1/2 inch for name of units if viewing distance is less than 24 inches, 3/4 inch for viewing distances up to 72 inches, and proportionately larger lettering for greater viewing distances. Include secondary lettering two-thirds to three-fourths the size of principal lettering.

B. Locate markers near points where ducts enter into concealed spaces and at maximum intervals of 50 feet in each space where ducts are exposed or concealed by removable ceiling system. Reduce intervals to 25 feet in areas of high duct congestion.

3.5 VALVE-SCHEDULE INSTALLATION

A. Mount valve schedule on wall in accessible location in each major equipment room.

3.6 WARNING-TAG INSTALLATION

A. Write required message on, and attach warning tags to, equipment and other items where required.

3.7 VALVE TAGS

A. Install on valves and control devices in piping systems, except check valves, valves within factory-fabricated equipment units, plumbing fixture supply stops, shutoff valves, and HVAC terminal devices and similar roughing-in connections of end-use fixtures and units. List tagged valves in valve schedule.

B. Valve Tag Application Schedule: Tag valves according to size, shape, color scheme, and with captions similar to those indicated in the following:

C. Tag Material: Aluminum.

D. Tag Size and Shape: 1-1/2 inches, round.

E. Tag Color: According to the following:
   1. Chilled Water: Blue.
   2. Cold Water: Black.
   3. Hot Water: Red.
   4. Fire Protection: Red.
   5. Sprinkler: White.

6. Gas: Yellow.
7. Steam: Red.

F. Letter Color: White.

G. Install mounted valve schedule in each major equipment room.

3.8 EQUIPMENT SIGNS AND MARKERS

A. Install engraved plastic-laminate signs or equipment markers on or near each major item of mechanical equipment. Include signs for the following general categories of equipment:
1. Main control and operating valves, including safety devices and hazardous units such as gas outlets.
2. Meters, gages, thermometers, and similar units.
3. Fuel-burning units, including boilers, furnaces, heaters, stills, and absorption units.
4. Pumps, compressors, chillers, condensers, and similar motor-driven units.
5. Heat exchangers, coils, evaporators, cooling towers, heat recovery units, and similar equipment.
6. Fans, blowers, primary balancing dampers, and mixing boxes.
7. Packaged HVAC central-station and zone-type units.
8. Tanks and pressure vessels.
9. Strainers, filters, humidifiers, water-treatment systems, and similar equipment.
10. Any concealed appurtenances requiring access for maintenance shall be clearly identified by sign (to include but not be limited to unions, strainers, valves, etc.).

B. Duct Systems: Identify air supply, return, exhaust, intake, and relief ducts with duct markers; or provide stenciled signs and arrows showing service and direction of flow.
1. Location: Locate signs near points where ducts enter into concealed spaces and at maximum intervals of 50 feet in each space where ducts are exposed or concealed by removable ceiling system.

3.9 ADJUSTING AND CLEANING

A. Relocate mechanical identification materials and devices that have become visually blocked by work of this or other Divisions.

B. Clean faces of identification devices and glass frames of valve charts.

END OF SECTION

SECTION 23 05 93

TESTING, ADJUSTING AND BALANCING

PART 1 - GENERAL

1.1 SCOPE OF WORK

A. The work included in this section consists of the furnishing of all labor, instruments, tools, and services required in connection with the testing, adjusting and balancing (TAB) of the heating, ventilating, and air conditioning systems as described in the mechanical specifications and/or shown on the mechanical plans, or reasonable implied therefrom.

B. TAB of the HVAC systems will be performed by an impartial technical firm that is a member of NEBB and whose operations are limited to the field of professional testing and balancing.

C. Mechanical Contractor to obtain TAB services from an independent TAB contractor.

D. Qualified TAB firms shall submit cost, scope of work, qualifications, time line, and references.

E. The TAB firm is responsible to and shall submit five (5) copies of all reports directly to the Architect/Engineer and one copy to the Owner.

F. TAB services shall result in the optimum temperature, airflow, and noise levels in the conditioned space of the project.

G. The following basic components of the HVAC systems shall be tested, adjusted, and balanced:
   1. Air distribution systems.
   2. Air moving equipment.
   3. HVAC pumps (chilled water, hot water, condenser water, etc.).
   4. Heating systems (HVAC).
   5. Control systems verification.

1.2 SUMMARY

A. This Section includes testing, adjusting, and balancing HVAC systems to produce design objectives, including the following:
   1. Balancing airflow and water flow within distribution systems, including submains, branches, and terminals, to indicated quantities according to specified tolerances.
   2. Adjusting total HVAC systems to provide indicated quantities.
   3. Measuring electrical performance of HVAC equipment.
   4. Setting quantitative performance of HVAC equipment.
   5. Verifying that automatic control devices are functioning properly.
   6. Measuring sound and vibration.
   7. Reporting results of the activities and procedures specified in this Section.

B. Related sections include the following:
   1. Testing and adjusting requirements unique to particular systems and equipment are included in the Sections that specify those systems and equipment. See all related HVAC mechanical sections.
   2. Field quality-control testing to verify that workmanship quality for system and equipment installation is specified in system and equipment Sections.

1.3 DEFINITIONS

A. Adjust: To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

B. Balance: To proportion flows within the distribution system, including submains, branches, and terminals, according to design quantities.

C. Draft: A current of air, when referring to localized effect caused by one or more factors of high air velocity, low ambient temperature, or direction of airflow, whereby more heat is withdrawn from a person's skin than is normally dissipated.

D. Procedure: An approach to and execution of a sequence of work operations to yield repeatable results.

E. Report Forms: Test data sheets for recording test data in logical order.

F. Static Head: The pressure due to the weight of the fluid above the point of measurement. In a closed system, static head is equal on both sides of the pump.

G. Suction Head: The height of fluid surface above the centerline of the pump on the suction side.

H. System Effect: A phenomenon that can create undesired or unpredicted conditions that cause reduced capacities in all or part of a system.

I. System Effect Factors: Allowances used to calculate a reduction of the performance ratings of a fan when installed under conditions different from those presented when the fan was performance tested.

J. Terminal: A point where the controlled medium, such as fluid or energy, enters or leaves the distribution system.

K. Test: A procedure to determine quantitative performance of a system or equipment.

L. Testing, Adjusting, and Balancing Agent: The entity responsible for performing and reporting the testing, adjusting, and balancing procedures.

M. NEBB: National Environmental Balancing Bureau.

N. SMACNA: Sheet Metal and Air Conditioning Contractors' National Association.

1.4 SUBMITTALS

A. Quality-Assurance Submittals: Within 30 days from the Contractor's Notice to Proceed, submit 2 copies of evidence that the testing, adjusting, and balancing Agent and this Project's testing, adjusting, and balancing team members meet the qualifications specified in the "Quality Assurance" Article below.

B. Contract Documents Examination Report: Within 45 days from the Contractor’s Notice to Proceed, submit 2 copies of the Contract Documents review report as specified in Part 3 of this Section.

C. Strategies and Procedures Plan: Within 60 days from the Contractor’s Notice to Proceed, submit 2 copies of the testing, adjusting and balancing strategies and step-by-step procedures as specified in Part 3 “Preparation” Article below. Include a complete set of report forms intended for use on this Project.

D. Certified Testing, Adjusting and Balancing Reports: Submit 2 copies of reports prepared, as specified in this Section, on approved forms certified by the testing, adjusting and balancing Agent.

E. Sample Report Forms: Submit 2 sets of sample testing, adjusting and balancing report forms.

F. Warranty: Submit 2 copies of special warranty specified in the “Guarantee” Article below.

1.5 QUALITY ASSURANCE

A. Agent Qualifications: Engage a testing, adjusting, and balancing agent certified by NEBB.

B. Testing, Adjusting, and Balancing Conference: Meet with the Owner's and the Architect's representatives on approval of the testing, adjusting, and balancing strategies and procedures plan to develop a mutual understanding of the details. Ensure the participation of testing, adjusting, and balancing team members, equipment manufacturers' authorized service representatives, HVAC controls Installer, and other support personnel. Provide 7 days' advance notice of scheduled meeting time and location.
   1. Agenda Items: Include at least the following:
      a. Submittal distribution requirements.
      b. Contract Documents examination report.
      c. Testing, adjusting, and balancing plan.
      d. Work schedule and Project site access requirements.
      e. Coordination and cooperation of trades and subcontractors.
      f. Coordination of documentation and communication flow.

C. Certification of Testing, Adjusting, and Balancing Reports: Certify the testing, adjusting, and balancing field data reports. This certification includes the following:
   1. Review field data reports to validate accuracy of data and to prepare certified testing, adjusting, and balancing reports.
   2. Certify that the testing, adjusting, and balancing team complied with the approved testing, adjusting, and balancing plan and the procedures specified and referenced in this Specification.

D. Testing, Adjusting, and Balancing Reports: Use standard forms from NEBB's "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems."

E. Instrumentation Type, Quantity, and Accuracy: As described in NEBB's "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems," Section II, "Required Instrumentation for NEBB Certification."

F. Instrumentation Calibration: Calibrate instruments at least every 12 months or more frequently if required by the instrument manufacturer.

1.6 PROJECT CONDITIONS

A. Partial Owner Occupancy: The Owner may occupy completed areas of the building before Substantial Completion. Cooperate with the Owner during testing, adjusting, and balancing operations to minimize conflicts with the Owner's operations.

1.7 COORDINATION

A. Coordinate the efforts of factory-authorized service representatives for systems and equipment, HVAC controls installers, and other mechanics to operate HVAC systems and equipment to support and assist testing, adjusting, and balancing activities.

B. Notice: Provide 7 days' advance notice for each test. Include scheduled test dates and times.

C. Perform testing, adjusting, and balancing after leakage and pressure tests on air and water distribution systems have been satisfactorily completed.

1.8 GUARANTEE

A. General: The national project performance guarantee specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

PART 2- PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine Contract Documents to become familiar with project requirements and to discover conditions in systems' designs that may preclude proper testing, adjusting, and balancing of systems and equipment.
   1. Contract Documents are defined in the General and Supplementary Conditions of the Contract.
   2. Verify that balancing devices, such as test ports, gage cocks, thermometer wells, flow-control devices, balancing valves and fittings, and manual volume dampers, are required by the Contract Documents. Verify that quantities and locations of these balancing devices are accessible and appropriate for effective balancing and for efficient system and equipment operation.

B. Examine approved submittal data of HVAC systems and equipment.

C. Examine Architect's and Engineer's design data, including HVAC system descriptions, statements of design assumptions for environmental conditions and systems' output, and statements of philosophies and assumptions about HVAC system and equipment controls.

D. Examine equipment performance data, including fan and pump curves. Relate performance data to project conditions and requirements, including system effects that can create undesired or unpredicted conditions that cause reduced capacities in all or part of a system. Calculate system effect factors to reduce the performance ratings of HVAC equipment when installed under conditions different from those presented when the equipment was performance tested at the factory. To calculate system effects for air systems, use tables and charts found in AMCA 201, "Fans and Systems," Sections 7 through 10; or in SMACNA's "HVAC Systems--Duct Design," Sections 5 and 6. Compare this data with the design data and installed conditions.

E. Examine system and equipment installations to verify that they are complete and that testing, cleaning, adjusting, and commissioning specified in individual Specification Sections have been performed.

F. Examine system and equipment test reports.

G. Examine HVAC system and equipment installations to verify that indicated balancing devices, such as test ports, gage cocks, thermometer wells, flow-control devices, balancing valves

and fittings, and manual volume dampers, are properly installed, and their locations are accessible and appropriate for effective balancing and for efficient system and equipment operation.

H. Examine systems for functional deficiencies that cannot be corrected by adjusting and balancing.

I. Examine air-handling equipment to ensure clean filters have been installed, bearings are greased, belts are aligned and tight, and equipment with functioning controls is ready for operation.

J. Examine terminal units, such as variable-air-volume boxes and mixing boxes, to verify that they are accessible and their controls are connected and functioning.

K. Examine plenum ceilings, utilized for supply air, to verify that they are airtight. Verify that pipe penetrations and other holes are sealed.

L. Examine strainers for clean screens and proper perforations.

M. Examine 3-way valves for proper installation for their intended function of diverting or mixing fluid flows.

N. Examine heat-transfer coils for correct piping connections and for clean and straight fins.

O. Examine open-piping-system pumps to ensure absence of entrained air in the suction piping.

P. Examine equipment for installation and for properly operating safety interlocks and controls.

Q. Examine automatic temperature system components to verify the following:
   1. Dampers, valves, and other controlled devices operate by the intended controller.
   2. Dampers and valves are in the position indicated by the controller.
   3. The Integrity of valves and dampers for free and full operation and for tightness of fully closed and fully open positions. This includes dampers in multizone units, mixing boxes, and variable-air-volume terminals.
   4. Automatic modulating and shutoff valves, including 2-way valves and 3-way mixing and diverting valves, are properly connected.
   5. Thermostats and humidistats are located to avoid adverse effects of sunlight, drafts, and cold walls.
   6. Sensors are located to sense only the intended conditions.
   7. Sequence of operation for control modes is according to the Contract Documents.
   8. Controller set points are set at design values. Observe and record system reactions to changes in conditions. Record default set points if different from design values.
   9. Interlocked systems are operating.
   10. Changeover from heating to cooling mode occurs according to design values.

R. Report deficiencies discovered before and during performance of testing, adjusting, and balancing procedures.

3.2 PREPARATION

A. Prepare a testing, adjusting, and balancing plan that includes strategies and step-by-step procedures.

B. Complete system readiness checks and prepare system readiness reports. Verify the following:
   1. Permanent electrical power wiring is complete.
   2. Hydronic systems are filled, clean, and free of air.

3. Automatic temperature-control systems are operational.
4. Equipment and duct access doors are securely closed.
5. Balance, smoke, and fire dampers are open.
6. Isolating and balancing valves are open and control valves are operational.
7. Ceilings are installed in critical areas where air-pattern adjustments are required and access to balancing devices is provided.
8. Windows and doors can be closed so design conditions for system operations can be met.
9. Motors are wired properly with appropriate overloads and correct rotation.

3.3 GENERAL TESTING AND BALANCING PROCEDURES

A. Perform testing and balancing procedures on each system according to the procedures contained in NEBB's "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems" and this Section.

B. Cut insulation, ducts, pipes, and equipment cabinets for installation of test probes to the minimum extent necessary to allow adequate performance of procedures. After testing and balancing, close probe holes and patch insulation with new materials identical to those removed. Restore vapor barrier and finish according to the insulation Specifications for this Project.

C. Mark equipment settings with paint or other suitable, permanent identification material, including damper-control positions, valve indicators, fan-speed-control levers, and similar controls and devices, to show final settings.

3.4 FUNDAMENTAL AIR SYSTEMS' BALANCING PROCEDURES

A. Prepare test reports for both fans and outlets. Obtain manufacturer's outlet factors and recommended testing procedures. Crosscheck the summation of required outlet volumes with required fan volumes.

B. Prepare schematic diagrams of systems' "as-built" duct layouts.

C. For variable-air-volume systems, develop a plan to simulate diversity.

D. Determine the best locations in main and branch ducts for accurate duct airflow measurements.

E. Check the airflow patterns from the outside-air louvers and dampers and the return- and exhaust-air dampers, through the supply-fan discharge and mixing dampers.

F. Locate start-stop and disconnect switches, electrical interlocks, and motor starters.

G. Verify that motor starters are equipped with properly sized thermal protection.

H. Check dampers for proper position to achieve desired airflow path.

I. Check for airflow blockages.

J. Check condensate drains for proper connections and functioning.

K. Check for proper sealing of air-handling unit components.

3.5 VARIABLE-AIR-VOLUME SYSTEMS' ADDITIONAL PROCEDURES

A. Pressure-Dependent, Variable-Air-Volume Systems without Diversity: After the fan systems have been adjusted, adjust the variable-air-volume systems as follows:
   1. Balance systems similar to constant-volume air systems.
   2. Set terminal units and supply fan at full-airflow condition.
   3. Adjust inlet dampers of each terminal unit to design airflow and verify operation of the static-pressure controller. When total airflow is correct, balance the air outlets downstream from terminal units as described for constant-volume air systems.
   4. Readjust fan airflow for final maximum readings.
   5. Measure operating static pressure at the sensor that controls the supply fan, if one is installed, and verify operation of the static-pressure controller.
   6. Set supply fan at minimum airflow if minimum airflow is indicated. Measure static pressure to verify that it is being maintained by the controller.
   7. Set terminal units at minimum airflow and adjust controller or regulator to deliver the designed minimum airflow. Check air outlets for a proportional reduction in airflow as described for constant-volume air systems.
      a. If air outlets are out of balance at minimum airflow, report the condition but leave the outlets balanced for maximum airflow.
   8. Measure the return airflow to the fan while operating at maximum return airflow and minimum outside airflow. Adjust the fan and balance the return-air ducts and inlets as described for constant-volume air systems.

3.6 FUNDAMENTAL PROCEDURES FOR HYDRONIC SYSTEMS

A. Prepare test reports with pertinent design data and number in sequence starting at pump to end of system. Check the sum of branch-circuit flows against approved pump flow rate. Correct variations that exceed plus or minus 5 percent.

B. Prepare schematic diagrams of systems' "as-built" piping layouts.

C. Prepare hydronic systems for testing and balancing according to the following, in addition to the general preparation procedures specified above:
   1. Open all manual valves for maximum flow.
   2. Check expansion tank liquid level.
   3. Check makeup-water-station pressure gage for adequate pressure for highest vent.
   4. Check flow-control valves for specified sequence of operation and set at design flow.
   5. Set differential-pressure control valves at the specified differential pressure. Do not set at fully closed position when pump is positive-displacement type, unless several terminal valves are kept open.
   6. Set system controls so automatic valves are wide open to heat exchangers.
   7. Check pump-motor load. If motor is overloaded, throttle main flow-balancing device so motor nameplate rating is not exceeded.
   8. Check air vents for a forceful liquid flow exiting from vents when manually operated.

3.7 HYDRONIC SYSTEMS' BALANCING PROCEDURES

A. Determine water flow at pumps. Use the following procedures, except for positive-displacement pumps:
   1. Verify impeller size by operating the pump with the discharge valve closed. Verify with the pump manufacturer that this will not damage pump. Read pressure differential across the pump. Convert pressure to head and correct for differences in gage heights. Note the point on the manufacturer's pump curve at zero flow and confirm that the pump has the intended impeller size.
   2. Check system resistance. With all valves open, read pressure differential across the pump and mark the pump manufacturer's head-capacity curve. Adjust pump discharge valve until design water flow is achieved.

3. Verify pump-motor brake horsepower. Calculate the intended brake horsepower for the system based on the pump manufacturer's performance data. Compare calculated brake horsepower with nameplate data on the pump motor. Report conditions where actual amperage exceeds motor nameplate amperage.
4. Report flow rates that are not within plus or minus 5 percent of design.

B. Set calibrated balancing valves, if installed, at calculated presettings.

C. Measure flow at all stations and adjust, where necessary, to obtain first balance.
1. System components that have Cv rating or an accurately cataloged flow-pressure-drop relationship may be used as a flow-indicating device.

D. Measure flow at main balancing station and set main balancing device to achieve flow that is 5 percent greater than design flow.

E. Adjust balancing stations to within specified tolerances of design flow rate as follows:
1. Determine the balancing station with the highest percentage over design flow.
2. Adjust each station in turn, beginning with the station with the highest percentage over design flow and proceeding to the station with the lowest percentage over design flow.
3. Record settings and mark balancing devices.

F. Measure pump flow rate and make final measurements of pump amperage, voltage, rpm, pump heads, and systems' pressures and temperatures, including outdoor-air temperature.

G. Measure the differential-pressure control valve settings existing at the conclusions of balancing.

3.8 VARIABLE-FLOW HYDRONIC SYSTEMS' ADDITIONAL PROCEDURES

A. Balance systems with automatic 2- and 3-way control valves by setting systems at maximum flow through heat-exchange terminals and proceed as specified above for hydronic systems.

3.9 PRIMARY-SECONDARY-FLOW HYDRONIC SYSTEMS' ADDITIONAL PROCEDURES

A. Balance the primary system crossover flow first, then balance the secondary system.

3.10 MOTORS

A. Motors, 1/2 HP and Larger: Test at final balanced conditions and record the following data:
1. Manufacturer, model, and serial numbers.
2. Motor horsepower rating.
3. Motor rpm.
4. Efficiency rating if high-efficiency motor.
5. Nameplate and measured voltage, each phase.
6. Nameplate and measured amperage, each phase.
7. Starter thermal-protection-element rating.

B. Motors Driven by Variable-Frequency Controllers: Test for proper operation at speeds varying from minimum to maximum. Test the manual bypass for the controller to prove proper operation. Record observations, including controller manufacturer, model and serial numbers, and nameplate data.

3.11 BOILERS

A. Measure entering- and leaving-water temperatures and water flow.

3.12 HEAT-TRANSFER COILS

A. Water Coils: Measure the following data for each coil:
   1. Entering- and leaving-water temperatures.
   2. Water flow rate.
   3. Water pressure drop.
   4. Dry-bulb temperatures of entering and leaving air.
   5. Wet-bulb temperatures of entering and leaving air.
   6. Airflow.
   7. Air pressure drop.

B. Electric-Heating Coils: Measure the following data for each coil:
   1. Nameplate data.
   2. Airflow.
   3. Entering- and leaving-air temperatures at full load.
   4. Voltage and amperage input of each phase at full load and at each incremental stage.
   5. Calculated kW at full load.
   6. Fuse or circuit-breaker rating for overload protection.

3.13 TEMPERATURE TESTING

A. During testing, adjusting, and balancing, report need for adjustment in temperature regulation within the automatic temperature-control system.

B. Measure indoor wet- and dry-bulb temperatures every other hour for a period of 2 successive 8-hour days, in each separately controlled zone, to prove correctness of final temperature settings. Measure when the building or zone is occupied.

C. Measure outside-air, wet- and dry-bulb temperatures.

3.14 TEMPERATURE-CONTROL VERIFICATION

A. Verify that controllers are calibrated and commissioned.

B. Check transmitter and controller locations and note conditions that would adversely affect control functions.

C. Record controller settings and note variances between set points and actual measurements.

D. Verify operation of limiting controllers (i.e., high- and low-temperature controllers).

E. Verify free travel and proper operation of control devices such as damper and valve operators.

F. Verify sequence of operation of control devices. Note air pressures and device positions and correlate with airflow and water-flow measurements. Note the speed of response to input changes.

G. Confirm interaction of electrically operated switch transducers.

H. Confirm interaction of interlock and lockout systems.

I. Record voltages of power supply and controller output. Determine if the system operates on a grounded or nongrounded power supply.

J. Note operation of electric actuators using spring return for proper fail-safe operations.

3.15 TOLERANCES

A. Set HVAC system airflow and water flow rates within the following tolerances:
   1. Supply, Return, and Exhaust Fans: -5 to plus 10 percent.
   2. Air Outlets and Inlets: ± 10 percent.
   3. Heating-Water Flow Rate: ± 10 percent.
   4. Cooling-Water Flow Rate: ± 5 percent.

3.16 REPORTING

A. Initial Construction-Phase Report: Based on examination of the Contract Documents as specified in "Examination" Article above, prepare a report on the adequacy of design for systems' balancing devices. Recommend changes and additions to systems' balancing devices to facilitate proper performance measuring and balancing. Recommend changes and additions to HVAC systems and general construction to allow access for performance measuring and balancing devices.

B. Status Reports: As Work progresses, prepare reports to describe completed procedures, procedures in progress, and scheduled procedures. Include a list of deficiencies and problems found in systems being tested and balanced. Prepare a separate report for each system and each building floor for systems serving multiple floors.

C. Preliminary Report: Submit preliminary TAB reports to the design engineer for each floor, the central plant, and the chilled and hot water hydronic system.

3.17 FINAL REPORT

A. General: Typewritten, or computer printout in letter-quality font, on standard bond paper, in 3-ring binder, tabulated and divided into sections by tested and balanced systems.

B. Include a certification sheet in front of binder signed and sealed by the certified testing and balancing engineer.
   1. Include a list of the instruments used for procedures, along with proof of calibration.

C. Final Report Final Report Contents: In addition to the certified field report data, include the following:
   1. Pump Curves.
   2. Fan curves.
   3. Manufacturers' test data.
   4. Field test reports prepared by system and equipment installers.
   5. Other information relative to equipment performance, but not include approved Shop Drawings and Product Data.

D. General Report Data: In addition to the form titles and entries, include the following data in the final report, as applicable:
   1. Title page.
   2. Name and address of testing, adjusting and balancing Agent.
   3. Project name.
   4. Project location.
   5. Architect's name and address.
   6. Engineer's name and address.
   7. Contractor's name and address.
   8. Report date.
   9. Signature of testing, adjusting and balancing Agent who certifies the report.
   10. Summary of contents, including the following:
      a. Design versus final performance.
      b. Notable characteristics of systems.

c. Description of system operation sequence if it varies from the Contract Documents.

11. Nomenclature sheets for each item of equipment.
12. Data for terminal units, including manufacturer, type size and fittings.
13. Notes to explain why certain final data in the body of reports vary from design values.
14. Test conditions for fans and pump performance forms, including the following:
    a. Settings for outside-return-and exhaust-air dampers.
    b. Conditions of filters.
    c. Cooling coil, wet-and dry-bulb, conditions.
    d. Face and bypass damper settings at coils.
    e. Fan drive settings, including settings and percentage of maximum pitch diameter.
    f. Inlet vane settings for variable-air-volume, systems.
    g. Settings for supply-air, static-pressure, controller.
    h. Other system operating conditions that affect performance.

E. System Diagrams: Include schematic layouts of air and hydronic distribution systems. Present with single-line diagrams and include the following:
1. Quantities of outside, supply, return and exhaust airflows.
2. Water and steam flow rates.
3. Duct, outlet and inlet sizes.
4. Pipe and valve sizes and locations.
5. Terminal units.
6. Balancing stations.
7. Locations of duct traverse(s) of duct layout.

F. Air-Handling Unit Test Reports: For air-handling units with coils, include the following:
1. Unit Data: Include the following:
    a. Unit identification.
    b. Location.
    c. Make and type.
    d. Model number and unit size.
    e. Manufacturer's serial number.
    f. Unit arrangement and class.
    g. Discharge arrangement.
    h. Sheave make, size in inches and bore.
    i. Sheave dimension, center-to-center and amount of adjustments in inches (mm).
    j. Number of belts, make and size.
    k. Number of filters, type and size.
2. Motor Data: Include the following:
    a. Make and frame type and size.
    b. Horsepower and rpm.
    c. Volts, phase and hertz.
    d. Full-load amperage and service factor.
    e. Sheave make, size in inches and bore.
    f. Sheave dimensions, center-to-center and amount of adjustments in inches.
3. Test Data: Include design and actual values for the following:
    a. Unit identification.
    b. Location.
    c. Make and type.
    d. Model number and unit size.
    e. Manufacturer's serial number.

G. Apparatus-Coil Test Reports: For apparatus coils, include the following:
1. Coil Data: Include the following:
    a. System Identification.
    b. Location.
    c. Coil type.

d. Number of rows.
e. Fin spacing in fins per inch.
f. Make and model number.
g. Face area in sq.ft.
h. Tube size in NPS.
i. Tube and fin materials.
j. Circuiting arrangement.

2. Test Data: Include design and actual values for the following:
a. Airflow rate in cfm.
b. Average face velocity in fpm.
c. Air pressure drop in inches wg.
d. Outside-air, wet and dry-bulb temperatures in deg F.
e. Return-air, wet and dry-bulb temperatures in deg F.
f. Entering-air, wet and dry-bulb temperatures in deg F.
g. Leaving-air, wet and dry bulb temperatures in deg F.
h. Return-air, wet and dry-bulb temperatures in deg F.
i. Entering water temperature in deg F.
j. Leaving water temperature in deg F
k. Water flow rate in gpm.
l. Water pressure differential in feet of head or psig.

H. Water Chiller Test Reports: For chillers (Air Cooled or Water Cooled)
1. Unit Data: Include the following:
a. Unit Identification.
b. Location.
c. Make and type.
d. Model number and unit size.
e. Manufacturer’s serial number.
f. Unit arrangement and class.

2. Motor Data:
a. Make and frame type and size.
b. Volts, phase and hertz.
c. Full-load amperage and service factor.

3. Test Data:
a. Total chilled water flow rate in gpm.
b. Total condenser water flow rate in gpm.
c. WPD in ft across chilled water.
d. WPD in ft across condenser water.
e. Chilled water supply and return temperatures ˚F.
f. Condenser water supply and return temperatures in ˚F.

I. Cooling Tower Test Reports: For condenser water cooling tower:
1. Unit Data: Include the following:
a. Unit identification.
b. Location.
c. Make and type.
d. Model number and unit size.
e. Manufacturer's serial number.
f. Unit arrangement and class.
g. Discharge arrangement.

2. Motor Data (Fan or Pump): Include the following:
a. Make and frame type and size.
b. Horsepower and rpm.
c. Volts, phase, and hertz.
d. Full-load amperage and service factor.

3. Test Data: Include design and actual values for the following:
a. Total condenser under flowrate in gpm.

b. Total wpd in ft across condenser water.
c. Condenser water supply and return temperatures in ˚F.
d. Fan rpm.

J. Electric-Coil Test Reports: For electric furnaces, duct coils, and electric coils installed in central-station air-handling units, include the following:
1. Unit Data: Include the following:
a. System identification.
b. Location.
c. Coil identification.
d. Capacity in Btuh (kW).
e. Number of stages.
f. Connected volts, phase, and hertz.
g. Rated amperage.
h. Airflow rate in cfm.
i. Face area in sq. ft.
j. Minimum face velocity in fpm.
2. Test Data: Include design and actual values for the following:
a. Heat output in Btuh.
b. Airflow rate in cfm.
c. Air velocity in fpm.
d. Entering-air temperature in deg F.
e. Leaving-air temperature in deg F.
f. Voltage at each connection.
g. Amperage for each phase.

K. Fan Test Reports: For supply, return, and exhaust fans, include the following:
1. Fan Data: Include the following:
a. System identification.
b. Location.
c. Make and type.
d. Model number and size.
e. Manufacturer's serial number.
f. Arrangement and class.
g. Sheave make, size in inches, and bore.
h. Sheave dimensions, center-to-center and amount of adjustments in inches (mm).
2. Motor Data: Include the following:
a. Make and frame type and size.
b. Horsepower and rpm.
c. Volts, phase, and hertz.
d. Full-load amperage and service factor.
e. Sheave make, size in inches, and bore.
f. Sheave dimensions, center-to-center and amount of adjustments in inches.
g. Number of belts, make, and size.
3. Test Data: Include design and actual values for the following:
a. Total airflow rate in cfm.
b. Total system static pressure in inches wg.
c. Fan rpm.
d. Discharge static pressure in inches wg.
e. Suction static pressure in inches wg.

L. Round, Flat-Oval, and Rectangular Duct Traverse Reports: Include a diagram with a grid representing the duct cross-section and record the following:
1. Report Data: Include the following:
a. System and air-handling unit number.
b. Location and zone.
c. Locate traverse location on duct work layout.

d. Traverse air temperature in deg F.
e. Duct static pressure in inches wg.
f. Duct size in inches.
g. Duct area in sq. ft.
h. Design airflow rate in cfm.
i. Design velocity in fpm.
j. Actual airflow rate in cfm.
k. Actual average velocity in fpm.
l. Barometric pressure in psig.

M. Air-Terminal-Device Reports: For terminal units, include the following:
1. Unit Data: Include the following:
a. System and air-handling unit identification.
b. Location and zone.
c. Test apparatus used.
d. Area served.
e. Air-terminal-device make.
f. Air-terminal-device number from system diagram.
g. Air-terminal-device type and model number.
h. Air-terminal-device size.
i. Air-terminal-device effective area in sq. ft.
2. Test Data: Include design and actual values for the following:
a. Airflow rate in cfm.
b. Air velocity in fpm.
c. Preliminary airflow rate as needed in cfm.
d. Preliminary velocity as needed in fpm.
e. Final airflow rate in cfm.
f. Final velocity in fpm.
g. Space temperature in deg F.

N. System-Coil Reports: For reheat coils and water coils of terminal units, include the following:
1. Unit Data: Include the following:
a. System and air-handling unit identification.
b. Location and zone.
c. Room or riser served.
d. Coil make and size.
e. Flowmeter type.
2. Test Data: Include design and actual values for the following:
a. Airflow rate in cfm.
b. Entering-water temperature in deg F.
c. Leaving-water temperature in deg F.
d. Water pressure drop in feet of head or psig.
e. Entering-air temperature in deg F.
f. Leaving-air temperature in deg F.

O. Instrument Calibration Reports: For instrument calibration, include the following:
1. Report Data: Include the following:
a. Instrument type and make.
b. Serial number.
c. Application.
d. Dates of use.
e. Dates of calibration.

END OF SECTION

SECTION 23 07 19

MECHANICAL INSULATION

PART 1- GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes mechanical insulation for duct, equipment, and pipe, including the following:
   1. Insulation Materials:
      a. Cellular glass.
      b. Flexible elastomeric.
      c. Mineral fiber.
      d. Phenolic
   2. Adhesives.
   3. Mastics.
   4. Sealants.
   5. Factory-applied jackets.
   6. Field-applied fabric-reinforcing mesh.
   7. Field-applied tape.
   8. Field-applied jackets.
   9. Securements.
   10. Corner angles.

B. Related Sections include the following:
   1. Specification Section "Metal Ducts" for duct liners.
   2. Specification Section “Hangers and Supports” for high-density inserts at hangers; **wood inserts at hangers are not acceptable.**
   3. Specification Section “Special Conditions for All Mechanical Work”.
   4. Specification Section “Basic Mechanical Materials and Methods”.

C. Not all items listed within this specification are used. Use only items applicable per application schedule.

1.3 DEFINITIONS

A. ASJ: All-service jacket.

B. CONCEALED: Covered or concealed by a ceiling (gypsum or lay-in acoustical tile) or wall.

C. EXPOSED: Open to view; not concealed by a ceiling or wall of any sort.

D. FSK: Foil, scrim, kraft paper.

E. UNDERFLOOR: Accessible crawl space beneath lowest floor level. (considered “outdoors”)

1.4 SUBMITTALS

A. Product Data: For each type of product indicated, identify thermal conductivity, thickness, and jackets (both factory and field applied, if any). Provide submittal data on all products to be used.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Skilled mechanics who have successfully completed an apprenticeship program or another craft training program certified by the Department of Labor, Bureau of Apprenticeship and Training.

B. Fire-Test-Response Characteristics: Insulation and related materials shall have fire-test-response characteristics indicated, as determined by testing identical products per ASTM E 84, by a testing and inspecting agency acceptable to authorities having jurisdiction. Factory label insulation and jacket materials and adhesive, mastic, and cement material containers, with appropriate markings of applicable testing and inspecting agency.
   1. Insulation Installed Indoors: Flame-spread index of 25 or less, and smoke-developed index of 50 or less.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Packaging: Insulation material containers shall be marked by manufacturer with appropriate ASTM standard designation, type and grade, and maximum use temperature.

B. All products to be stored in a dry location, protected from the elements. All damaged insulation to be replaced.

1.7 COORDINATION

A. Coordinate size and location of supports, hangers, and high-density insulation inserts and shields specified in Specification Section "Hangers and Supports." Coordinate with drawing details where applicable; wood inserts at hangers are not acceptable.

B. Coordinate clearance requirements with piping Installer for piping insulation application, duct Installer for duct insulation application, and equipment Installer for equipment insulation application. Before preparing piping and ductwork Shop Drawings, establish and maintain clearance requirements for installation of insulation and field-applied jackets and finishes and for space required for maintenance.

1.8 SCHEDULING

A. Schedule insulation application after pressure testing systems and, where required, after installing and testing heat tracing. Insulation application may begin on segments that have satisfactory test results.

B. Complete installation and concealment of plastic materials as rapidly as possible in each area of construction.

C. Insulation not to be installed until building is dried in.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
   1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 INSULATION MATERIALS

A. Refer to Part 3 schedule articles for requirements about where insulating materials shall be applied.

B. Products shall not contain asbestos, lead, mercury, or mercury compounds.

C. Products that come in contact with stainless steel shall have a leachable chloride content of less than 50 ppm when tested according to ASTM C 871.

D. Insulation materials for use on austenitic stainless steel shall be qualified as acceptable according to ASTM C 795.

E. Foam insulation materials shall not use CFC or HCFC blowing agents in the manufacturing process.

F. Phenolic:
   1. Manufacturers:
      a. Resolco
      b. Dyplast Products
      c. Polyguard
      d. Approved equal.
   2. 100% CFC-free, HCFC-free, and halogen-free, closed cell rigid phenolic foam insulation.
   3. Minimal thermal conductivity @ 75˚ F
      a. Green, 2.5 lb/ft³: 0.15 (Btu.in/hr.ft². F)
      b. Pink, 5.0 lb/ft³: 0.21 (Btu.in/hr.ft². F)

G. Cellular Glass:
   1. Manufacturers:
      a. Pittsburgh Corning Corporation; Foamglas Super K.
   2. Block Insulation: ASTM C 552, Type I.
   3. Special-Shaped Insulation: ASTM C 552, Type III.
   4. Board Insulation: ASTM C 552, Type IV.
   5. Preformed Pipe Insulation with Factory-Applied ASJ: Comply with ASTM C 552, Type II, Class 2.
   6. Factory fabricate shapes according to ASTM C 450 and ASTM C 585.
   7. Inorganic, incombustible, foamed or cellulated glass with annealed, rigid, hermetically sealed cells. Minimal thermal conductivity at 75˚ F of 0.27 (Btu.in/hr.ft². F) (R-value of 10.34@ 3 inches thickness). Factory-applied jacket requirements are specified in Part 2 “Factory-Applied Jackets” Article.

H. Flexible Elastomeric:
   1. Manufacturers:
      a. Aeroflex USA Inc.; Aerocel.
      b. Armacel LLC; AP Armaflex.
   2. Closed-cell, sponge- or expanded-rubber materials. Comply with ASTM C 534, Type I for tubular materials and Type II for sheet materials.
   3. Minimal thermal conductivity at 75˚ F of 0.25 (Btu.in/hr.ft². F).

I. Mineral-Fiber Blanket Insulation:
   1. Manufacturers:

a. Johns Manville; Microlite.
b. Knauf Insulation; Duct Wrap
c. Owens-Corning; All-Service Duct Wrap.

2. Mineral or glass fibers bonded with a thermosetting resin. Comply with ASTM C 553, Type II and ASTM C 1290, Type III with factory-applied FSP jacket. Factory-applied jacket requirements are specified in Part 2 “Factory-Applied jackets” Article.
3. Minimal density of 1.0 lb/ft³, installed R-value of 6.0 (at 2" thick).

J. Mineral-Fiber Board Insulation:
1. Manufacturers:
a. Johns Manville; 800 Series Spin-Glas.
b. Knauf Insulation; Insulation Board.
c. Owens Corning; Fiberglas 700 Series.
2. Mineral or glass fibers bonded with a thermosetting resin. Comply with ASTM C 612, Type IA or Type IB. For duct and plenum applications, provide insulation with factory-applied FSK jacket. For equipment applications, provide insulation with factory-applied FSK jacket. Factory-applied jacket requirements are specified in Part 2 "Factory-Applied Jackets" Article.
3. Minimal density of 2.25 lb/ft³, with a R-value of 8.7 (at 2" thickness).

K. Mineral-Fiber, Preformed Pipe Insulation:
1. Manufacturers:
a. Johns Manville; Micro-Lok.
b. Knauf Insulation; 1000° Pipe Insulation.
c. Owens Corning; Fiberglas Pipe Insulation.
2. Type I, 850 deg F Materials: Mineral or glass fibers bonded with a thermosetting resin. Minimum thermal conductivity at 75˚ F of 0.23 (Btu.in/hr.ft². F). Comply with ASTM C 547, Type I, Grade A, with factory-applied ASJ. Factory-applied jacket requirements are specified in Part 2 "Factory-Applied Jackets" Article.

2.3 ADHESIVES

A. Materials shall be compatible with insulation materials, jackets, and substrates and for bonding insulation to itself and to surfaces to be insulated, unless otherwise indicated. All products are to contain low V.O.C. as defined/governed by LEED IEQ 4.1 and 4.2 (Regardless of project type).

B. Cellular-Glass, One part, acetoxy cure, silicone adhesive, with a service temperature range of minus 50 to plus 400 deg F.
1. Products:
a. Foamglas: PC RTV 450 Sillicone Adhesive

C. Flexible Elastomeric: Comply with MIL-A-24179A, Type II, Class I.
1. Products:
a. K-Flex: 720 LVOC or equal

D. Phenolic: Water based adhesive with a service temp of minus 20°F to 700°F.
1. Products:
a. Foster 97-15

E. Mineral-Fiber Adhesive: Comply with MIL-A-3316C, Class 2, Grade A.
1. Products:
a. Design Polymerics, DP2502 (or approved equal).

2.4 MASTICS

A. Materials shall be compatible with insulation materials, jackets, and substrates; comply with MIL-C-19565C, Type II. All products are to contain low V.O.C. as defined/governed by LEED IEQ 4.1 and 4.2 (Regardless of project type).

B. Vapor-Barrier Mastic: Water based; suitable for outdoor use on below ambient services, or indoor vapor barrier use.
   1. Products:
      a. Childers Products, Division of ITW; CP-35.
   2. Water-Vapor Permeance: ASTM F 1249, 0.09 perm at 55-mils film thickness.
   3. Service Temperature Range: Minus 20 to plus 190 deg F.
   4. Solids Content: ASTM D 1644, 60 percent by volume and 73 percent by weight.
   5. Color: White.
   6. VOC: 36 g/l

2.5 SEALANTS

A. Joint Sealants:
   1. Joint Sealants for Cellular-Glass Products:
      a. Pittsburgh Corning Corporation; Pittseal 444N.
   2. Joint Sealant for Phenolic Products
      a. Foster 95-50

B. Metal Jacket:
   1. Products:
      a. Foster 95-44 or equal.
      b. Childers Products, Division of ITW; CP-76.

C. Mineral Fiber:
   1. Design Polymerics DP 2502.
   2. Childers Products, Division of ITW; CP-35.

D. PVC Jacket:
   1. Childers Products, Division of ITW; CP-35.

2.6 FACTORY-APPLIED JACKETS

A. Insulation system schedules indicate factory-applied jackets on various applications. When factory-applied jackets are indicated, comply with the following:
   1. ASJ: White, kraft-paper, fiberglass-reinforced scrim with aluminum-foil backing; complying with ASTM C 1136, Type I.
   2. ASJ-SSL: ASJ with self-sealing, pressure-sensitive, acrylic-based adhesive covered by a removable protective strip; complying with ASTM C 1136, Type I.
   3. FSK Jacket: Aluminum-foil, fiberglass-reinforced scrim with kraft-paper backing; complying with ASTM C 1136, Type II.

2.7 FIELD-APPLIED FABRIC-REINFORCING MESH

A. Woven Glass-Fiber Fabric: Comply with MIL-C-20079H, Type I, plain weave, and presized a minimum of 2.2 oz./sq. yd. 10 x 10 strand count per square inch, minimum 4" wide band.
   1. Available Products:
      a. Chil-glas #10.
      b. Charles Harmon and Co. white weaveset.

2.8 FIELD-APPLIED JACKETS

A. Field-applied jackets shall comply with ASTM C 921, Type I, unless otherwise indicated.

B. PVC Jacket: High-impact-resistant, UV-resistant PVC complying with ASTM D 1784, 25/50 ASTM-F 84, Class 16354-C; thickness as scheduled; roll stock ready for shop or field cutting and forming. Thickness is indicated in field-applied jacket schedules.
   1. Products:
      a. Johns Manville; Zeston.
      b. Proto PVC Corporation; LoSmoke.
   2. Color: White:
   3. Factory-fabricated fitting covers to match jacket if available; otherwise, field fabricate.
      a. Shapes: 45- and 90-degree, short- and long-radius elbows, tees, valves, flanges, unions, reducers, end caps, soil-pipe hubs, traps, mechanical joints, and P-trap and supply covers for lavatories.
   4. Factory-fabricated tank heads and tank side panels.

C. Metal Jacket:
   1. Products:
      a. Childers Products, Division of ITW; Metal Jacketing Systems.
   2. Aluminum Jacket: Comply with ASTM B 209 (ASTM B 209M), Alloy 3003, 3005, 3105 or 5005, Temper H-14.
      a. Factory cut and rolled to size.
      b. Finish and thickness are indicated in field-applied jacket schedules.

2.9 TAPES

A. ASJ Tape: White vapor-retarder tape matching factory-applied jacket with acrylic adhesive, complying with ASTM C 1136 and UL listed.
   1. Width: 4 inches.
   2. Thickness: 14.0 mils.
   3. Adhesion: 73 ounces force/inch in width.
   4. Elongation: 2 percent.
   5. Tensile Strength: 55 lbf/inch in width.
   6. Color: White

B. FSK Tape: Foil-face, vapor-retarder tape matching factory-applied jacket with acrylic adhesive; complying with ASTM C 1136 and UL listed.
   1. Width: 4 inches.
   2. Thickness: 13 mils.
   3. Adhesion: 73 ounces force/inch in width.
   4. Elongation: 2 percent.
   5. Tensile Strength: 40 lbf/inch in width.
   6. Color: Silver

2.10 SECUREMENTS

A. Bands:
   1. Products:
      a. Childers Products; Bands.
   2. Stainless Steel: ASTM A 167 or ASTM A 240/A 240M, Type 316; 0.015 inch thick, 3/4 inch wide with wing or closed seal.
   3. Aluminum: ASTM B 209 (ASTM B 209M), Alloy 3003, 3005, 3105, or 5005; Temper H-14, 0.020 inch thick, 1/2 inch with wing or closed seal.
   4. Springs: Twin spring set constructed of stainless steel with ends flat and slotted to accept metal bands. Spring size determined by manufacturer for application.

B. Insulation Pins and Hangers:

1. Cupped-Head, Capacitor-Discharge-Insulated Weld Pins: Zinc-coated steel pin, fully annealed for capacitor-discharge welding, 12 Gauge shank, length to suit depth of insulation indicated with integral 1-1/2-inch galvanized carbon-steel washer. **Contractor to field verify, integrity of pin weld on ductwork with sheet metal thickness less than 22-gauge. Integrity to be verified prior to concealment with insulation.**
   a. Products:
      1) GEMCO; Cupped Head Weld Pin or equal.
2. Metal, “Peel and Press” Base Insulation Hangers: Baseplate welded to projecting spindle that is capable of holding insulation, of thickness indicated, securely in position indicated when self-locking washer is in place. Comply with the following requirements:
   a. Products:
      1) GEMCO; Peel and Press or equal.
   b. Baseplate: Galvanized carbon-steel sheet, 0.030 inch thick by 2 inches square.
   c. Spindle: Copper- or zinc-coated, low carbon steel, fully annealed, 12 Gauge diameter shank, length to suit depth of insulation indicated.
   d. Adhesive: Recommended by hanger manufacturer. Product with demonstrated capability to bond insulation hanger securely to substrates indicated without damaging insulation, hangers, and substrates.
3. Insulation-Retaining Washers and Cap: Self-locking cap washers formed from 12 Gauge, galvanized-steel sheet, with beveled edge sized as required to hold insulation securely in place but not less than 1-1/2 inches in diameter.
   a. Products:
      1) AGM Industries, Inc.; RC-150.
      2) GEMCO; R-150.
   b. Protect ends with capped self-locking washers incorporating a spring steel insert to ensure permanent retention of cap in exposed locations.

C. Staples: Outward-clinching insulation staples, nominal 3/4-inch- wide, stainless steel or Monel.

2.11 CORNER ANGLES

A. PVC Corner Angles: 30 mils thick, minimum 1 by 1 inch, PVC according to ASTM D 1784, Class 16354-C. White or color-coded to match adjacent surface.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions for compliance with requirements for installation and other conditions affecting performance of insulation application.
   1. Verify that systems and equipment to be insulated have been tested and are free of defects.
   2. Verify that surfaces to be insulated are clean and dry.
   3. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Surface Preparation: Clean and dry surfaces to receive insulation. Remove materials that will adversely affect insulation application. For Stainless Steel; apply a corrosion coating to insulated surfaces with an epoxy primer and an epoxy finish 5 mils thick.

B. Verify and coordinate insulation installation with the systems and trades installing heat tracing. Comply with requirements for heat tracing that applies to insulation.

3.3 COMMON INSTALLATION REQUIREMENTS

A. Requirements in this Article generally apply to all insulation materials except where more specific requirements are specified in various pipe insulation material installation articles.

B. Install insulation materials, accessories, and finishes with smooth, straight, and even surfaces; free of voids throughout the length of equipment, ducts and fittings, and piping including fittings, valves, and specialties.

C. Install insulation materials, forms, vapor barriers or retarders, jackets, and thicknesses required for each item of equipment, duct system, and pipe system as specified in insulation system schedules.

D. Install accessories compatible with insulation materials and suitable for the service. Install accessories that do not corrode, soften, or otherwise attack insulation or jacket in either wet or dry state.

E. Install high-density inserts at hanger locations prior to insulating (duct and pipe); wood or block inserts are not acceptable.

F. Install insulation with longitudinal seams at top and bottom of horizontal runs.

G. Where multiple layers of insulation are required, longitudinal and end seams are to be staggered.

H. Do not weld brackets, clips, pins or other attachment devices to piping, fittings, tanks, coils, equipment, vessel, and specialties.

I. Keep insulation materials clean and dry before, during application, and finishing.

J. Install insulation with tight longitudinal seams and end joints.

K. Install insulation with least number of joints practical.

L. Install insulation so that material is not over compressed. Install corner angles prior to insulating; to protect all insulation from damage.

M. Seal all joints, and seams, including penetrations in insulation, at supports, and other projections with insulation of same material overlapped by 2”. Secure strips with outward clinching staples along edge of overlap, (spaced 1 inch on center) and seal entire joint or seam with mastic and embedded fiberglass reinforcing mesh, minimum 4", cover mesh with finish coat of mastic.

N. Do not insulate, conceal, or enclose pipe hangers, channel and steel supports, etc. not directly fasten to duct.

O. Cover inserts with jacket material matching adjacent pipe insulation. Install shields over jacket, arranged to protect jacket from tear or puncture by hanger, support, and shield.

P. Apply adhesives, mastics, and sealants at manufacturer's recommended coverage rate and wet and dry film thicknesses. Do not water down products unless directed by manufacture. Use clean potable demineralized water when required.

Q. Finish installation with systems at operating conditions. Repair joint separations and cracking due to thermal movement.

R. Repair all damage insulation prior to concealment as noted above.

S. Do not insulate or conceal vibration-control devices, labels, stamps, nameplates, data plates, manholes, cleanouts, etc. require for maintenances.

T. Install insulation over fittings, valves, strainers, flanges, unions, and other specialties with continuous thermal and vapor-retarded integrity, unless otherwise indicated.

U. Insulate pipe elbows, tees, valves, strainers, flanges, etc., using preformed fitting insulation, mitered fittings or oversized preformed pipe insulation made from same material thickness and density as adjacent pipe insulation. Each piece shall be butted tightly against adjoining piece and bonded with adhesive. Overlap adjoining pipe insulation by not less than two times the thickness of pipe insulation, or one pipe diameter, whichever is thicker. Fill joints, seams, voids, and irregular surfaces with insulating mastic finished to a smooth, hard, and uniform contour that is uniform with adjoining pipe insulation. Provide a removable reusable insulation cover; design that maintains vapor barrier. For valves, insulate up to and including the bonnets, valve stuffing-box studs, bolts, and nuts.

V. Cover segmented insulated surfaces with a layer of finishing adhesive and coat with a vapor-barrier mastic. Reinforce the mastic with fabric-reinforcing mesh. Trowel the mastic to a smooth and well-shaped contour.

W. For services not specified to receive a field-applied jacket except for flexible elastomeric and polyolefin, install fitted PVC cover over elbows, tees, strainers, valves, flanges, and unions. Terminate ends with PVC end caps. Secure PVC covers to adjoining insulation facing using staples and ASJ tape. Seal PVC fitting covers with mastic.

X. Insulate instrument connections for thermometers, pressure gages, pressure temperature taps, test connections, flow meters, sensors, switches, and transmitters on insulated pipes, vessels, and equipment. Shape insulation at these connections by tapering it to and around the connection with insulating adhesive and finish with mastic. All connections are to be accessible.

Y. Install removable insulation segment and covers at flanges, valves, controls, unions, equipment access doors, manholes, hand holes, and other elements that require frequent removal for service and inspection. Unless a PVC jacket is indicated in field-applied jacket schedules, finish exposed surfaces with a metal jacket.

3.4 PENETRATIONS

A. Install insulation continuously through all walls, floors, and partitions penetrations and sleeves.

B. Extend jacket of outdoor installation into wall and roof jacks by 2 inches. Seal jacket to roof flashing with approved flashing sealant.

C. Insulation Installation at Fire-Rated Walls, floors and Partitions Penetrations for duct work where fire/smoke dampers are required: Terminate insulation at fire damper sleeves as require by damper manufacturer. Externally insulate damper sleeves to match adjacent insulation and overlap duct insulation at least 2 inches.

3.5 GENERAL PIPE INSULATION INSTALLATION (IN ADDITION TO COMMON REQUIREMENTS)

A. Preformed Pipe Insulation Installation on Pipe, Fittings, Valves, Flanges, Tanks, Elbows, and Appurtenances for Cellular- Glass, Mineral- Fiber, Flexible Elastomeric, and Phenolic insulations:

1. Install insulation in a manner that secures material to system being insulated with staples, tape and mastic.
2. When insulation with preformed pipe insulation, seal all longitudinal seams, end joints, and protrusions with manufacturers recommended tape matching jacket, vapor-barrier mastic, joint sealant, and adhesive to eliminate openings in insulation that allow passage of air to surface being insulated.
3. Secure fittings, jacket, cover, etc. with tape matching jacket and secure with outward clinched staples 1 inch on center. Apply vapor-barrier mastic over staples.
4. Arrange insulation to permit access to valves packing, flanges, unions, etc. and valve operation for maintenance without disturbing insulation. Install insulation so that it can be removed without damage to surrounding insulation or access enclosure.
5. Pipe hangers are not to be concealed in insulation.
6. Seal all exposed insulation ends with mastic.
7. Seal all mitered joints prior to installing covers with vapor-barrier sealant and mastic.
8. Install preformed pipe insulation to outer diameter of pipe flange.
9. Make width of insulation section same as overall width of flange and bolts, plus twice the thickness of pipe insulation.
10. Fill voids between inner circumference of valves, flange, elbows, and bolts insulation and outer circumference of adjacent straight pipe segments with cut sections of sheet insulation of same thickness as pipe insulation.
11. Install preformed sections of same material insulation when available. When preformed insulation elbows and fittings are not available, install mitered sections of pipe insulation, to a thickness equal to adjoining pipe insulation. Install PVC cover over fitting or mitered section.
12. Arrange insulation to permit access to valves packing, flanges, unions, etc. and valve operation for maintenance without disturbing insulation. Install insulation so that it can be removed without damage to surrounding insulation or access enclosure.

3.6 GENERAL BLANKET AND BOARD INSULATION INSTALLATION (IN ADDITION TO COMMON REQUIREMENTS)

A. Blanket and Board Insulation Installation on Duct, Tanks, Vessels, Elbows, and Appurtenances:
   1. Apply adhesives according to manufacturer's recommended coverage rates per unit area, for a minimum of 50 percent coverage of duct and plenum and 100 percent coverage of equipment, tanks, etc.; to secure insulation to surfaces. Apply adhesive to entire circumference of all surfaces; including fittings and transitions.
   2. Install cupped-head, capacitor-discharge-weld pins surfaces to secure insulation to ductwork. Install on sides and bottom of horizontal and vertical ducts having a width or height greater than 23 inches. Locate 16 inches center and 3 inches maximum from insulation joints. Install additional pins to hold insulation tightly against surface as required by manufacturer recommendation. Use approved adhesive stick anchor pins with washers for all equipment, tanks, etc. Cut excess portion of stick anchor pins and install washer’s caps. Cover exposed pins and washers caps with tape and mastic matching insulation facing.
   3. Install PVC corner angles prior to installing blanket insulation.
   4. Do not over compress insulation during installation. Cover exposed pins and washers with tape matching insulation facing and mastic.
   5. Install a continuous unbroken vapor barrier. Create a facing lap for longitudinal seams and end joints with insulation by removing 2 inches from 1 edge and 1 end of insulation segment. Secure laps to adjacent insulation section with 3/4-inch outward-clinching staples, 1 inch on center. Coat all seams/joints with mastic and embed with fiberglass reinforced mesh, minimum 4", cover mesh with finish coat of mastic.

6. Repair punctures, tears, penetrations and protrusions with 6-inch-wide strips of same material used to insulate duct. Seal all seams with staples, cover with mastic and cover with embedded fiberglass reinforced mesh, cover mesh with finish coat of mastic.
7. Install vapor stops for ductwork and plenums operating below 50 deg F at 18-foot intervals. Vapor stops shall consist of vapor-barrier mastic applied in a Z-shaped pattern over insulation face, along butt end of insulation, and over the surface. Cover insulation face and surface to be insulated a width equal to 2 times the insulation thickness but not less than 3 inches.
8. Install insulation on rectangular duct elbows and transitions with a full insulation section for each surface. Groove and score insulation to fit as closely as possible to outside and inside radius of elbows. Install insulation on round and flat-oval duct elbows with individually mitered gores cut to fit the elbow.
9. Insulate hangers attached to duct work. Do not insulate or enclose channel, supports, etc. not directly fasten to duct.
10. Insulation termination: Butt insulation up to termination point. Apply mastic no less than 3" overlap on insulation, and 3" on metal surface. Embed fiberglass reinforced mesh overlapping full 3" of termination point, 6" strip. Cover mesh with finish coat of mastic.

3.7 FIELD-APPLIED JACKET INSTALLATION

A. Install with 2-inch overlap at longitudinal seams and end joints. Overlap longitudinal seams arranged to shed water. Seal end joints with weatherproof sealant recommended by insulation manufacturer. Apply two continuous beads of adhesive to seams and joints, one bead under lap and the finish bead along seam and joint edge. Secure metal jacket with stainless-steel bands 12 inches on center and at end joints.

3.8 FINISHES

A. Duct, Equipment, and Pipe Insulation with ASJ, Glass-Cloth, or Other Paintable Jacket Material: Paint jacket with paint system identified below and as specified in Division 9 painting Sections.
   1. Flat Acrylic Finish: Two (2) finish coats over a primer that is compatible with jacket material and finish coat paint. Add fungicidal agent to render fabric mildew proof.
      a. Finish Coat Material: Interior, flat, latex-emulsion size.

B. Flexible Elastomeric Thermal Insulation: After adhesive has fully cured, apply two coats of insulation manufacturer’s recommended protective coating.

C. Color: Final color as selected by Architect. Vary first and second coats to allow visual inspection of the completed Work.

D. Do not field paint aluminum or stainless-steel jackets.

3.9 FIELD QUALITY CONTROL

A. Perform the following field tests and inspections and prepare test reports:
   1. Inspect insulated duct, pipe, and equipment, randomly selected by Engineer, by removing field-applied jacket and insulation in layers in reverse order of their installation. Extent of inspection shall be limited to two (3) location(s) for each system.
   2. All insulation applications will be considered defective work if sample inspection reveals noncompliance with requirements.
   3. Remove all defective work and install new insulation and jackets to replace insulation and jackets removed for inspection. Repeat inspection procedures as needed.

3.10 INSULATION SCHEDULE, GENERAL

A. Plenums and Ducts Requiring Insulation:
   1. Indoor, concealed/exposed supply, return, relief and outdoor air.
   2. Outdoor, concealed/exposed supply, return and relief air.

B. Piping Requiring Insulation:
   1. Indoor and outdoor hydronics.
   2. All pipe and appurtenances that are susceptible to sweating.
   3. All pipe and appurtenances carrying water or refrigerant, for space conditioning.
   4. Any piping not specifically scheduled for insulation below to be insulated with the code minimum required insulation.

C. Items Not Insulated:
   1. Fibrous-glass ducts.
   2. Double-wall metal ducts or lined metal ducts, both with sufficient insulation thickness to comply with adopted edition of IECC and ASHRAE/ IESNA 90.1.
   3. Factory-insulated flexible ducts.
   4. Factory-insulated plenums and casings.
   5. Flexible connectors.
   6. Vibration-control devices.
   7. Factory-insulated access panels and doors.
   8. General building exhaust duct.

3.11 DUCT AND PLENUM INSULATION SCHEDULE

A. Indoor, concealed, all duct insulation shall be of the following (Including dishwasher exhaust):
   1. Mineral-Fiber Blanket: 2 inches thick and 1.00-lb/cu. ft. nominal density.

B. Indoor, exposed (including mechanical rooms and utility rooms), rectangular, all duct insulation shall be of the following:
   1. Mineral-Fiber Board: 2 inches thick and 2.25-lb/cu. ft. nominal density.

C. Indoor, exposed round or flat oval ductwork shall be double-wall construction.

D. Outdoor (including underfloor), all duct insulation shall be any of the following:
   1. Rectangular Duct: Cellular Glass, 3 inches thick and 7.5-lb/cu. ft. nominal density. (minimum R-value of 8)
   2. Round/Flat Oval: Double wall construction (reference Metal Ducts Specification).

3.12 AIR DEVICE INSULATION SCHEDULE

A. Supply-air devices (all styles/sizes): Field insulate backside of all devices that are not factory lined:
   1. Mineral-Fiber Blanket: 1-1/2 inches thick and 0.75-lb/cu. ft. nominal density. Secured to air device with FSK tape, all sides.

3.13 EQUIPMENT INSULATION SCHEDULE

A. Insulate indoor and outdoor equipment in paragraphs below that is not factory insulated.

B. Expansion/compression/buffer tanks, Air-separators, filter feeders, etc. insulation shall be any of the following:
   1. Cellular Glass: 3 inches. (chilled water service)
   2. Phenolic: 2 inches. (chilled water service)
   3. Mineral Fiber Board: 3 inches. (hot water service)

C. Steam-to-hot water heat exchanger insulation:
   1. Mineral-Fiber board: 3” thick, 3lb/cu. ft. density.
   2. Cellular Glass: 3" thick, 7.5 lb/cu. ft density.

3.14 PIPING INSULATION SCHEDULE

A. Acceptable preformed pipe and tubular insulation materials and thicknesses are identified for each piping system and pipe size range.

B. Condensate and Equipment Drains:
   1. All Pipe Sizes: Insulation shall be any of the following:
      a. Flexible Elastomeric: 1 inch thick.

C. Chilled Water Supply and Return:
   1. All Pipe Sizes: Insulation shall be any of the following:
      a. Pre-insulated Pipe: Reference Hydronic Piping Specification (for use underfloor, buried, and outdoors).
      b. Cellular Glass: (for use indoors and outdoors, not accepted in underfloor or buried). Reference schedule below for thickness.
      c. Phenolic: (for use indoors and outdoors, not accepted in underfloor or buried). Reference schedule below for thickness.

D. Hot Water Supply and Return:
   1. All pipe sizes:
      a. Mineral-Fiber (for use indoors) Reference table below for thickness.
      b. Pre-insulated Pipe: Reference Hydronic Piping Specification (for use underfloor and outdoors). Reference table below for thickness.
      c. Phenolic: (for use indoors and outdoors, not accepted in underfloor or buried) Reference Schedule below for thickness.
      d. Cellular Glass: (for use indoors and outdoors, not accepted in underfloor or buried) Reference Schedule below for thickness.

E. Phenolic Density Schedule:
   1. Indoors Concealed: 2.5 lb/ft.^{3} (Green)
   2. Indoors Exposed: 5 lb/ft.^{3} (Pink)
   3. Outdoors: 5 lb/ft.^{3} (Pink)

F. Steam and Steam Condensate, 350˚ F and below:
   1. All pipe sizes:
      a. Mineral-Fiber, Preformed pipe, Type I: 3" thick.

Insulation Thickness Schedule										
Fluid	**≤1.5” Pipe Size**					**>1.5” Pipe Size**				
	Cellular Glass	Phenolic	Pre-Insulated	Mineral Fiber	Flex Elastomeric	Cellular Glass	Phenolic	Pre-Insulated	Mineral Fiber	Flex Elastomeric
Chilled Water	2”	1.5”	1.5”	N/A	N/A	2”	1.5”	1.5”	N/A	N/A
Hot Water	2”	1.5”	1.5”	1.5”	N/A	2.5”	2”	2”	2”	N/A
Steam/ Condensate	N/A	N/A	N/A	3”	N/A	N/A	N/A	N/A	3”	N/A
Condensate	N/A	N/A	N/A	N/A	1”	N/A	N/A	N/A	N/A	1”
Refrigerant Suction/Hot Gas Piping	N/A	N/A	N/A	N/A	1.5”	N/A	N/A	N/A	N/A	1.5”

G. Refrigerant Suction and Hot Gas Piping:
   1. All pipe sizes: Insulation shall be the following:
      a. Flexible elastomeric: 1-½ inch thick.

3.15 FIELD-APPLIED JACKET SCHEDULE

A. Install jacket over insulation material. For insulation with factory-applied jacket, install the field-applied jacket over the factory-applied jacket.

B. Ducts/Piping exposed in finished indoor areas, outdoors, underfloor and mechanical rooms.
   1. Aluminum, Stucco Embossed: 0.016 inch thick.

C. Indoor hydronic piping fitting or elbows.
   1. PVC: 0.015 inch thick.

END OF SECTION

SECTION 23 09 00

INSTRUMENTATION AND CONTROLS FOR HVAC

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes control equipment for HVAC systems and components, including control components for terminal heating and cooling units not supplied with factory-wired controls.

B. This Section includes digital control, BAS, and energy management equipment for HVAC systems, including, but not limited to, the new dishwasher exhaust fan. The resulting system shall build upon the existing Automated Logic Corporation system. Integrating different manufacturers is not acceptable under any circumstances; all microprocessor-based controllers shall be of the same manufacturer. Refer to the drawings for additional requirements. The drawing sequences of operation define specific requirements, but the scope of work is generally limited to enable/disable with status monitoring of equipment.

C. DDC systems in this building shall be hard-wire integrated with the existing front end. Field verify necessary routing to point of connection with existing DDC system.

D. Related Sections include the following:
   1. Section "Meters and Gauges" for measuring equipment that relates to this Section.

1.3 DEFINITIONS

A. DDC: Direct digital control.

B. I/O: Input/output.

C. MS/TP: Master slave/token passing.

D. PC: Personal computer.

E. PID: Proportional plus integral plus derivative.

F. RTD: Resistance temperature detector.

1.4 SYSTEM PERFORMANCE

A. Comply with the following performance requirements:
   1. Graphic Display: Display graphic with minimum 20 dynamic points with current data within 10 seconds.
   2. Graphic Refresh: Update graphic with minimum 20 dynamic points with current data within 8 seconds.

3. Object Command: Reaction time of less than two seconds between operator command of a binary object and device reaction.
4. Object Scan: Transmit change of state and change of analog values to control units or workstation within six seconds.
5. Alarm Response Time: Annunciate alarm at workstation within 45 seconds. Multiple workstations must receive alarms within five seconds of each other.
6. Program Execution Frequency: Run capability of applications as often as five seconds, but selected consistent with mechanical process under control.
7. Performance: Programmable controllers shall execute DDC PID control loops, and scan and update process values and outputs at least once per second.
8. Reporting Accuracy and Stability of Control: Report values and maintain measured variables within tolerances as follows:
    a. Water Temperature: Plus or minus 1 deg F (0.5 deg C).
    b. Water Flow: Plus or minus 5 percent of full scale.
    c. Water Pressure: Plus or minus 2 percent of full scale.
    d. Space Temperature: Plus or minus 1 deg F (0.5 deg C).
    e. Ducted Air Temperature: Plus or minus 1 deg F (0.5 deg C).
    f. Outside Air Temperature: Plus or minus 2 deg F (1.0 deg C).
    g. Dew Point Temperature: Plus or minus 3 deg F (1.5 deg C).
    h. Temperature Differential: Plus or minus 0.25 deg F (0.15 deg C).
    i. Relative Humidity: Plus or minus 5 percent.
    j. Airflow (Pressurized Spaces): Plus or minus 3 percent of full scale.
    k. Airflow (Measuring Stations): Plus or minus 5 percent of full scale.
    l. Airflow (Terminal): Plus or minus 10 percent of full scale.
    m. Air Pressure (Space): Plus or minus 0.01-inch wg (2.5 Pa).
    n. Air Pressure (Ducts): Plus or minus 0.1-inch wg (25 Pa).
    o. Carbon Dioxide: Plus or minus 50 ppm.
    p. Electrical: Plus or minus 5 percent of reading.

1.5 SUBMITTALS

A. Product Data: Include manufacturer's technical literature for each control device. Indicate dimensions, capacities, performance characteristics, electrical characteristics, finishes for materials, and installation and startup instructions for each type of product indicated.
    1. DDC System Hardware: Bill of materials of equipment indicating quantity, manufacturer, and model number. Include technical data for operator workstation equipment, interface equipment, control units, transducers/transmitters, sensors, actuators, valves, relays/switches, control panels, and operator interface equipment.
    2. Control System Software: Include technical data for operating system software, operator interface, color graphics, and other third-party applications.
    3. Controlled Systems: Instrumentation list with element name, type of device, manufacturer, model number, and product data. Include written description of sequence of operation including schematic diagram.

B. Specification Compliance Review:
    1. Manufacturers and bidders must provide the consulting engineer with a Compliance Review of the Specifications and Addenda’s. The Compliance Review shall be a paragraph-by-paragraph review of the Specifications and schedule with the following information; “C”, “D”, or “E” marked in the margin of the original Specifications and any subsequent Addenda’s. If the manufacturer or bidder does not provide the Compliance Review to the engineer for review, with the submittal, the submittal will be subject to rejection as non-compliant.
        a. “C” Comply with no exceptions.

b. “D” Comply with deviations. For each and every deviation, provide a numbered footnote with reasons for the proposed deviation and how the intent of the Specification can be satisfied.
c. “E” Exception, do not comply. For each and every exception, provide a numbered footnote with reasons and possible alternatives. Non-compliance with the specifications is grounds for rejection as unacceptable. A bid from any alternative or listed equipment manufacturer with any number of exceptions will be reason for rejection for non-compliance without further review.
d. Unless a deviation or exception is specifically noted in the Compliance Review, the manufacturer shall provide full compliance with entire specification. Deviations or exceptions taken in letters or cover letters in a bid document, subsidiary documents, by omission or by contradiction do not release the manufacturer or bidder from being in complete compliance, unless the exception or deviation has been specifically noted in the Compliance Review and approved by the consulting engineer.
e. Equipment manufacturers or bidders that do not meet the specifications thru the above process will be subject to rejection without further review.

C. Shop Drawings: Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
1. Bill of materials of equipment indicating quantity, manufacturer, and model number.
2. Schematic flow diagrams showing fans, pumps, coils, dampers, valves, and control devices.
3. Wiring Diagrams: Power, signal, and control wiring.
4. Details of control panel faces, including controls, instruments, and labeling.
5. Written description of sequence of operation.
6. Schedule of dampers including size, leakage, and flow characteristics.
7. Schedule of valves including flow characteristics.
8. DDC System Hardware:
a. Wiring diagrams for control units with termination numbers.
b. Schematic diagrams and floor plans for field sensors and control hardware.
c. Schematic diagrams for control, communication, and power wiring, showing trunk data conductors and wiring between operator workstation and control unit locations.
9. Control System Software: List of color graphics indicating monitored systems, data (connected and calculated) point addresses, output schedule, and operator notations.
10. Controlled Systems:
a. Schematic diagrams of each controlled system with control points labeled and control elements graphically shown, with wiring.
b. Scaled drawings showing mounting, routing, and wiring of elements including bases and special construction.
c. Written description of sequence of operation including schematic diagram.
d. Points list.

D. Data Communications Protocol Certificates: Certify that each proposed DDC system component complies with ASHRAE 135.

E. Software and Firmware Operational Documentation: Include the following:
1. Software operating and upgrade manuals.
2. Program Software Backup: On a magnetic media or compact disc, complete with data files.
3. Device address list.
4. Printout of software application and graphic screens.
5. Software license required by and installed for DDC workstations and control systems.

F. Software Upgrade Kit: For Owner to use in modifying software to suit future systems revisions or monitoring and control revisions.

G. Qualification Data: For Installer.

H. Field quality-control test reports.

I. Operation and Maintenance Data: For HVAC instrumentation and control system to include in emergency, operation, and maintenance manuals. In addition to items specified in Section "Operation and Maintenance Data," include the following:
   1. Maintenance instructions and lists of spare parts for each type of control device and compressed-air station.
   2. Interconnection wiring diagrams with identified and numbered system components and devices.
   3. Keyboard illustrations and step-by-step procedures indexed for each operator function.
   4. Inspection period, cleaning methods, cleaning materials recommended, and calibration tolerances.
   5. Calibration records and list of set points.

1.6 QUALITY ASSURANCE

A. Installer Qualifications: Automatic control system manufacturer's authorized representative who is trained and approved for installation of system components required for this Project. The installer must have a minimum of five (5) continuous years experience with the manufacturer and have an established service office within 100 miles of the project site.

B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

C. Comply with ASHRAE 135 for DDC system components.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Factory-Mounted Components: Where control devices specified in this Section are indicated to be factory mounted on equipment, arrange for shipping of control devices to equipment manufacturer.

B. System Software: Update to latest version of software at Project completion.

1.8 COORDINATION

A. Coordinate location of thermostats, humidistats, and other exposed control sensors with plans and room details before installation.

B. Coordinate equipment with Section "Fire Alarm (Expansion)" to achieve compatibility with equipment that interfaces with that system.

C. Coordinate supply of electrical branch circuits for control units and operator workstation.

D. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into bases. Concrete, reinforcement, and formwork requirements are specified in Section "Cast-in-Place Concrete."

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
   1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.

2.2 CONTROL SYSTEM

A. Manufacturers:
   1. Automated Logic Corporation

B. Control system shall consist of sensors, indicators, actuators, final control elements, interface equipment, other apparatus, accessories, and software connected to distributed controllers operating in multiuser, multitasking environment on token-passing network and programmed to control mechanical systems. An operator workstation permits interface with the network via dynamic color graphics with each mechanical system, building floor plan, and control device depicted by point-and-click graphics.

2.3 DDC EQUIPMENT

A. Operator Workstation: One PC-based microcomputer(s) with minimum configuration as follows:
   1. Motherboard: With 4 integrated USB 2.0 and 2 USB 3.0 ports, integrated Intel Pro 10/100/1000 (Ethernet), integrated audio, bios, and hardware monitoring.
   2. Processor: Intel Quad Core I7 Processor, 3.0 GHz.
   3. Random-Access Memory: 8 GB.
   4. Graphics: Video adapter, minimum 1600 x 1200 pixels, 128-MB video memory.
   5. Monitor: 24 inches, flat panel LCD, color.
   6. Keyboard: QWERTY, 105 keys in ergonomic shape.
   7. Hard-Disk Drive: 500 GB, SATA, 7200 RPM, 6 Gb/s.
   8. DVD Read/Write Drive: 48x24x48.
   9. Mouse: Three button, optical.
   10. Uninterruptible Power Supply: 2 kVa.
   11. Operating System: Microsoft Windows 7 Professional with high-speed Internet access.
      a. ASHRAE 135 Compliance: Workstation shall use ASHRAE 135 protocol and communicate using ISO 8802-3 (Ethernet) datalink/physical layer protocol.
   12. Application Software:
      a. Graphical User Interface (GUI): Thin client or browser based meeting the following criteria:
         1) Web Browser's for PC's: Only a 5.x browser (Internet Explorer or Netscape Navigator) will be required as the GUI, and a valid connection to the server network. No installation of any custom software shall be required on the operator's GUI workstation/client. Connection shall be over an intranet or the Internet. A firewall shall be installed (as necessary) to protect the owner’s Intranet.
         2) Secure Socket Layers: Communication between the Web Browser GUI and control system server shall be encrypted using 128 bit encryption technology within Secure Socket Layers (SSL). Communication protocol shall be Hyper Text Transfer Protocol (HTTP).

b. Cross Platform Capability: The controls software (client and server) shall be operating system and hardware agnostic, compatible with Microsoft Windows, Sun Microsystems Solaris and Red Hat Linux.
c. Database creation and support with the following:
1) Database Open Connectivity: The BAS server database shall be Java DataBase Connectivity (JDBC) compatible, allowing real time access of data via the following standard mechanisms:
a) Common Object Request Broker Architecture (CORBA).
b) OLE/OPC (for Microsoft Client's/Server platform only).
c) Import/Export of the database from or to XML (extensible Markup Language).
2) Automatic and manual database save and restore.
d. System security for each operator via software password and access levels.
e. Automatic system diagnostics; monitor system and report failures.
f. Tree navigation.
g. Dynamic color graphic displays with up to 10 screen displays at once.
h. Custom graphics generation and graphics library of HVAC equipment and symbols.
i. Alarm processing, messages, and reactions.
j. Trend logs retrievable in spreadsheets and database programs.
k. Alarm and event processing.
l. Object and property status and control.
m. Automatic restart of field equipment on restoration of power.
n. Data collection, reports, and logs. Include standard reports for the following:
1) Current values of all objects.
2) Current alarm summary.
3) Disabled objects.
4) Alarm lockout objects.
5) Logs.
o. Custom report development.
p. Utility and weather reports.
q. ASHRAE Guideline 3 report.
r. Workstation application editors for controllers and schedules.
s. Maintenance management.
13. Custom Application Software:
a. English language oriented.
b. Full-screen character editor/programming environment.
c. Allow development of independently executing program modules with debugging/simulation capability.
d. Support conditional statements.
e. Support floating-point arithmetic with mathematic functions.
f. Contains predefined time variables.

B. Control Units: Modular, comprising processor board with programmable, nonvolatile, random-access memory; local operator access and display panel; integral interface equipment; and backup power source.
1. Units monitor or control each I/O point; process information; execute commands from other control units, devices, and operator stations; and download from or upload to operator workstation or diagnostic terminal unit.
2. Stand-alone mode control functions operate regardless of network status. Functions include the following:
a. Global communications.
b. Discrete/digital, analog, and pulse I/O.
c. Monitoring, controlling, or addressing data points.
d. Software applications, scheduling, and alarm processing.

e. Testing and developing control algorithms without disrupting field hardware and controlled environment.

3. Standard Application Programs:
   a. Electric Control Programs: Demand limiting, duty cycling, automatic time scheduling, start/stop time optimization, night setback/setup, on-off control with differential sequencing, staggered start, antishort cycling, PID control, DDC with fine tuning, and trend logging.
   b. HVAC Control Programs: Optimal run time, supply-air reset, and enthalpy switchover.
   c. Chiller Control Programs: Control function of condenser-water reset, chilled-water reset, and equipment sequencing.
   d. Programming Application Features: Include trend point; alarm processing and messaging; weekly, monthly, and annual scheduling; energy calculations; run-time totalization; and security access.
   e. Remote communications.
   f. Maintenance management.
   g. Units of Measure: Inch-pound and SI (metric).
4. Local operator interface provides for download from or upload to operator workstation or diagnostic terminal unit.
5. ASHRAE 135 Compliance: Control units shall use ASHRAE 135 protocol and communicate using ISO 8802-3 (Ethernet) datalink/physical layer protocol.

C. Local Control Units: Modular, comprising processor board with electronically programmable, nonvolatile, read-only memory; and backup power source.
1. Units monitor or control each I/O point, process information, and download from or upload to operator workstation or diagnostic terminal unit.
2. Stand-alone mode control functions operate regardless of network status. Functions include the following:
   a. Global communications.
   b. Discrete/digital, analog, and pulse I/O.
   c. Monitoring, controlling, or addressing data points.
3. Local operator interface provides for download from or upload to operator workstation or diagnostic terminal unit.
4. ASHRAE 135 Compliance: Control units shall use ASHRAE 135 protocol and communicate using ISO 8802-3 (Ethernet) datalink/physical layer protocol.

D. I/O Interface: Hardwired inputs and outputs may tie into system through controllers. Protect points so that shorting will cause no damage to controllers.
1. Binary Inputs: Allow monitoring of on-off signals without external power.
2. Pulse Accumulation Inputs: Accept up to 10 pulses per second.
3. Analog Inputs: Allow monitoring of low-voltage (0- to 10-V dc), current (4 to 20 mA), or resistance signals.
4. Binary Outputs: Provide on-off or pulsed low-voltage signal, selectable for normally open or normally closed operation with three-position (on-off-auto) override switches and status lights.
5. Analog Outputs: Provide modulating signal, either low voltage (0- to 10-V dc) or current (4 to 20 mA) with status lights, two-position (auto-manual) switch, and manually adjustable potentiometer.
6. Tri-State Outputs: Provide two coordinated binary outputs for control of three-point, floating-type electronic actuators.
7. Universal I/Os: Provide software selectable binary or analog outputs.

E. Power Supplies: Transformers with Class 2 current-limiting type or overcurrent protection; limit connected loads to 80 percent of rated capacity. DC power supply shall match output current and voltage requirements and be full-wave rectifier type with the following:
1. Output ripple of 5.0 mV maximum peak to peak.

2. Combined 1 percent line and load regulation with 100-mic.sec. response time for 50 percent load changes.
3. Built-in overvoltage and overcurrent protection and be able to withstand 150 percent overload for at least 3 seconds without failure.

F. Power Line Filtering: Internal or external transient voltage and surge suppression for workstations or controllers with the following:
1. Minimum dielectric strength of 1000 V.
2. Maximum response time of 10 nanoseconds.
3. Minimum transverse-mode noise attenuation of 65 dB.
4. Minimum common-mode noise attenuation of 150 dB at 40 to 100 Hz.

2.4 UNITARY CONTROLLERS

A. Unitized, capable of stand-alone operation with sufficient memory to support its operating system, database, and programming requirements, and with sufficient I/O capacity for the application.
1. Configuration: Local keypad and display; diagnostic LEDs for power, communication, and processor; wiring termination to terminal strip or card connected with ribbon cable; memory with bios; and 72-hour battery backup.
2. Operating System: Manage I/O communication to allow distributed controllers to share real and virtual object information and allow central monitoring and alarms. Perform scheduling with real-time clock. Perform automatic system diagnostics; monitor system and report failures.
3. ASHRAE 135 Compliance: Communicate using read (execute and initiate) and write (execute and initiate) property services defined in ASHRAE 135. Reside on network using MS/TP datalink/physical layer protocol and have service communication port for connection to diagnostic terminal unit.
4. Enclosure (interior): Dustproof rated for operation at 32 to 120 deg F (0 to 50 deg C).
5. Enclosure (exterior): NEMA 3R.

2.5 ALARM AND OCCUPANT INTERFACE PANELS

A. Unitized cabinet with suitable brackets for wall or floor mounting. Fabricate of 0.06-inch- (1.5-mm-) thick, furniture-quality steel or extruded-aluminum alloy, totally enclosed, with hinged doors and keyed lock and with manufacturer's standard shop-painted finish. Provide common keying for all panels.

B. Alarm Panels: Indicating light for each alarm point, single horn, acknowledge switch, and test switch, mounted on hinged cover.
1. Alarm Condition: Indicating light flashes and horn sounds.
2. Acknowledge Switch: Horn is silent and indicating light is steady.
3. Second Alarm: Horn sounds and indicating light is steady.
4. Alarm Condition Cleared: System is reset and indicating light is extinguished.
5. Contacts in alarm panel allow remote monitoring by independent alarm company.

2.6 ANALOG CONTROLLERS

A. Step Controllers: 6- or 10-stage type, with heavy-duty switching rated to handle loads and operated by electric motor.

B. Electric, Outdoor-Reset Controllers: Remote-bulb or bimetal rod-and-tube type, proportioning action with adjustable throttling range, adjustable set point, scale range minus 10 to plus 70 deg F (minus 23 to plus 21 deg C), and single- or double-pole contacts.

C. Electronic Controllers: Wheatstone-bridge-amplifier type, in steel enclosure with provision for remote-resistance readjustment. Identify adjustments on controllers, including proportional band and authority.
   1. Single controllers can be integral with control motor if provided with accessible control readjustment potentiometer.

D. Fan-Speed Controllers: Solid-state model providing field-adjustable proportional control of motor speed from maximum to minimum of 55 percent and on-off action below minimum fan speed. Controller shall briefly apply full voltage, when motor is started, to rapidly bring motor up to minimum speed. Equip with filtered circuit to eliminate radio interference.

2.7 ELECTRONIC SENSORS

A. Description: Vibration and corrosion resistant; for wall, immersion, or duct mounting as required.

B. Thermistor Temperature Sensors and Transmitters:
   1. Available Manufacturers:
      a. Alerton.
      b. BEC Controls Corporation.
      c. Ebtron, Inc.
      d. Heat-Timer Corporation.
      e. I.T.M. Instruments Inc.
      f. MAMAC Systems, Inc.
   2. Accuracy: Plus or minus 0.5 deg F (0.3 deg C) at calibration point.
   3. Wire: Twisted, shielded-pair cable.
   4. Insertion Elements in Ducts: Single point, 8 inches (200 mm) long; use where not affected by temperature stratification or where ducts are smaller than 9 sq. ft. (0.84 sq. m). Mount sensor in an electrical box through a hole in the duct, in an easily accessible location.
   5. Averaging Elements in Ducts: 36 inches (915 mm) long, flexible; use where prone to temperature stratification or where ducts are larger than 10 sq. ft. (1 sq. m).
   6. Insertion Elements for Liquids: Brass or stainless-steel socket with minimum insertion length of 2-1/2 inches (64 mm).
   7. Room Sensor Cover Construction: Manufacturer's standard locking covers.
      a. Set-Point Adjustment (where indicated): Exposed.
      b. Set-Point Indication (where indicated): Exposed.
      c. Thermometer: Concealed.
      d. Color: Manufacturer’s standard**.**
   8. Outside-Air Sensors: Watertight inlet fitting, shielded from direct sunlight.
   9. Room Security Sensors: Stainless-steel cover plate with insulated back and security screws.

C. RTDs and Transmitters:
   1. Available Manufacturers:
      a. Alerton
      b. Automation Components, Inc. (ACI)
      c. Building Automation Products, Inc. (BAPI)
   2. Accuracy: Plus or minus 0.2 percent at calibration point.
   3. Wire: Twisted, shielded-pair cable.
   4. Insertion Elements in Ducts: Single point, with length equal to 1/3-distance of duct width, minimum; use where not affected by temperature stratification or where ducts are smaller than 9 sq. ft. (0.84 sq. m).

5. Averaging Elements in Ducts: 24 inches (610 mm) long, rigid; use where prone to temperature stratification or where ducts are larger than 9 sq. ft. (0.84 sq. m); length as required.
6. Insertion Elements for Liquids: Brass socket with minimum insertion length of 2-1/2 inches (64 mm).
7. Room Sensor Cover Construction: Manufacturer's standard locking covers.
    a. Set-Point Adjustment (where indicated): Exposed.
    b. Set-Point Indication (where indicated): Exposed.
    c. Thermometer: Concealed.
    d. Color: Manufacturer’s standard.
8. Outside-Air Sensors: Watertight inlet fitting, shielded from direct sunlight.
9. Room Security Sensors: Stainless-steel cover plate with insulated back and security screws.

D. Humidity Sensors: Bulk polymer sensor element.
1. Available Manufacturers:
    a. Alerton.
    b. BEC Controls Corporation.
    c. MAMAC Systems, Inc.
    d. TCS/Basys Controls.
    e. Vaisala.
    f. Veris Industries.
2. Accuracy: 2 percent full range with linear output.
3. Room Sensor Range: 20 to 80 percent relative humidity.
4. Room Sensor Cover Construction: Manufacturer's standard locking covers.
5. Duct Sensor: 20 to 80 percent relative humidity range with element guard and mounting plate.
6. Outside-Air Sensor: 20 to 80 percent relative humidity range with mounting enclosure, suitable for operation at outdoor temperatures of 32 to 120 deg F (0 to 50 deg C).
7. Duct and Sensors: With element guard and mounting plate, range of 0 to 100 percent relative humidity.

E. Pressure Transmitters/Transducers:
1. Available Manufacturers:
    a. BEC Controls Corporation.
    b. MAMAC Systems, Inc.
    c. ROTRONIC Instrument Corp.
    d. TCS/Basys Controls.
    e. Vaisala.
    f. Veris Industries.
2. Static-Pressure Transmitter: Nondirectional sensor with suitable range for expected input, and temperature compensated.
    a. Accuracy: 2 percent of full scale with repeatability of 0.5 percent.
    b. Output: 4 to 20 mA.
    c. Building Static-Pressure Range: 0- to 0.25-inch wg (0 to 62 Pa).
    d. Duct Static-Pressure Range: 0- to 5-inch wg (0 to 1240 Pa).
3. Water Pressure Transducers: Stainless-steel diaphragm construction, suitable for service; minimum 150-psig (1034-kPa) operating pressure; linear output 4 to 20 mA.
4. Water Differential-Pressure Transducers: Stainless-steel diaphragm construction, suitable for service; minimum 150-psig (1034-kPa) operating pressure and tested to 300-psig (2070-kPa); linear output 4 to 20 mA.
5. Differential-Pressure Switch (Air or Water): Snap acting, with pilot-duty rating and with suitable scale range and differential.
6. Pressure Transmitters: Direct acting for gas, liquid, or steam service; range suitable for system; linear output 4 to 20 mA.

2.8 STATUS SENSORS

A. Status Inputs for Fans: Differential-pressure switch with pilot-duty rating and with adjustable range of 0- to 5-inch wg (0 to 1240 Pa).

B. Status Inputs for Pumps: Differential-pressure switch with pilot-duty rating and with adjustable pressure-differential range of 8 to 60 psig (55 to 414 kPa), piped across pump.

C. Status Inputs for Electric Motors: Comply with ISA 50.00.01, current-sensing fixed- or split-core transformers with self-powered transmitter, adjustable and suitable for 175 percent of rated motor current.

D. Voltage Transmitter (100- to 600-V ac): Comply with ISA 50.00.01, single-loop, self-powered transmitter, adjustable, with suitable range and 1 percent full-scale accuracy.

E. Power Monitor: 3-phase type with disconnect/shorting switch assembly, listed voltage and current transformers, with pulse kilowatt hour output and 4- to 20-mA kW output, with maximum 2 percent error at 1.0 power factor and 2.5 percent error at 0.5 power factor.

F. Current Switches: Self-powered, solid-state with adjustable trip current, selected to match current and system output requirements. Manufactured by Veris Industries or equivalent.

G. Electronic Valve/Damper Position Indicator: Visual scale indicating percent of travel and 2- to 10-V dc, feedback signal.

H. Water-Flow Switches: Bellows-actuated mercury or snap-acting type with pilot-duty rating, stainless-steel or bronze paddle, with appropriate range and differential adjustment, in NEMA 250, Type 1 enclosure.
   1. Available Manufacturers:
      a. BEC Controls Corporation.
      b. I.T.M. Instruments Inc.
      c. Kele & Associates

2.9 GAS DETECTION EQUIPMENT

A. Manufacturers:
   1. General Monitors.
   2. Veris Industries.

B. Carbon Dioxide Sensor and Transmitter: Single detectors using solid-state, non-dispersive, infrared sensors; suitable over a temperature range of 23 to 130 deg F (minus 5 to plus 55 deg C) and calibrated for 0 to 2 percent, with continuous or averaged reading, 4- to 20-mA output.
   1. Operating Range: 0 to 2,000 ppm.
   2. Exposure Range: 0 to 140 deg F (without damage).
   3. Operating Humidity: 5 to 95% relative humidity.
   4. Repeatability: plus or minus 20 ppm.
   5. Maximum Drift: plus or minus 25 ppm per year.

C. Hydrocarbon Sensors: Model #S4000CH by General Monitors (no exceptions). Provide stainless steel (316) slip-stream sampling accessories (supply/return sampling tubes, sealed sensor housing, mounting plates, hardware, etc) as necessary for duct mounting in a readily accessible location. Provide with all accessories necessary for periodic testing and calibration. Coordinate with mechanical contractor.

D. Hydrogen Sulfide (H2S) Sensors: Model #S4000T by General Monitors (no exceptions). Provide stainless steel (316) slip-stream sampling accessories (supply/return sampling tubes, sealed sensor housing, mounting plates, hardware, etc) as necessary for duct mounting in a readily accessible location. Provide with all accessories necessary for periodic testing and calibration. Coordinate with mechanical contractor.

2.10 AIRFLOW MEASURING STATIONS (AFMS)

A. Duct Airflow Station: Combination of air straightener and multiport, self-averaging pitot tube station.
   1. Manufacturers:
      a. Air Monitor Corporation.
      b. Ruskin.
   2. Model: IAQ50 (Ruskin).
   3. Frame: 6 inches × 1-3/8 inches × minimum 0.125-inch extruded aluminum.
      a. Entire assembly frame shall be flanged.
   4. Blades:
      a. Modulating Air Control:
         1) Style: Airfoil-shaped, single-piece.
         2) Action: Parallel.
         3) Orientation: Horizontal.
         4) Material: Heavy gage 6063-T5 extruded aluminum.
         5) Width: Maximum 5 inches (127 mm).
      b. Stationary Sensing:
         1) Style: Airfoil-shaped, single-piece.
         2) Orientation: Horizontal.
         3) Material: Heavy gage 6063-T5 extruded aluminum.
         4) Width: Maximum 5-1/4 inches (133 mm).
         5) Finish: Anodized.
   5. Bearings: Self-lubricating molded synthetic sleeve, turning in extruded hole in frame.
   6. Seals:
      a. Blade: Extruded rubber type for ultra-low leakage. Mechanically attached to blade edge.
      b. Jamb: Stainless steel, flexible metal compression type.
   7. Linkage: Concealed in frame.
   8. Axles: Minimum 1/2 inch (13 mm) diameter plated steel, hex-shaped, mechanically attached to blade.
   9. Mounting: Vertical.
   10. Electric Actuator: 24 V, 60 Hz, modulating, with position feedback.
   11. Digital Controller: Application specific controller. Programming logic and calibration in nonvolatile EPROM. Controller uses generic 0 - 10 vdc inputs and outputs for interface to building automation system.
   12. Flow Straightener: Aluminum honeycomb, 3/4-inch (20-mm) parallel cell, 3 inches (75 mm) deep, contained in a 5 inch deep sleeve attached to airflow frame.
   13. Finish: Mill aluminum.
   14. Assembly: Factory assembled damper/airflow monitor, actuator, and accessories, and furnish as a single factory-calibrated unit.
   15. The maximum depth of the assembly shall be no greater than 11 inches. Refer to plans for overall duct dimensions and sizes.
   16. Electrical: The airflow station shall run off of 24V power.
   17. Performance Data:
      a. Temperature Rating: Withstand -40 to 140 degrees F.
      b. Capacity: Demonstrate capacity of damper/airflow monitor.
         1) Monitor airflow within accuracy of 5 percent.

2) Perform sensing requirements in HVAC systems with velocities from 300 to 2,000 feet per minute.

c. Leakage: Maximum 2.0 cubic feet per minute per square foot at 1 inch w.g. for 48 inch × 48 inch closed damper.

Pressure Drop: Maximum 0.13 inch w.g. at 1,000 feet per minute across both damper/airflow monitor and air straightener.

18. Controls

a. The AFMS shall come complete with its own controls and, where indicated, a 24V actuator. A 0-10 V DC signal shall be provided by the AFMS to the building EMCS to monitor airflow. The AFMS shall be able to receive a 0-10 V DC signal from the EMCS to act as a setpoint adjustment when an actuator is provided.

2.11 THERMOSTATS

A. Available Manufacturers:
1. Danfoss Inc.; Air-Conditioning and Refrigeration Div.
2. Honeywell
3. Sauter Controls Corporation.
4. TAC Erie Controls.
5. tekmar Control Systems, Inc.
6. Theben AG - Lumilite Control Technology, Inc.

B. Combination Thermostat and Fan Switches: Line-voltage thermostat with push-button or lever-operated fan switch.
1. Label switches "FAN ON-OFF," "FAN HIGH-LOW-OFF" or "FAN HIGH-MED-LOW-OFF," as indicated.
2. Mount on single electric switch box.

C. Electric, solid-state, microcomputer-based room thermostat with remote sensor.
1. Automatic switching from heating to cooling.
2. Preferential rate control to minimize overshoot and deviation from set point.
3. Set up for four separate temperatures per day.
4. Instant override of set point for continuous or timed period from 1 hour to 31 days.
5. Short-cycle protection.
6. Programming based on weekday, Saturday, and Sunday.
7. Selection features include degree F or degree C display, 12- or 24-hour clock, keyboard disable, remote sensor, and fan on-auto.
8. Battery replacement without program loss.
9. Thermostat display features include the following:
a. Time of day.
b. Actual room temperature.
c. Programmed temperature.
d. Programmed time.
e. Duration of timed override.
f. Day of week.
g. System mode indications include "heating," "off," "fan auto," and "fan on."

D. Low-Voltage, On-Off Thermostats: NEMA DC 3, 24-V, bimetal-operated, mercury-switch type, with adjustable or fixed anticipation heater, concealed set-point adjustment, 55 to 85 deg F (13 to 30 deg C) set-point range, and 2 deg F (1 deg C) maximum differential.

E. Line-Voltage, On-Off Thermostats: Bimetal-actuated, open contact or bellows-actuated, enclosed, snap-switch or equivalent solid-state type, with heat anticipator; listed for electrical rating; with concealed set-point adjustment, 55 to 85 deg F (13 to 30 deg C) set-point range, and 2 deg F (1 deg C) maximum differential.

1. Electric Heating Thermostats: Equip with off position on dial wired to break ungrounded conductors.
2. Selector Switch: Integral, manual on-off-auto.

F. Electric, Low-Limit Duct Thermostat: Snap-acting, single-pole, single-throw, automatic-reset switch that trips if temperature sensed across any 12 inches (300 mm) of bulb length is equal to or below set point.
1. Bulb Length: Minimum 20 feet (6 m).
2. Quantity: One thermostat for every 20 sq. ft. (2 sq. m) of coil surface.

G. Electric, High-Limit Duct Thermostat: Snap-acting, single-pole, single-throw, automatic-reset switch that trips if temperature sensed across any 12 inches (300 mm) of bulb length is equal to or above set point.
1. Bulb Length: Minimum 20 feet (6 m).
2. Quantity: One thermostat for every 20 sq. ft. (2 sq. m) of coil surface.

2.12 HUMIDISTATS

A. Available Manufacturers:
1. MAMAC Systems, Inc.
2. ROTRONIC Instrument Corp.

B. Duct-Mounting Humidistats: Electric insertion, 2-position type with adjustable, 2 percent throttling range, 20 to 80 percent operating range, and single- or double-pole contacts.

2.13 ACTUATORS

A. Electric Motors: Size to operate with sufficient reserve power to provide smooth modulating action or two-position action.
1. Permanent Split-Capacitor or Shaded-Pole Type: Gear trains completely oil immersed and sealed. Equip spring-return motors with integral spiral-spring mechanism in housings designed for easy removal for service or adjustment of limit switches, auxiliary switches, or feedback potentiometer.
2. Nonspring-Return Motors for Valves Larger Than NPS 2-1/2 (DN 65): Size for running torque of 150 in. x lbf (16.9 N x m) and breakaway torque of 300 in. x lbf (33.9 N x m).
3. Spring-Return Motors for Dampers Larger Than 25 Sq. Ft. (2.3 sq. m): Size for running and breakaway torque of 150 in. x lbf (16.9 N x m).

B. Electronic Actuators: Direct-coupled type designed for minimum 60,000 full-stroke cycles at rated torque.
1. Manufacturers:
a. Belimo Aircontrols (USA), Inc.
2. Valves: Size for torque required for valve close off at maximum pump differential pressure.
3. Dampers: Size for running torque calculated as follows:
a. Parallel-Blade Damper with Edge Seals: 7 inch-lb/sq. ft. (86.8 kg-cm/sq. m) of damper.
b. Opposed-Blade Damper with Edge Seals: 5 inch-lb/sq. ft. (62 kg-cm/sq. m) of damper.
c. Parallel-Blade Damper without Edge Seals: 4 inch-lb/sq. ft (49.6 kg-cm/sq. m) of damper.
d. Opposed-Blade Damper without Edge Seals: 3 inch-lb/sq. ft. (37.2 kg-cm/sq. m) of damper.

e. Dampers with 2- to 3-Inch wg (500 to 750 Pa) of Pressure Drop or Face Velocities of 1000 to 2500 fpm (5 to 13 m/s): Increase running torque by 1.5.
f. Dampers with 3- to 4-Inch wg (750 to 1000 Pa) of Pressure Drop or Face Velocities of 2500 to 3000 fpm (13 to 15 m/s): Increase running torque by 2.0.

4. Coupling: V-bolt and V-shaped, toothed cradle.
5. Overload Protection: Electronic overload or digital rotation-sensing circuitry.
6. Fail-Safe Operation: Mechanical, spring-return mechanism. Provide external, manual gear release on nonspring-return actuators.
7. Power Requirements (Two-Position Spring Return): 24-V ac.
8. Power Requirements (Modulating): Maximum 10 VA at 24-V ac or 8 W at 24-V dc.
9. Proportional Signal: 2- to 10-V dc or 4 to 20 mA, and 2- to 10-V dc position feedback signal.
10. Temperature Rating: Minus 22 to plus 122 deg F (Minus 30 to plus 50 deg C).
11. Temperature Rating (Smoke Dampers): Minus 22 to plus 250 deg F (Minus 30 to plus 121 deg C).
12. Run Time: 12 seconds open, 5 seconds closed.

2.14 CONTROL VALVES

A. Manufacturers:
1. Belimo
2. Parker Hannifin Corporation; Skinner Valve Division.

B. Control Valves: Factory fabricated, of type, body material, and pressure class based on maximum pressure and temperature rating of piping system, unless otherwise indicated.

C. Hydronic system globe valves shall have the following characteristics:
1. NPS 2 (DN 50) and Smaller: Class 125 bronze body, bronze trim, rising stem, renewable composition disc, and screwed ends with backseating capacity repackable under pressure.
2. NPS 2-1/2 (DN 65) and Larger: Class 125 iron body, bronze trim, rising stem, plug-type disc, flanged ends, and renewable seat and disc.
3. Internal Construction: Replaceable plugs and stainless-steel or brass seats.
a. Single-Seated Valves: Cage trim provides seating and guiding surfaces for plug on top and bottom.
b. Double-Seated Valves: Balanced plug; cage trim provides seating and guiding surfaces for plugs on top and bottom.
4. Sizing: 5-psig (35-kPa) maximum pressure drop at design flow rate or the following:
a. Two Position: Line size.
b. Two-Way Modulating: Either the value specified above or twice the load pressure drop, whichever is more.
c. Three-Way Modulating: Twice the load pressure drop, but not more than value specified above.
5. Flow Characteristics: Two-way valves shall have equal percentage characteristics; three-way valves shall have linear characteristics.
6. Close-Off (Differential) Pressure Rating: Combination of actuator and trim shall provide minimum close-off pressure rating of 150 percent of total system (pump) head for two-way valves and 100 percent of pressure differential across valve or 100 percent of total system (pump) head.

D. Butterfly Valves: 200-psig (1380-kPa), 150-psig (1034-kPa) maximum pressure differential, ASTM A 126 cast-iron or ASTM A 536 ductile-iron body and bonnet, extended neck, stainless-steel stem, field-replaceable EPDM or Buna N sleeve and stem seals.
1. Body Style: Lug.
2. Disc Type: **Nickel-plated ductile iron**.

3. Sizing: 1-psig (7-kPa) maximum pressure drop at design flow rate.

E. Terminal Unit Control Valves: Bronze body, bronze trim, two or three ports as indicated, replaceable plugs and seats, and union and threaded ends.
   1. Rating: Class 125 for service at 125 psig (860 kPa) and 250 deg F (121 deg C) operating conditions.
   2. Sizing: 3-psig (21-kPa) maximum pressure drop at design flow rate, to close against pump shutoff head.
   3. Flow Characteristics: Two-way valves shall have equal percentage characteristics; three-way valves shall have linear characteristics.

2.15 CONTROL CABLE

A. Electronic and fiber-optic cables for control wiring are specified in Section "Control/Signal Transmission Media."
   1. All cable shall be return-air plenum rated.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that power supply is available to control units and operator workstation.

B. Verify that duct-, pipe-, and equipment-mounted devices are installed before proceeding with installation.

3.2 INSTALLATION

A. Install software in control units and operator workstation(s). Implement all features of programs to specified requirements and as appropriate to sequence of operation.

B. Connect and configure equipment and software to achieve sequence of operation specified.

C. Verify location of thermostats, humidistats, and other exposed control sensors with Drawings and room details before installation. Install devices at elevations indicated on architectural drawings or 48 inches (1220 mm) above the finished floor where requirements are not indicated.
   1. Install averaging elements in ducts and plenums in crossing or zigzag pattern.

D. Install guards on thermostats in the following locations:
   1. Entrances.
   2. Public areas.
   3. Gymnasiums (heavy gage wire guard, chrome finish)
   4. Where indicated.

E. Install automatic dampers according to Section "Duct Accessories."

F. Install damper motors on outside of duct in warm areas, not in locations exposed to outdoor temperatures.

G. Install hydronic instrument wells, valves, and other accessories according to Section "Hydronic Piping."

H. Install refrigerant instrument wells, valves, and other accessories according to Section "Refrigerant Piping."

I. Install duct volume-control dampers according to mechanical specification sections specifying air ducts.

J. Install electronic and fiber-optic cables according to Section "Control/Signal Transmission Media."

3.3 ELECTRICAL WIRING AND CONNECTION INSTALLATION

A. Install raceways, boxes, and cabinets according to Section "Raceway and Boxes."
   1. Interior raceway shall be EMT with steel set-screw fittings. Final 18 inches (441 mm) of raceway to equipment and sensors (not junction boxes or control enclosures/panels) is permitted to be 1/2-inch flexible metallic conduit.
   2. Exterior raceway shall be intermediate metallic conduit with compression fittings, unless indicated otherwise. Where roofing supports are required, refer to Division 07 Sections and other roofing drawings specific requirements. Final 24 inches (610 mm) of raceway to equipment and sensors (not junction boxes or control enclosures/panels) is permitted to be liquid-tight flexible non-metallic conduit with compression fittings; associated elbows shall be LFNC compression water-tight fittings. LB's are not acceptable.

B. Install building wire and cable according to Section "Conductors and Cables."

C. Install signal and communication cable according to Section "Control/Signal Transmission Media."
   1. Conceal cable, except in mechanical rooms and areas where other conduit and piping are exposed. Route concealed cable parallel to building lines on j-hooks, bundled.
   2. Install exposed (open ceilings, occupied areas) cable in raceway.
   3. Install permanently concealed wall and partition cable in raceway with a radius bend and nylon bushing termination at an accessible location above ceiling.
   4. Bundle and harness multiconductor instrument cable in place of single cables where several cables follow a common path.
   5. Fasten flexible conductors, bridging cabinets and doors, along hinge side; protect against abrasion. Tie and support conductors.
   6. Number-code or color-code conductors for future identification and service of control system, except local individual room control cables.
   7. Install wire and cable with sufficient slack and flexible connections to allow for vibration of piping and equipment.

D. Connect manual-reset limit controls independent of manual-control switch positions. Automatic duct heater resets may be connected in interlock circuit of power controllers.

E. Connect hand-off-auto selector switches to override automatic interlock controls when switch is in hand position.

3.4 FIELD QUALITY CONTROL

A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust field-assembled components and equipment installation, including connections, and to assist in field testing. Report results in writing.

B. Perform the following field tests and inspections and prepare test reports:

1. Operational Test: After electrical circuitry has been energized, start units to confirm proper unit operation. Remove and replace malfunctioning units and retest.
2. Test and adjust controls and safeties.
3. Test calibration of electronic controllers by disconnecting input sensors and stimulating operation with compatible signal generator.
4. Test each point through its full operating range to verify that safety and operating control set points are as required.
5. Test each control loop to verify stable mode of operation and compliance with sequence of operation. Adjust PID actions.
6. Test each system for compliance with sequence of operation.
7. Test software and hardware interlocks.

C. DDC Verification:
1. Verify that instruments are installed before calibration, testing, and loop or leak checks.
2. Check instruments for proper location and accessibility.
3. Check instrument installation for direction of flow, elevation, orientation, insertion depth, and other applicable considerations.
4. Check instrument tubing for proper fittings, slope, material, and support.
5. Check installation of air supply for each instrument.
6. Check flow instruments. Inspect tag number and line and bore size, and verify that inlet side is identified and that meters are installed correctly.
7. Check pressure instruments, piping slope, installation of valve manifold, and self-contained pressure regulators.
8. Check temperature instruments and material and length of sensing elements.
9. Check control valves. Verify that they are in correct direction.
10. Check air-operated dampers. Verify that pressure gages are provided and that proper blade alignment, either parallel or opposed, has been provided.
11. Check DDC system as follows:
    a. Verify that DDC controller power supply is from emergency power supply, if applicable.
    b. Verify that wires at control panels are tagged with their service designation and approved tagging system.
    c. Verify that spare I/O capacity has been provided.
    d. Verify that DDC controllers are protected from power supply surges.

D. Replace damaged or malfunctioning controls and equipment and repeat testing procedures.

3.5 ADJUSTING

A. Calibrating and Adjusting:
1. Calibrate instruments.
2. Make three-point calibration test for both linearity and accuracy for each analog instrument.
3. Calibrate equipment and procedures using manufacturer's written recommendations and instruction manuals. Use test equipment with accuracy at least double that of instrument being calibrated.
4. Control System Inputs and Outputs:
    a. Check analog inputs at 0, 50, and 100 percent of span.
    b. Check analog outputs using milliampere meter at 0, 50, and 100 percent output.
    c. Check digital inputs using jumper wire.
    d. Check digital outputs using ohmmeter to test for contact making or breaking.
    e. Check resistance temperature inputs at 0, 50, and 100 percent of span using a precision-resistant source.
5. Flow:

a. Set differential pressure flow transmitters for 0 and 100 percent values with 3-point calibration accomplished at 50, 90, and 100 percent of span.
b. Manually operate flow switches to verify that they make or break contact.

6. Pressure:
   a. Calibrate pressure transmitters at 0, 50, and 100 percent of span.
   b. Calibrate pressure switches to make or break contacts, with adjustable differential set at minimum.
7. Temperature:
   a. Calibrate resistance temperature transmitters at 0, 50, and 100 percent of span using a precision-resistance source.
   b. Calibrate temperature switches to make or break contacts.
8. Stroke and adjust control valves and dampers without positioners, following the manufacturer's recommended procedure, so that valve or damper is 100 percent open and closed.
9. Stroke and adjust control valves and dampers with positioners, following manufacturer's recommended procedure, so that valve and damper is 0, 50, and 100 percent closed.
10. Provide diagnostic and test instruments for calibration and adjustment of system.
11. Provide written description of procedures and equipment for calibrating each type of instrument. Submit procedures review and approval before initiating startup procedures.

B. Adjust initial temperature and humidity set points.

C. Occupancy Adjustments: When requested within 12 months of date of Substantial Completion, provide on-site assistance in adjusting system to suit actual occupied conditions. Provide up to three visits to Project during other than normal occupancy hours for this purpose.

3.6 DEMONSTRATION

A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain HVAC instrumentation and controls. Refer to Section "Demonstration and Training."

END OF SECTION

SECTION 23 31 13

METAL DUCTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
1. Single-wall rectangular ducts and fittings.
2. Double-wall rectangular ducts and fittings.
3. Single-wall round and flat-oval ducts and fittings.
4. Double-wall round and flat-oval ducts and fittings.
5. Sheet metal materials.
6. Duct liner.
7. Sealants and gaskets.
8. Hangers and supports.
9. Ductwork Handling and Plenum Protection.
10. Ductwork Cleaning

B. Related Sections:
1. Mechanical Specification Section "Testing, Adjusting, and Balancing" for testing, adjusting, and balancing requirements for metal ducts.
2. Mechanical Specification Section "Duct Accessories" for dampers, sound-control devices, duct-mounting access doors and panels, turning vanes, and flexible ducts.
3. Mechanical Specification Section “Hangers & Supports”.
4. Mechanical Specification Section “Basic Mechanical Materials and Methods”.
5. Mechanical Specification Section “Special Conditions for Mechanical Work”.

1.3 PERFORMANCE REQUIREMENTS

A. Delegated Duct Design: Duct construction, including sheet metal thicknesses, seam and joint construction, reinforcements, and hangers and supports, shall comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" and performance requirements and design criteria indicated.
1. Static-Pressure Classes: Variable Volume Systems
   a. Supply Ducts: (Upstream from Air Terminal Units): 3-inch wg.
   b. Supply Ducts (Downstream from Air Terminal Units): 1-inch wg.
   c. Return Ducts (Negative Pressure): 1-inch wg.
   d. Outside Air Ducts (Negative Pressure): 1-inch wg.
2. Static-Pressure Classes: Constant Volume Systems
   a. Supply Ducts: 2-inch wg.
   b. Return Ducts (Negative Pressure): 1-inch wg.
   c. Outside Air Ducts (Negative Pressure): 1-inch wg.
3. Static-Pressure Classes: Other Systems
   a. Fume Hood Exhaust (negative Pressure): 3-inch wg.
   b. General Exhaust (Negative Pressure): 1-inch wg.
   c. Relief Air: 1-inch wg.
4. Leakage Class:

a. Round Supply-Air Duct: 3 cfm/100 sq. ft. at static pressure class.
b. Flat-Oval Supply-Air Duct: 3 cfm/100 sq. ft. at static pressure class.
c. Rectangular Supply-Air Duct: 6 cfm/100 sq. ft. at static pressure class.
d. Flexible Supply-Air Duct: 6 cfm/100 sq. ft. at static pressure class.

B. Structural Performance: Duct hangers and supports shall withstand the effects of gravity loads and stresses within limits and under conditions described in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

1.4 DEFINITIONS

A. Exposed: Open to view; not concealed by a ceiling.
1. Includes mechanical rooms.
2. Includes outdoors.
3. Includes crawlspace.

B. Concealed: Covered or Concealed by a ceiling, solid inaccessible or lay-in acoustical tile.

1.5 SUBMITTALS

A. Product Data: For each type of the following products:
1. Liners and adhesives.
2. Sealants and gaskets.
3. Insulation.
4. Metal.
5. Fasteners.
6. Hangers.
7. Double Wall Ductwork (Round or Flat Oval).
8. Single Wall (Round or Flat Oval).

B. Shop Drawings/Coordination Drawings: CADD generated, ¼" scale. Show fabrication and installation details for metal ducts.
1. Fabrication, assembly, and installation, including plans, elevations, sections, components, and attachments to other work.
2. Factory- and shop-fabricated ducts and fittings.
3. Duct layout indicating sizes, configuration, liner material, and static-pressure classes.
4. Elevation of top of ducts.
5. Dimensions of main duct runs from building grid lines.
6. Fittings.
7. Reinforcement and spacing.
8. Seam and joint construction.
9. Penetrations through fire-rated and other partitions.
10. Equipment installation based on equipment being used on Project.
11. Locations for duct accessories, including dampers, turning vanes, and access doors and panels.
12. Hangers and supports, including methods for duct and building attachment, and vibration isolation (where applicable).
13. Ceiling suspension assembly members.
14. Other systems installed in same space as ducts, including fire sprinkler piping; electrical conduits; cable trays; hydronic, domestic, and sanitary piping; and structural members.
15. Ceiling-and-wall-mounting access doors and panels required to provide access to dampers and other operating devices.
16. Ceiling-mounting items, including lighting fixtures, diffusers, grilles, speakers, sprinklers, access panels, and special moldings.

C. Welding certificates.

D. Field quality-control reports.

E. Field Pressure test Reports.

1.6 QUALITY ASSURANCE

A. Welding Qualifications: Qualify procedures and personnel according to the following:
1. AWS D1.1/D1.1M, "Structural Welding Code - Steel," for hangers and supports.
2. AWS D9.1M/D9.1, "Sheet Metal Welding Code," for duct joint and seam welding.

PART 2 - PRODUCTS

2.1 SINGLE-WALL RECTANGULAR DUCTS AND FITTINGS

A. General Fabrication Requirements: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" based on indicated static-pressure class unless otherwise indicated.

B. Transverse Joints: Select joint types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 1-4, "Transverse (Girth) Joints," for static-pressure class, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

C. Longitudinal Seams: Select seam types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 1-5, "Longitudinal Seams - Rectangular Ducts," for static-pressure class, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

D. Elbows, Transitions, Offsets, Branch Connections, and Other Duct Construction: Select types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Chapter 2, "Fittings and Other Construction," for static-pressure class, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

E. Seal all duct transverse joints, longitudinal seams, flanges, and duct wall penetrations (SMACNA Seal Class-A regardless of static pressure construction class).

2.2 DOUBLE-WALL RECTANGULAR DUCTS AND FITTINGS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
1. McGill Airflow LLC.

B. Rectangular Ducts: Fabricate ducts with indicated dimensions for the inner duct.

C. Outer Duct: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" based on indicated static-pressure class unless otherwise indicated.

D. Transverse Joints: Select joint types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 1-4, "Transverse (Girth) Joints," for static-pressure class, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

E. Longitudinal Seams: Select seam types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 1-5, "Longitudinal Seams - Rectangular Ducts," for static-pressure class, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

F. Interstitial Insulation: Fibrous-glass liner complying with ASTM C 1071, NFPA 90A, or NFPA 90B; and with NAIMA AH124, "Fibrous Glass Duct Liner Standard."
   1. Maximum Thermal Conductivity: 0.27 Btu x in./h x sq. ft. x deg F at 75 deg F mean temperature.
   2. Thickness:
      a. 1 inch, minimum for INDOOR, exposed ducts in conditioned spaces.
      b. 1-1/2 inches, minimum for INDOOR ducts in unconditioned spaces, including, but not limited to return-air plenums and mechanical rooms.
      c. 2-1/2 inches, minimum for OUTDOOR ducts.
   3. Install spacers that position the inner duct at uniform distance from outer duct without compressing insulation.
   4. Coat insulation with antimicrobial coating.

G. Formed-on Transverse Joints (Flanges): Select joint types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 1-4, "Traverse (Girth) Joints," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

H. Seal all duct transverse joints, longitudinal seams, flanges and duct wall penetrations (SMACNA Seal Class-A regardless of static pressure construction class).

2.3 SINGLE-WALL ROUND AND FLAT-OVAL DUCTS AND FITTINGS

A. General Fabrication Requirements: **Spiral seams** complying with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Chapter 3, "Round, Oval, and Flexible Duct," based on indicated static-pressure class. **Longitudinal-seams (snap-lock) are not acceptable for any application.**
   1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
      a. Lindab Inc.
      b. McGill AirFlow LLC.
      c. SEMCO Incorporated.
      d. Spiral Pipe of Texas
      e. Direct Duct

B. Flat-Oval Ducts: Indicated dimensions are the duct width (major dimension) and diameter (diameter of the round sides connecting the flat portions of the duct).

C. Transverse Joints: Select joint types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-2, "Transverse Joints - Round Duct," for static-pressure class, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."
   1. Transverse Joints in Ducts Larger Than 60 Inches in Diameter: Flanged.

D. Seams: Fabricate according to the **spiral seam requirements** of SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-1, "Seams - Round Duct and Fittings," for static-pressure class, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible." **Longitudinal-seams (snap-lock) are not acceptable for any application, except where indicated below.**

1. Fabricate round ducts larger than 90 inches in diameter with butt-welded longitudinal seams.
2. Fabricate flat-oval ducts larger than 72 inches in width (major dimension) with butt-welded longitudinal seams.

E. Tees and Laterals: Select types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-4, "90 Degree Tees and Laterals," and Figure 3-5, "Conical Tees," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

F. Seal all duct transverse joints, longitudinal seams, flanges and duct wall penetrations (SMACNA Seal Class-A regardless of static pressure construction class).

2.4 DOUBLE-WALL ROUND AND FLAT-OVAL DUCTS AND FITTINGS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
1. Lindab Inc.
2. McGill AirFlow LLC.
3. SEMCO Incorporated.
4. Spiral Pipe of Texas
5. Direct Duct

B. Flat-Oval Ducts: Indicated dimensions are the duct width (major dimension) and diameter (diameter of the round sides connecting the flat portions of the duct) of the inner duct.

C. Outer Duct Fabrication Requirements: **Spiral seams** complying with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Chapter 3, "Round, Oval, and Flexible Duct," based on indicated static-pressure class. **Longitudinal-seams (snap-lock) are not acceptable for any application.**
1. Transverse Joints: Select joint types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-2, "Transverse Joints - Round Duct," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."
   a. Transverse Joints in Ducts Larger Than 60 Inches in Diameter: Flanged.
2. Seams: Fabricate according to the **spiral seam requirements** of SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-1, "Seams - Round Duct and Fittings," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible." **Longitudinal-seams (snap-lock) are not acceptable for any application, except where indicated below.**
   a. Fabricate round ducts larger than 90 inches in diameter with butt-welded longitudinal seams.
   b. Fabricate flat-oval ducts larger than 72 inches in width (major dimension) with butt-welded longitudinal seams.
3. Tees and Laterals: Select types and fabricate according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 3-4, "90 Degree Tees and Laterals," and Figure 3-5, "Conical Tees," for static-pressure class, applicable sealing requirements, materials involved, duct-support intervals, and other provisions in SMACNA's "HVAC Duct Construction Standards - Metal and Flexible."

D. Inner Duct: Minimum 0.028-inch perforated galvanized sheet steel having 3/32-inch-diameter perforations, with overall open area of 23 percent.

E. Interstitial Insulation: Fibrous-glass liner complying with ASTM C 1071, NFPA 90A, or NFPA 90B; and with NAIMA AH124, "Fibrous Glass Duct Liner Standard."
   1. Maximum Thermal Conductivity: 0.27 Btu x in./h x sq. ft. x deg F at 75 deg F mean temperature.
   2. Thickness:
      a. 1 inch, minimum for INDOOR, exposed ducts in conditioned spaces.
      b. 1-1/2 inches, minimum for INDOOR ducts in unconditioned spaces, including, but not limited to return-air plenums and mechanical rooms.
      c. 2-1/2 inches, minimum for OUTDOOR ducts.
   3. Install spacers that position the inner duct at uniform distance from outer duct without compressing insulation.
   4. Coat insulation with antimicrobial coating.
   5. Cover insulation with polyester film complying with UL 181, Class 1.

2.5 SHEET METAL MATERIALS

A. General Material Requirements: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" for acceptable materials, material thicknesses, and duct construction methods unless otherwise indicated. Sheet metal materials shall be free of pitting, seam marks, roller marks, rust, stains, discolorations, and other imperfections. All ductwork shall be a minimum of 24 gage, with a minimum thickness of 0.023 inches. Where in the SMACNA “HVAC Duct Construction Standards-Metal Flexible” it indicates that a lighter gage may be utilized, a minimum of 24 gage shall be used.

B. Galvanized Sheet Steel: Comply with ASTM A 653/A 653M.
   1. Galvanized Coating Designation: G60 (Z180).
   2. Finishes for Surfaces Exposed to View: Mill phosphatized.

C. PVC-Coated, Galvanized Sheet Steel: Comply with ASTM A 653/A 653M.
   1. Galvanized Coating Designation: G60 (Z180).
   2. Minimum Thickness for Factory-Applied PVC Coating: 4 mils thick on sheet metal surface of ducts and fittings exposed to corrosive conditions, and minimum 4 mils thick on opposite surface.
   3. Coating Materials: Acceptable to authorities having jurisdiction for use on ducts listed and labeled by an NRTL for compliance with UL 181, Class 1.

D. Carbon-Steel Sheets: Comply with ASTM A 1008/A 1008M, with oiled, matte finish for exposed ducts.

E. Stainless-Steel Sheets: Comply with ASTM A 480/A 480M, Type 304 or 316, as indicated in the "Duct Schedule" Article; cold rolled, annealed, sheet. Exposed surface finish shall be No. 2B, No. 2D, No. 3, or No. 4 as indicated in the "Duct Schedule" Article.

F. Aluminum Sheets: Comply with ASTM B 209 (ASTM B 209M) Alloy 3003, H14 temper; with mill finish for concealed ducts, and standard, one-side bright finish for duct surfaces exposed to view.

G. Reinforcement Shapes and Plates: ASTM A 36/A 36M, steel plates, shapes, and bars; black and galvanized.
   1. Where black- and galvanized-steel shapes and plates are used to reinforce aluminum ducts, isolate the different metals with butyl rubber, neoprene, or EPDM gasket materials.

H. Tie Rods: Galvanized steel, 1/4-inch minimum diameter for lengths 36 inches or less; 3/8-inch minimum diameter for lengths longer than 36 inches.

I. Plastic Connectors are not acceptable.

2.6 DUCT LINER

A. Fibrous-Glass Duct Liner: Comply with ASTM C 1071, NFPA 90A, or NFPA 90B; and with NAIMA AH124, "Fibrous Glass Duct Liner Standard."
   1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
      a. CertainTeed Corporation; Insulation Group.
      b. Johns Manville.
      c. Knauf Insulation.
      d. Owens Corning.
      e. Maximum Thermal Conductivity:
         1) Type I, Flexible: 0.27 Btu x in./h x sq. ft. x deg F at 75 deg F mean temperature.
         2) Type II, Rigid: 0.23 Btu x in./h x sq. ft. x deg F at 75 deg F mean temperature.
   2. Antimicrobial Erosion-Resistant Coating: Apply to the surface of the liner that will form the interior surface of the duct to act as a moisture repellent and erosion-resistant coating. Antimicrobial compound shall be tested for efficacy by an NRTL and registered by the EPA for use in HVAC systems.
   3. Water-Based Liner Adhesive: Comply with NFPA 90A or NFPA 90B and with ASTM C 916. Equal to DP 2502.

B. Insulation Pins and Washers:
   1. Cupped-Head, Capacitor-Discharge-Weld Pins: Copper- or zinc-coated steel pin, fully annealed for capacitor-discharge welding, 0.106-inch- diameter shank, length to suit depth of insulation indicated with integral 1-1/2-inch galvanized carbon-steel washer. Equal to CS-10.

C. Shop Application of Duct Liner: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Figure 2-19, "Flexible Duct Liner Installation."
   1. Adhere a single layer of indicated thickness of duct liner with at least 90 percent adhesive coverage at liner contact surface area. Attaining indicated thickness with multiple layers of duct liner is prohibited.
   2. Apply adhesive to transverse edges of liner facing upstream that do not receive metal nosing.
   3. Butt transverse joints without gaps, and coat joint with adhesive.
   4. Fold and compress liner in corners of rectangular ducts or cut and fit to ensure butted-edge overlapping.
   5. Do not apply liner in rectangular ducts with longitudinal joints, except at corners of ducts, unless duct size and dimensions of standard liner make longitudinal joints necessary.
   6. Secure liner with mechanical fasteners 4 inches from corners and at intervals not exceeding 12 inches transversely; at 3 inches from transverse joints and at intervals not exceeding 18 inches longitudinally.
   7. Secure transversely oriented liner edges facing the airstream with metal nosings that have either channel or "Z" profiles or are integrally formed from duct wall. Fabricate edge facings at the following locations:
      a. Fan discharges.
      b. Intervals of lined duct preceding unlined duct.
      c. Upstream edges of transverse joints in ducts where air velocities are higher than 2500 fpm or where indicated.
   8. Terminate inner ducts with buildouts attached to fire-damper sleeves, dampers, turning vane assemblies, or other devices. Fabricated buildouts (metal hat sections) or other buildout means are optional; when used, secure buildouts to duct walls with bolts, screws, rivets, or welds.

2.7 SEALANT AND GASKETS

A. General Sealant and Gasket Requirements: Surface-burning characteristics for sealants and gaskets shall be a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested according to UL 723; certified by an NRTL. All products are to contain low V.O.C. as defined/governed by LEED IEQ 4.1 and 4.2 (Regardless of project type).

B. Water-Based Joint and Seam Sealant (for indoor installation):
   1. Application Method: Brush on.
   2. Solids Content: Minimum 68 percent.
   3. Water resistant.
   4. Mold and mildew resistant.
   5. VOC: less than 30 g/l (less water).
   6. Maximum Static-Pressure Class: 15-inch wg, positive and negative.
   7. Service: Indoor.
   8. Substrate: Compatible with galvanized sheet steel (both PVC coated and bare), stainless steel, or aluminum sheets.
   9. DP 1020 or approved equal.

C. Water-Based Joint and Seam Sealant (for outdoor installation):
   1. Application Method: Tube application or dry tooling.
   2. Service Temp Range (degrees F): -40 to 180.
   3. Water resistant.
   4. Mold and mildew resistant.
   5. Service: Indoor.
   6. Substrate: Compatible with galvanized sheet steel (both PVC coated and bare), stainless steel, or aluminum sheets.
   7. Sonolastic NP-1 or approved equal.

D. Flanged Joint Sealant: Comply with ASTM E-84.
   1. General: Butyl gasket tape.
   2. Type: Butyl Rubber.
   3. Service Temperature: Minus 40°F to 245°F
   4. Pressure Class: All
   5. DP 1040

2.8 HANGERS AND SUPPORTS

A. Hanger Rods for Noncorrosive Environments: Cadmium-plated steel rods and nuts.

B. Hanger Rods for Corrosive Environments: Electrogalvanized, all-thread rods or galvanized rods with threads painted with zinc-chromate primer after installation.

C. Strap and Rod Sizes: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible," Table 4-1 (Table 4-1M), "Rectangular Duct Hangers Minimum Size," and Table 4-2, "Minimum Hanger Sizes for Round Duct."

D. Duct Attachments: Sheet metal screws, blind rivets, or self-tapping metal screws; compatible with duct materials.

E. Trapeze and Riser Supports:
   1. Supports for Galvanized-Steel Ducts: Galvanized-steel shapes and plates.
   2. Supports for Stainless-Steel Ducts: Stainless-steel shapes and plates.
   3. Supports for Aluminum Ducts: Aluminum or galvanized steel coated with zinc chromate.

PART 3 - EXECUTION

3.1 DUCT INSTALLATION

A. Drawing plans, schematics, and diagrams indicate general location and arrangement of duct system. Indicated duct locations, configurations, and arrangements were used to size ducts and calculate friction loss for air-handling equipment sizing and for other design considerations. All ductwork sizes indicted on drawings are internal, free area dimensions. Install duct systems as indicated unless deviations to layout are approved on Shop Drawings and Coordination Drawings.

B. Install ducts according to SMACNA's "HVAC Duct Construction Standards - Metal and Flexible".

C. Install round and flat-oval ducts in maximum practical lengths.

D. Install ducts with fewest possible joints.

E. Install factory- or shop-fabricated fittings for changes in direction, size, and shape and for branch connections.

F. Unless otherwise indicated, install ducts vertically and horizontally, and parallel and perpendicular to building lines.

G. Conceal ducts from view in finished spaces. Do not encase horizontal runs in solid partitions unless specifically indicated.

H. Coordinate layout with suspended ceiling, fire-and smoke-control dampers, lighting layouts, and similar finished work.

I. Seal all joints and seams. Apply sealant to male end connectors before insertion, and afterward to cover entire joint and sheet metal screws. Sealant of seems/joints to include (but not limited to): all joints (including gasketed joints) metal seams, taps, any connections, etc.

J. Paint interiors of metal ducts that do not have duct liner, for 24 inches (600 mm) upstream of return air registers and grilles. Apply one coat of flat, black, latex finish coat over a compatible galvanized-steel primer. Paint materials and application requirements are specified in Division 9 painting Sections.

K. Install ducts close to walls, overhead construction, columns, and other structural and permanent enclosure elements of building.

L. Install ducts with a clearance of 1 inch, plus allowance for insulation thickness. Compression of insulation by other trades (pipe, conduit, etc) is not acceptable.

M. Route ducts to avoid passing through transformer vaults and electrical equipment rooms and enclosures.

N. Where ducts pass through non-fire-rated interior partitions and exterior walls, cover the opening between the partition and duct or duct insulation with sheet metal flanges of same metal thickness as the duct. Overlap openings on four sides by at least 1-1/2 inches.

O. Where ducts pass through fire-rated interior partitions and exterior walls, install fire dampers. Comply with requirements in Mechanical Specification Section "Air Duct Accessories" for fire and smoke dampers.

P. Protect duct interiors from moisture, construction debris and dust, and other foreign materials. Comply with SMACNA's "Duct Cleanliness for New Construction Guidelines."

Q. Horizontal ductwork in mechanical rooms must be installed a minimum of 8’-0” AFF.

R. All duct floor penetrations must have a water-tight, continuous concrete curb surrounding them. Minimum curb size shall be 3-1/2” tall X 3-1/2” wide.

3.2 DUCTWORK HANDLING AND PLENUM PROTECTION

A. All ductwork shall be delivered to site and stored with all openings protected from the elements. Protection to include 2.5 mil thick polyethylene plastic film secured with tape or integral elastic band.

B. Each segment/section of ductwork installed is to be appropriately protected from elements.

C. Any ductwork damaged during delivery, installation, or at any time during construction will be removed from job and replaced.

D. Ductwork found onsite (installed or stored) without approved protection will be removed from job and replaced.

E. Ductwork installed exposed to the elements to be sealed (joints and seems) immediately after installation. Any ductwork not sealed is susceptible to rejection and removed from job.

F. Under no circumstances shall insulation be applied to ductwork prior to the building being fully dried in (i.e.: building sealed, windows and roof installed, etc). Any ductwork being insulated prior to building dry-in is susceptible to rejections and removed from job.

G. If ductwork is found onsite not protected or the newly installed ductwork is deemed as dirty, engineer can elect for the contractor to clean all duct at no cost to the owner per NADCA 1992.

3.3 SEAM AND JOINT SEALINGS

A. Seal all duct transverse joints, longitudinal seams, flanges and duct wall penetrations (SMACNA Seal Class-A regardless of static pressure construction class).

3.4 HANGERS AND SUPPORT INSTALLATION

A. Comply with SMACNA’s “HVAC Duct Construction Standards – Metal and Flexible,” Chapter 4 “Hangers and Supports,” unless otherwise indicated.
   1. Support rectangular ducts greater than 36 inches with width with trapeze threaded rod and angle or channel supports. Straps not acceptable.
   2. Rectangular Duct Hangers Exposed to View: Threaded rod and channel supports (do not use steel angles).

B. Building Attachments: Concrete inserts or structural-steel fasteners appropriate for construction materials to which hangers are being attached.
   1. Where practical, install concrete inserts before placing concrete.

C. Hanger Spacing: Comply with SMACNA’s “HVAC Duct Construction Standards-Metal and Flexible,” Table4-1 (Table 4-1M), “Rectangular Duct Hangers Minimum Size,” and Table 4-2, “Minimum Hanger Sizes for Round Duct,” for maximum hanger spacing; install hangers and supports within 24 inches of each elbow and within 48 inches of each branch intersection. Elbows 36” and larger to be individually supported.

D. Support vertical ducts with steel angles or channel secured to the sides of the duct with welds, bolts, sheet metal screws, or blind rivets; support at each floor and at a maximum intervals of 16’ feet. Support vertical ducts in a manner that introduces minimal weight onto the roof curb flange.

E. Install upper attachments to structures. Select and size upper attachments with pull-out, tension, and shear capacities appropriate for supported loads and building materials where used.
   1. Do not attach hangers to metal deck roof assemblies with built-up insulation only (no concrete). Attach only to structural steel members.

3.5 CONNECTIONS

A. Make all connections to all fan-bearing equipment with flexible connectors complying with Specification Section “Air Duct Accessories”.

B. Comply with SMACNA’s “HVAC Duct Construction Standards – Metal and Flexible” for branch, outlet and inlet, and terminal unit connections. Reference detail for specific additional items required.

3.6 PAINTING

A. Paint interior of metal ducts that are visible through registers and grilles and that do not have duct liner. Apply one coat of flat, black, latex paint over a compatible galvanized-steel primer. Paint materials and application requirements are specified in Division 09 painting Sections.

3.7 FIELD QUALITY CONTROL

A. Perform tests and inspections.

B. Leakage Tests:
   1. Comply with SMACNA’s “HVAC Air Duct Leakage Test Manual.” Leakage Class defined in previous sections of specification. Amount of ductwork to be tested to be determined by Engineer or Field Inspector).
   2. Test the following systems:
      a. Medium Pressure Ductwork (3-Inch wg), up to Air Terminal (branch taps included): Test representative duct sections totaling no less than 100 percent of total installed duct area.
      b. Low Pressure Supply Ducts: Test representative duct totaling no less than 20 percent of total installed duct area.
      c. Return Ducts: Test representative duct sections totaling no less than 20 percent of total installed duct area.
      d. Exhaust Ducts: Test representative duct sections totaling no less than 20 percent of total installed duct area.
      e. Outdoor Air Ducts: Test representative duct sections totaling no less than 20 percent of total installed duct area.
      f. Grease Laden/Dishwasher Exhaust: Test representative duct sections per IMC “Light Test.”
   3. Disassemble, reassemble, and seal segments of systems to accommodate leakage testing and for compliance with test requirements.
   4. Test for leaks before insulation application.

C. Duct system will be considered defective if it does not pass tests and inspections.

D. Contractor to disassemble, reassemble and seal segments of systems to accommodate leakage testing and for compliance with test requirements / leakage rates.

E. All testing equipment to be calibrated (by manufacturer) within 3 years of onsite duct pressure testing. Documentation to be provided for verification of certification to Engineer through submittal process.

F. Test Coupons: Cut out three (3) 4x4" test coupons in random locations selected by the design engineer for verification of gage thickness. Coupons shall be taken at the time of pressure testing.

G. Prepare test and inspection reports.

3.8 DUCT SCHEDULE

A. Fabricate ducts with galvanized sheet steel except as follows:
   1. Acid-Resistant (Fume-Handling) Ducts:
      a. Type 304, stainless-steel sheet – welded.
      b. Exposed to View: No. 4 finish.
      c. Concealed: No. 2D finish.
   2. Moist Environment Ducts: Aluminum.
   3. Spaces with pools, spas, hot tubs or water features: Aluminum.
   4. Kitchen Exhaust – Reference applicable specification.

B. Intermediate Reinforcement:
   1. Galvanized-Steel Ducts: Galvanized steel.
   2. Stainless-Steel Ducts: Galvanized steel.
   3. Aluminum Ducts: Aluminum or galvanized sheet steel coated with zinc chromate.

C. Liner:
   1. Transfer Ducts: Fibrous glass, Type I 1 inch thick.

D. Double-Wall Duct Schedule:
   1. All exposed Round/Flat Oval Ductwork.

E. Elbow Configuration:
   1. Rectangular Duct: Comply with SMACNA's "HVAC Duct Construction Standards – Metal and Flexible," Figure 2-2, "Rectangular Elbows".
      a. Velocity 1000 fpm or Lower:
         1) Radius Type RE 1 with minimum 0.5 radius-to-diameter ratio.
         2) Mitered Type RE 4 without vanes.
      b. Velocity 1000 to 1500 fpm:
         1) Radius Type RE 1 with minimum 1.0 radius-to-diameter ratio.
         2) Radius Type RE 3 with minimum 0.5 radius-to-diameter ratio and two vanes.
         3) Mitered Type RE 2 with vanes complying with SMACNA's "HVAC Duct Construction Standards – Metal and Flexible," Figure 2-3, "Vanes and Vane Runners," and Figure 2-4, "Vane Support Elbows."
      c. Velocity 1500 fpm (7.6 m/s) or Higher:
         1) Radius Type RE 1 with minimum 1.5 radius-to-diameter ratio.
         2) Radius Type RE 3 with minimum 1.0 radius-to-diameter ratio and two vanes.
         3) Mitered Type RE 2 with vanes complying with SMACNA's "HVAC Duct Construction Standards – Metal and Flexible," Figure 2-3, "Vanes and Vane Runners," and Figure 2-4, "Vane Support in Elbows.
   2. Round Duct: Comply with SMACNA's "HVAC Duct Construction Standards – Metal and Flexible," Figure 3-3, "Round Duct Elbows".

a. Minimum Radius-to-Diameter Ratio and Elbow Segments: Comply with SMACNA's "HVAC Duct Construction Standards – Metal and Flexible," Table 3-1, "Mitered Elbows." Elbows with less than 90-degree change of direction have proportionately fewer segments.
   1) Velocity 1000 fpm or Lower: 0.5 radius-to-diameter ratio and three segments for 90-degree elbow.
   2) Velocity 1000 to 1500 fpm: 1.0 radius-to-diameter ratio and four segments for 90-degree elbow.
   3) Velocity 1500 fpm or higher: 1.5 radius-to-diameter and five segments for 90-degree elbow.
b. Round Elbows, 12 inches and smaller diameter: Stamped or pleated.
c. Round Elbows, 14 inches and larger in diameter: Welded.

F. Branch Configuration
1. Rectangular Duct: Comply with SMACNA's "HVAC Duct Construction Standards-Metal and Flexible," Figure 2-6, "Branch Connections."
   a. Rectangular Main to Rectangular Branch: 45-degree entry.
   b. Rectangular Main to Round Branch: Side takeoff fitting.
2. Round and Flat Oval: Comply with SMACNA's "HVAC Duct Construction Standards – Metal and Flexible," Figure 3-4, "90 Degree Tees and Laterals," and Figure 3-5, "Conical Tees." Saddle taps are permitted in existing duct.
   a. Velocity 1000 fpm or Lower: 90-degree tap.
   b. Velocity 1000 to 1500 fpm: Conical tap.
   c. Velocity 1500 fpm or higher: 45-degree lateral.

3.9 CLEANING NEW SYSTEMS

A. If ductwork is found onsite not protected or the newly installed ductwork is deemed as dirty, engineer can elect for the contractor to clean all duct at no cost to the owner per NADCA 1992.

B. System Cleaning: (If required)
1. Mark position of dampers and air-directional mechanical devices before cleaning, and perform cleaning before air balancing.
2. Provide service openings (approved duct access doors), as required, for physical and mechanical entry during cleaning and for inspection. All duct access doors to be installed prior to any duct pressure tests.
   a. Removed and reinstall ceiling sections to gain access during the cleaning process.
3. Vent vacuuming system to the outside. Include filtration to conation debris removed from HVAC systems, and locate exhaust down wind and minimum of 20 feet away from air intakes and other points of entry into building.
4. Clean the following metal duct systems by removing surface contaminants and deposits:
   a. Air outlets and inlets (registers, grilles and diffusers).
   b. Supply, return and exhaust fans including fan housings, plenums (except ceiling supply and return plenums), scrolls, blades or vanes, shafts, baffles, dampers and drive assemblies.
   c. Air-handling unit internal surfaces and components including mixing box, coil section, condensate drain pans, humidifiers and dehumidifiers, filters and filter sections, and condensate collectors and drains.
   d. Coils and related components.
   e. Return-air ducts, dampers and actuators except in ceiling plenums and mechanical equipment rooms.
   f. Supply-air ducts, dampers, actuators and turning vanes.
5. Mechanical Cleaning Methodology:

a. Clean metal duct systems using mechanical cleaning methods that extract contaminants from within duct systems and remove contaminants from building.
b. Use vacuum-collection devices that are operated continuously during cleaning. Connect vacuum device to downstream end of duct sections so areas being cleaned are under negative pressure.
c. Use mechanical agitation to dislodge debris adhered to interior duct surfaces without damaging integrity of metal ducts, duct liner or duct accessories.
d. Clean fibrous-glass duct liner with HEPA vacuuming equipment; do no permit duct liner to get wet.
e. Clean coils and coil drain pans according to NADCA 1992. Keep drain pan operational. Rinse coils with clean water to remove latent residues and cleaning materials; comb and straighten fins.

6. Cleanliness Verification:
   a. Visually inspect metal ducts for contaminants.
   b. Where contaminants are discovered, re-clean and re-inspect ducts.

END OF SECTION

SECTION 23 33 00

DUCT ACCESSORIES

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:
   1. Backdraft dampers.
   2. Manual-volume dampers.
   3. Fire dampers
   4. Fire and smoke dampers.
   5. Turning vanes.
   6. Duct-mounted access doors and panels.
   7. Flexible ducts.
   8. Flexible connectors.
   9. Side takeoff fittings.
   10. Duct accessory hardware.
   11. Motorized control dampers.

B. Related Sections include the following:
   1. Specification Section "Access Doors" for wall- and ceiling-mounted access doors and panels.
   2. Specification Section "Louvers and Vents" for intake and relief louvers and vents connected to ducts and installed in exterior walls.
   3. Specification Section "Air Terminals" for constant-volume and variable-air-volume control boxes and reheat boxes.
   4. Specification Section "Air Inlets and Outlets."
   5. Specification Section "HVAC Controls" for electric damper actuators.

1.3 SUBMITTALS

A. Product Data: For the following:
   1. Backdraft dampers.
   2. Manual-volume dampers.
   3. Fire dampers.
   4. Fire and smoke dampers.
   5. Duct-mounted access doors and panels.
   6. Flexible ducts.
   7. Motorized control dampers.
   8. Side takeoff fittings

1.4 QUALITY ASSURANCE

A. NFPA Compliance: Comply with the following NFPA standards:
   1. NFPA 90A, "Installation of Air Conditioning and Ventilating Systems."
   2. NFPA 90B, "Installation of Warm Air Heating and Air Conditioning Systems."

1.5 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed, are packaged with protective covering for storage, and are identified with labels describing contents.
   1. Fusible Links: Furnish quantity equal to 10 percent of amount installed.

PART 2 - PRODUCTS

2.1 SHEET METAL MATERIALS

A. Galvanized, Sheet Steel: Lock-forming quality; ASTM A 653/A 653M, G90 (Z275) coating designation; mill-phosphatized finish for surfaces of ducts exposed to view.

B. Reinforcement Shapes and Plates: Galvanized steel reinforcement where installed on galvanized, sheet metal ducts; compatible materials for aluminum and stainless-steel ducts.

C. Tie Rods: Galvanized steel, 1/4-inch minimum diameter for 36-inch length or less; 3/8-inch minimum diameter for lengths longer than 36 inches.

2.2 BACKDRAFT DAMPERS

A. Description: Suitable for horizontal or vertical installations.

B. Frame: 0.063-inch thick extruded aluminum, with mounting flange.

C. Blades: 0.050-inch thick aluminum sheet.

D. Blade Seals: Felt.

E. Blade Axles: Nonferrous.

F. Tie Bars and Brackets: Aluminum.

G. Return Spring: Adjustable tension.

2.3 MANUAL-VOLUME DAMPERS

A. General: Factory fabricated with required hardware and accessories. Stiffen damper blades for stability. Include locking device to hold single-blade dampers in a fixed position without vibration. Close duct penetrations for damper components to seal duct consistent with pressure class.
   1. Pressure Classifications of 3-Inch wg or Higher: End bearings or other seals for ducts with axles full length of damper blades and bearings at both ends of operating shaft.

B. Standard Volume Dampers: Multiple- or single-blade, opposed-blade design, standard leakage rating, with linkage outside airstream, and suitable for horizontal or vertical applications.
   1. Roll-Formed Steel Blades: 0.064-inch thick, galvanized, sheet steel.
   2. Blade Axles: Galvanized steel.
   3. Tie Bars and Brackets: Galvanized steel.
   4. 1-1/2-inch insulation buildout with locking quadrant.

C. Low-Leakage Volume Dampers: Multiple- or single-blade, opposed-blade design, low-leakage rating, with linkage outside airstream, and suitable for horizontal or vertical applications.

1. Steel Frames: Hat-shaped, galvanized, sheet steel channels, minimum of 0.064 inch thick, with mitered and welded corners; frames with flanges where indicated for attaching to walls; and flangeless frames where indicated for installing in ducts.
2. Roll-Formed Steel Blades: 0.064-inch thick, galvanized, sheet steel.
3. Blade Seals: Felt.
4. Blade Axles: Galvanized steel.
5. Tie Bars and Brackets: Galvanized steel.
6. 1-1/2-inch insulation buildout with locking quadrant.

D. Jackshaft: 1-inch diameter, galvanized steel pipe rotating within a pipe-bearing assembly mounted on supports at each mullion and at each end of multiple-damper assemblies.
1. Length and Number of Mountings: Appropriate to connect linkage of each damper of a multiple-damper assembly.

E. Damper Hardware: Zinc-plated, die-cast core with dial and handle made of 3/32-inch thick zinc-plated steel, and a 3/4-inch hexagon locking nut. Include center hole to suit damper operating-rod size. Include elevated platform for insulated duct mounting.

F. Remotely Operated Damper Accessories:
1. Galvanized steel rotary cable with termination for adjustment either at the diffuser face or at a wall- or ceiling-recessed box/cup as shown on drawings. Secure other cable end to damper worm gear assembly. Cable must be one-piece with no linkages along the length. Provide mounting clips to support cables at all changes in direction and at 3-foot intervals.

2.4 FIRE DAMPERS

A. General: Labeled to UL 555 (sixth edition). Ruskin Model D1BD2-B (or design engineer approved equivalent). Dampers shall be marked with a UL-Classified fire protection rating and marked “For Use in Dynamic Systems”.

B. Fire Rating: One and one-half and/or three hours as indicated.

C. Frame: SMACNA Type B with blades out of airstream; fabricated with roll-formed, 0.034-inch- thick galvanized steel; with mitered and interlocking corners.

D. Mounting Sleeve: Provide factory-mounted sleeve and retaining angles.
1. Minimum Thickness (Sleeve shall not extend more than 6" past wall or floor without factory installed access door): 16 gauge and length to suit application.

E. Mounting Orientation: Vertical or horizontal as indicated.

F. Blades: Roll-formed, interlocking, 0.034-inch thick, galvanized, sheet steel. In place of interlocking blades, use full-length, 0.034-inch thick, galvanized steel blade connectors.

G. Horizontal Dampers: Include a blade lock and stainless-steel negator closure spring.

H. Fusible Link: Replaceable, 165 deg F rated as indicated.

2.5 COMBINATION FIRE / SMOKE DAMPERS (SFD)

A. General: Labeled to UL 555/UL 555S (sixth and fourth edition respectively) Combination fire and smoke dampers shall be labeled for one-and-one-half-hour rating to UL 555S. Provide Class II leakage rating. Dampers shall be marked with a UL-classified fire rating. Ruskin FSD-60 or approved equivalent. The SFD shall be listed to operate from the fire alarm control panel (FACP). Each SFD shall have an associated smoke detector that shall be addressable from the FACP. The smoke detector shall be provided by the Fire Alarm

Contractor and installed by the Electrical Contractor. Coordinate damper installation with these trades.

B. Electric Fusible Link (EFL): 165 or 212 deg F rated as applicable.

C. Frame and Blades: 16 gauge, galvanized, sheet steel. Damper blades shall be airfoil-shaped, single-piece construction, with blade seals mechanically locked into blade edge (adhesive clip-on seals are not acceptable). Ruskin FSD-60 or equivalent. Damper blades shall be minimum 14 gauge. SFD's installed off vertical chases shall have vertical airfoil blades (Ruskin FSD 60-V or equivalent).

D. Mounting Sleeve: Factory-installed, 16 gauge, galvanized, sheet steel; length to suit wall or floor application. Sleeve shall not extend more than 6" past wall or floor without factory installed access door. SFD shall be capable of mounting on either side of wall and working with airflow in either direction. Provide manufacturer-recommended duct-to-sleeve joints.

E. Electric controlled closure is not less than 7 seconds or more than 10 seconds to prevent HVAC and duct damage. Damper shall have local reset button and shall have automatic reset after test, smoke detection or power failure conditions. Damper shall close upon loss of power or AHU shut down. Actuator shall be 120V.

F. Provide with stainless steel jam seals and bearings. (Bronze bearings are not acceptable)

G. Furnish and install dampers according to manufacturer's instructions and in compliance with the latest edition of the SMACNA Duct Manual and NFPA Standards (90, 92A, and 92B).

2.6 TURNING VANES

A. Fabricate to comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible."

B. Manufactured Turning Vanes: Fabricate of 1-1/2-inch wide, curved blades set 3/4 inch o.c.; support with bars perpendicular to blades set 2 inches o.c.; and set into side strips suitable for mounting in ducts.

2.7 DUCT-MOUNTED ACCESS DOORS AND PANELS

A. Manufactures:
   1. Greenheck
   2. Flexmaster
   3. Elgens
   4. No exceptions

B. Ratings
   1. Differential Pressure
      a. Access doors shall have a maximum differential pressure rating of 4.5 in.wg.

C. Construction
   1. Frame
      a. Access door shall be constructed of 27 ga. Galvanized steel on sizes up to 12 in. x 12 in. On sizes 14 in. x 14 in. and larger shall be constructed of 22 ga. Galvanized steel.
   2. Door Panel: Door panel is constructed of 24 ga. Galvanized steel on both sides of the insulation.
   3. Insulation: Insulation is 1 in. fiberglass.

4. Gasket: Gasket is ½ in. wide dual gasket (compressible synthetic type). Gasket is to be used door to frame and frame to duct.
5. Hinge: Continuous piano style.
6. Latches: Latches is plated steel with galvanized steel strikes.
7. Finish: Mill finish is standard.

2.8 FLEXIBLE CONNECTORS

A. General: Flame-retarded or noncombustible fabrics, coatings, and adhesives complying with UL 181, Class 1.

B. Standard Metal-Edged Connectors: Factory fabricated with a strip of fabric 3-1/2 inches wide attached to two strips of 2-3/4-inch wide, 0.028-inch thick, galvanized, sheet steel or 0.032-inch aluminum sheets. Select metal compatible with connected ducts.

C. Conventional, Indoor System Flexible Connector Fabric: Glass fabric double coated with polychloroprene.
1. Minimum Weight: 26 oz./sq. yd.
2. Tensile Strength: 480 lbf/inch in the warp, and 360 lbf/inch in the filling.

D. Conventional, Outdoor System Flexible Connector Fabric: Glass fabric double coated with a synthetic-rubber, weatherproof coating resistant to the sun's ultraviolet rays and ozone environment.
1. Minimum Weight: 26 oz./sq. yd.
2. Tensile Strength: 530 lbf/inch in the warp, and 440 lbf/inch in the filling.

2.9 INSULATED FLEXIBLE DUCT, LOW PRESSURE

A. Manufacturers:
1. Flexmaster type 1M UL181 Class I Air Duct.
2. Thermaflex MK-E
3. No exceptions

B. The duct shall be constructed of a CPE fabric supported by helical wound galvanized steel.

C. The internal working pressure rating shall be at least 6" w.g. positive and 4" w.g. negative, with a bursting pressure of at least 2-1/2 times the working pressure.

D. The duct shall be rated for a velocity of at least 4000 feet per minute.

E. The duct must be suitable for continuous operation at a temperature range of -20 deg F to +250 deg F.

F. Acoustical performance, when tested by an independent laboratory in accordance with the Air Diffusion Council's *Flexible Air Duct Test Code FD 72-R1*, Section 3.0, Sound Properties, shall be as follows:
1. The insertion loss (dB) of a 6-foot length of straight duct when tested in accordance with ASTM E 477, at a velocity of 500 feet per minute, shall be at least:

Octave Band	**2**	**3**	**4**	**5**	**6**	**7**
Hz.	125	250	500	1000	2000	4000
6" diameter	11	33	36	37	19	14
8" diameter	13	35	34	37	29	17

Octave Band	2	3	4	5	6	7
12" diameter	10	26	26	32	24	11

G. Factory insulate the flexible duct with fiberglass insulation. The R-value shall be at least 6 at a mean temperature of 75 deg F.

H. Cover the insulation with a fire retardant metalized vapor barrier jacket reinforced with crosshatched scrim (FSK) having a permeance of not greater than 0.05 perms when tested in accordance with ASTM E 96, Procedure A.

2.10 SIDE TAKEOFF FITTINGS

A. Provide Flexmaster Model STOD or SBMD takeoff for sheet metal for all taps connecting to flex duct, except for air devices with OBD's and flow bar. For devices with OBD, use Flexmaster Model STO- or SBM no exceptions.

B. The side takeoff fittings shall maintain a ratio of 1:1 of inlet to outlet on all units over 7-inch diameter to allow proper sizing of the duct system.

C. Model STOD side takeoff shall have a 1-inch offset rear edge for enhanced pressure drop characteristics and 1-1/2-inch insulation buildout with locking hand quadrant.

D. Fittings shall have a 1-inch-wide prepunched mounting flange with corner clips and adhesive gasket for minimal leakage and ease of installation.

E. The fittings shall be constructed of a two-piece 26-gauge G-90 galvanized steel body and collar.

F. The overall length of the fitting shall be 13 inches with or without damper to reduce turbulence in the airstream.

G. The round outlet shall be provided with a rolled stiffener bead for strength and ease of installation and sealing of spiral and flexible ductwork joints.

2.11 ACCESSORY HARDWARE

A. Instrument Test Holes: Cast iron or cast aluminum to suit duct material, including screw cap and gasket. Size to allow insertion of pitot tube and other testing instruments, and length to suit duct insulation thickness.

B. Splitter Damper Accessories: Zinc-plated damper blade bracket; 1/4-inch, zinc-plated operating rod; and a duct-mounted, ball-joint bracket with flat rubber gasket and square-head set screw.

C. Flexible Duct Clamps: Stainless-steel band with cadmium-plated hex screw to tighten band with a worm-gear action, in sizes 3 to 18 inches to suit duct size.

D. Adhesives: High strength, quick setting, neoprene based, waterproof, and resistant to gasoline and grease.

2.12 MOTORIZED CONTROL DAMPERS

A. Manufacturers:
   1. Greenheck.
   2. Nailor Industries Inc.

3. Ruskin Company.
4. Pottorff.

B. General Description: AMCA-rated, opposed-blade design; minimum of 0.1084-inch thick, galvanized-steel frames with holes for duct mounting; minimum of 0.0635-inch thick, galvanized-steel damper blades with maximum blade width of 8 inches.
1. Secure blades to ½-inch diameter, zinc-plated axles using zinc-plated hardware, with nylon blade bearings, blade-linkage hardware of zinc-plated steel and brass, ends sealed against spring-stainless-steel blade bearings, and thrust bearings at each end of every blade.
2. Operating Temperature Range: From minus 40 to plus 200 deg F.
3. Provide parallel- or opposed-blade design with inflatable seal blade edging, or replaceable rubber seals, rated for leakage at less than 10 cfm per sq. ft. of damper area, at differential pressure of 4-inch wg when damper is being held by torque of 50 in.×lbf (5.6 N×m); when tested according to AMCA 500D.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install duct accessories according to applicable details shown in SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for metal ducts and NAIMA's "Fibrous Glass Duct Construction Standards" for fibrous-glass ducts.

B. When installing volume dampers in lined duct, avoid damage to and erosion of duct liner.

C. Install manual volume dampers at all main branch lines for ease of balancing.

D. Provide test holes at fan inlet and outlet and elsewhere as indicated.

E. Install fire and smoke dampers according to manufacturer's UL-approved written instructions.
1. Install fusible links in fire dampers.

F. Install mounting angles, minimum of 1 ½ "x 1 ½ "x 20 gauge steel on both sides of SFD or FD.

G. Install duct access panels for access to both sides of duct coils. Install duct access panels downstream from volume dampers, fire dampers, smoke-fire dampers, turning vanes, and equipment.

H. Install duct access panels to allow access to interior of ducts for cleaning, inspecting, adjusting and maintaining accessories and terminal units.
1. Install access panels on side of duct where adequate clearance is available.
2. Label access doors according to Specification Section “Mechanical Identification.”

3.2 ADJUSTING

A. Adjust duct accessories for proper settings.

B. Adjust fire and smoke dampers for proper action.

C. Final positioning of manual-volume dampers is specified in Specification Section "Testing, Adjusting, and Balancing."

END OF SECTION

SECTION 23 34 23

HVAC POWER VENTILATORS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:
   1. Ceiling-mounting ventilators.
   2. Centrifugal roof ventilators
   3. Destratification fans
   4. In-line centrifugal fans.
   5. Propeller fans.

1.3 PERFORMANCE REQUIREMENTS

A. Project Altitude: Base fan-performance ratings on actual Project site elevations.

B. Operating Limits: Classify according to AMCA 99.

C. Fan Unit Schedule: The following information is described in an equipment schedule on the Drawings.
   1. Fan performance data including capacities, static pressure, sound power characteristics, motor requirements and electrical characteristics.
   2. Fan arrangement, including wheel configuration inlet and discharge configurations and required accessories.

1.4 SUBMITTALS

A. Product Data: Include rated capacities, furnished specialties and accessories for each type of product indicated and include the following:
   1. Certified fan performance curves with system operating conditions indicated.
   2. Certified fan sound-power ratings.
   3. Motor ratings and electrical characteristics, plus motor and electrical accessories.
   4. Material thickness and finishes, including color charts.
   5. Dampers, including housings, linkages and operators.
   6. Roof curbs.
   7. Fan speed controllers.

B. Shop Drawings: Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components and location and size of each field connection.
   1. Wiring Diagrams: Power, signal and control wiring.
   2. Design Calculations: Calculate requirements for selecting vibration isolators and seismic restraints and for designing vibration isolation bases.

3. Vibration Isolation Base Details: Detail fabrication, including anchorages and attachments to structure and to supported equipment. Include auxiliary motor slides and rails and base weights.

C. Coordination Drawings: Show roof penetration requirements and reflected ceiling plans drawn to scale and coordinating roof penetrations and units mounted above ceiling. Show the following:
   1. Roof framing and support members relative to duct penetrations.
   2. Ceiling suspension assembly members.
   3. Size and location of initial access modules for acoustical tile.
   4. Ceiling-mounted items including light fixtures, diffusers, grilles, speakers, sprinklers, access panels, and special moldings.

D. Maintenance Data: For power ventilators to include in maintenance manuals specified in Division 1 Section “Operation and Maintenance Data”.

1.5 QUALITY ASSURANCE

A. Electrical Components, Devices and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. AMAC Compliance: Products shall comply with performance requirements and shall be licensed to use the AMCA-Certified Ratings Seal.

C. NEMA Compliance: Motors and electrical accessories shall comply with NEMA standards.

D. UL Standard: Power ventilators shall comply with UL 705.

E. Listing and labeling: Provide electrically operated fixtures specified in this section that are listed and labels.
   1. The terms “Listed” and “Labeled”. As defined in the Nations Electrical Code, Article 100.
   2. Listing and Labeling Agency Qualifications: A “Nationally Recognized Testing laboratory” (NTRL) as defined in OSHA Regulation 1910.7.

F. UL Standard: Provide Power Ventilators that comply with UL 762, grease laden air at 300 deg. F where applicable (kitchen exhaust).

G. Warranty: The manufacturer’s standard warranty shall be for a period of 12 months from the date of Substantial Completion. Warranty is limited to manufacturer defects only. The warranty shall include parts and labor during this period.

1.6 DELIVERY, STORAGE AND HANDLING

A. Deliver fans as factory-assembled unit, to the extent allowable by shipping limitations, with protective crating and covering.

B. Disassemble and reassemble units, are required for moving to final location, according to manufacturer’s written instructions.

C. Lift and support units with manufacturer’s designated lifting or supporting points.

1.7 COORDINATION

A. Coordinate size and location of structural-steel support members.

B. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into bases. Concrete, reinforcement, and formwork requirements are specified in Specification Section “Cast-In-Place Concrete”.

C. Coordinate installation of roof curbs, equipment supports and roof penetrations. These items are specified in Specification Section “Roof Accessories”.

1.8 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
   1. Belts: One set for each belt-driven unit.

1.9 PROJECT CONDITIONS

A. Field Measurements: Verify dimensions by field Measurements. Verify clearances.

B. Do not operate fans until ductwork is clean, filters are in place, bearings are lubricated and fans have been commissioned.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. Centrifugal Roof Ventilators:
      a. Cook, Loren Company
      b. Envirofan
      c. Greenheck Fan Corp.
      d. Leading Edge

2.2 CEILING-MOUNTING VENTILATORS

A. Description: Centrifugal fans designed for installing in ceiling or wall or for concealed in-line applications.

B. Housing: Steel, lined with acoustical insulation

C. Fan Wheel: Centrifugal wheels directly mounted on motor shaft. Fan shrouds, motor and fan wheel shall be removable for service.

D. Grille: Painted aluminum, louvered grille with flange on intake and thumbscrew attachment to fan housing.

E. Electrical Requirements: Junction box for electrical connection on housing and receptacle for motor plug-in.

F. Accessories:
   1. Variable-Speed Controller: Solid-state control to reduce speed from 100 to less than 50 percent.

2. Filter: Washable aluminum to fit between fan and grille.
3. Isolation: Rubber-in-shear vibration isolators.
4. Manufacturer's standard roof jack or wall cap and transition fittings.

G. Capacities and Characteristics: Refer to drawing schedules.

2.3 CENTRIFUGAL ROOF VENTILATORS – DOWNBLAST

A. Description: Belt-driven or direct-driven centrifugal fans consisting of housing, wheel, fan shaft, bearings, motor and disconnect switch, drive assembly, curb base and accessories.

B. Housing: Removable, spun-aluminum, dome top and outlet baffle; square, two-piece, aluminum base with venture inlet cone.

C. Fan Wheels: aluminum hub and wheel with backward-inclined blades.

D. Belt-Driven Drive Assembly: Resiliently mounted to housing, with the following features:
1. Fan Shaft: turned, ground, and polished stainless steel; keyed to wheel hub.
2. Shaft Bearings: Heavy-duty re-greasable bail type in a pillow block cast iron housing, selected for a minimum L50 life in excess of 200,000 hours.
3. Pulleys: Cast-iron, adjustable-pitch motor pulley.
4. Fan and motor isolated from exhaust airstream.
5. Belts: Oil and heat resistant, nonstatic.

E. Accessories: The following items are required as indicated:
1. Variable-Speed Controller: Solid-state control to reduce speed from 100 percent to less than 50 percent (required on direct drive fans only).
2. Disconnect Switch: Nonfusible type, with thermal-overload protection mounted inside fan housing, factory wired through an internal aluminum conduit.
3. Bird Screens: Removable, 1/2-inch mesh, aluminum or brass wire.
4. Dampers: Counterbalanced, parallel-blade, backdraft dampers mounted in curb base; factory set to close when fan stops.

F. Roof Curbs: Galvanized steel; mitered and welded corners; 1-1/2-inch- thick, rigid, fiberglass insulation adhered to inside walls; and 1-1/2-inch wood nailer. Size as required to suit roof opening and fan base. Built in cant and mounting flange.
1. Configuration: Built-in cant and mounting flange.
2. Overall Height: 18 inches
3. Pitch Mounting: Manufacture curb for roof slope, if necessary.
4. Metal Liner: Galvanized steel.

2.4 CENTRIFUGAL ROOF VENTILATORS – UPBLAST

A. Description: Belt-driven or direct-driven centrifugal fans consisting of housing, wheel, fan shaft, bearings, motor and disconnect switch, drive assembly, curb base, and accessories. Grease laden fans to comply with UL 762 Grease Laden Air.

B. Housing: Removable, spun-aluminum, dome top and outlet baffle; square, two-piece, aluminum base with venturi inlet cone.

C. Fan Wheels: Aluminum hub and wheel with backward-inclined blades.

D. Belt-Driven Drive Assembly: Resiliently mounted to housing, with the following features:
1. Fan Shaft: Turned, ground and polished stainless steel; keyed to wheel hub.

2. Shaft Bearings: heavy-duty re-greasable ball type in a pillow block cast iron housing, selected for a minimum L50 life in excess of 200,000 hours.
3. Pulleys: Cast-iron, adjustable-pitch motor pulley.
4. Fan and motor isolated from exhaust airstream.

E. Accessories: The following items are required as indicated:
1. Disconnect Switch: Non-fusible type, with thermal-overload protection mounted inside fan housing, factory wired through in internal aluminum conduit.

F. Roof Curbs: Galvanized steel; mitered and welded corners; 1-1/2-inch thick, rigid, fiberglass insulation adhered to inside walls; and 1-1/2-inch wood nailer. Size as required to suit roof opening and fan base.
1. Configuration: Built-in cant and mounting flange.
2. Overall Height: 18 inches
3. Pitch Mounting: Manufacture curb for roof slope, if necessary.
4. Metal Liner: Galvanized steel.
5. Vented Curb Extension, with hinged curb cap.

2.5 DESTRATIFICATION FANS

A. Ceiling Fans 60” diameter 3 blade fan, dynamically balanced with permanently lubricated ball bearing motor, U.L. listed (UL 507), with all necessary hooks and supports for a complete installation. Provide solid state speed controllers and secondary support cable.

B. Wall Mount Circulators: 24” 3-blade oscillating fan. Wall bracket, 2-speed motor, powder coated for guards, heavy duty pull chain, 45°-90° sweep. Safety cable mounting kit.

2.6 IN-LINE CENTRIFUGAL FANS (TUBULAR)

A. Description: In-line, direct or belt-driven (as scheduled on the drawings) centrifugal fans consisting of housing, wheel, outlet guide vanes, fan shaft, bearings, motor and disconnect switch, drive assembly, mounting brackets and accessories.

B. Housing: Spilt, spun aluminum with aluminum straightening vanes, inlet and outlet flanges and support bracket adaptable to floor, side wall or ceiling mounting.

C. Direct-Driven Units: Motor mounted in airstream, factory wired to disconnect switch located on outside of fan housing; with wheel, inlet cone, and motor on swing-out service door.

D. Belt-Driven Units: Motor mounted on adjustable base, with adjustable sheaves, enclosure around belts within fan housing, and lubricating tubes from fan bearings extended to outside of fan housing.

E. Fan Wheels: Aluminum, air foil blades welded to aluminum hub.

F. Accessories:
1. Variable-Speed Controller: Solid-state control to reduce speed from 100 to less than 50 percent.
2. Companion Flanges: For inlet and outlet duct connections.
3. Fan Guards: 1/2 by 1 inch mesh of galvanized steel in removable frame. Provide guard for inlet or outlet for units not connected to ductwork.
4. Motor and Drive Cover (Belt Guard): Epoxy-coated steel.

G. Capacities and Characteristics: Refer to drawing schedules.

2.7 IN-LINE CENTRIFUGAL FANS (SQUARE)

A. Description: In-line, direct driven (as scheduled on the drawings) centrifugal fans consisting of housing, wheel, outlet guide vanes, fan shaft, bearings, motor and disconnect switch, drive assembly, mounting brackets and accessories.

B. Housing: Insulated and galvanized with inlet and outlet flanges and support bracket adaptable to floor, side wall or ceiling mounting.

C. Direct-Driven Units: ECM Motor mounted in airstream, factory wired to disconnect switch located on outside of fan housing; with wheel, inlet cone, and motor on swing-out service door.

D. Fan Wheels: Aluminum, backward inclined air foil blades welded to aluminum hub.

E. Accessories:
   1. Variable-Speed Controller: Solid-state control to reduce speed from 100 to less than 50 percent.
   2. Companion Flanges: For inlet and outlet duct connections.
   3. Housing Insulation.
   4. Motor and Drive Cover (Belt Guard): Epoxy-coated steel.

F. Capacities and Characteristics: Refer to drawing schedules.

2.8 PROPELLER FANS

A. Description: Direct-or belt-driven (as scheduled on the drawings) propeller fans consisting of fan blades, hub, housing, orifice ring, motor, drive assembly and accessories.

B. Housing: Galvanized-steel sheet with flanged edges and integral orifice ring with baked-enamel finish coat applied after assembly.

B. Steel Fan Wheels: Formed-steel blades riveted to heavy-gage steel spider bolted to cast-iron hub.

C. Fan Wheel: Replaceable, extruded-aluminum, airfoil blades fastened to cast-aluminum hub; factor set pitch angle of blades.

D. Belt-Drive Drive Assembly: Resiliently mounted to housing, statically and dynamically balanced and selected for continuous operation at maximum rated fan speed and motor horsepower, with final alignment and belt adjustment made after installation.
   1. Service Factor Based on Fan Motor Size: 1.4.
   2. Fan Shaft: Turned, ground and polished steel; keyed to wheel hub.
   3. Shaft Bearings: Permanently lubricated, permanently sealed, self-aligning ball bearings.
      a. Ball-Bearing Rating Life: ABMA 9, L_{10} of 100,000 hours.
   4. Pulleys: Cast iron with split, tapered bushing; dynamically balanced at factory.
   5. Motor Pulleys: Adjustable pitch for use with motors through 5 hp; fixed pitch for use with larger motors. Select pulley so pitch adjustment is at the middle of adjustment range at fan design conditions.
   6. Belts: Oil resistant, nonsparking, and nonstatic; matched sets for multiple belt drives.
   7. Belt Guards: Fabricate of steel motors mounted on outside of fan cabinet.

E. Accessories:
   1. Gravity Shutters: Aluminum blades in aluminum fame; interlocked blades with nylon bearings.

2. Motor-Side Back Guard: Galvanized steel, complying with OSHA specifications, removable for maintenance.
3. Wall Sleeve: Galvanized steel to match fan and accessory size.
4. Weathershield Hood: Galvanized steel to match fan and accessory size.
5. Weathershield Front Guard: Galvanized steel with expanded metal screen.

F. Capacities and Characteristics: Refer to drawing schedules.

2.9 MOTORS

A. Motor Construction: NEMA MG 1, general purpose, continuous duty, Design B.

B. Enclosure Type: The following features are required as indicted.
1. Open drip proof motors where satisfactorily housed or remotely located during operation.
2. Guarded drip proof where exposed to contact by employees or building occupants.

C. All motors shall be pre-wired to the disconnect at the factory.

2.10 SOURCE QUALITY CONTROL

A. Sound-Power Level Ratings: Comply with AMCA 301, “Methods for Calculating Fan Sound Ratings from Laboratory Test Data.” Factory test fans according to AMCA 300, “Reverberant Room Method for Sound Testing of Fans.” Label fans with AMCA-Certified Ratings Seal.

B. Fan Performance Ratings: Establish flow rate, pressure, power, air density, speed of rotation and efficiency by factory tests and ratings according to AMCA 210, “Laboratory Methods of Testing Fans for Rating.”

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install power ventilators level and plumb.

B. Support inline fans with galvanized all thread and spring isolators with a static deflection of 1 inch.

C. Support suspended units from structure using galvanized threaded steel rods and spring hangers.

D. Secure roof-mounting fans to roof curbs with stainless steel hardware. Anchor fan to curb with a minimum of two (2) fasteners per side. Refer to Specification Section “Roof Accessories” for installation of roof curbs.

E. Ceiling Units: Suspect units from structure; use steel wire or metal straps.

F. Install units with clearances for service and maintenance.

G. Label units according to requirements specified in Specification Section “Mechanical Identification.”

3.2 CONNECTIONS

A. Duct installation and connection requirements are specified in other Mechanical Sections. Drawings indicate general arrangement of ducts and duct accessories. Make final duct connections with flexible connectors for all fans; no exceptions. Flexible connectors are specified in Specification Section “Duct Accessories.”

B. Install duct adjacent to power ventilators to allow service and maintenance.

C. Ground equipment according to Specification Section “Grounding and Bonding.”

3.3 FIELD QUALITY CONTROL

A. Perform the following field tests and inspections and prepare test reports:
   1. Verify that shipping, blocking and bracing are removed.
   2. Verify that unit is secure on mountings and supporting devices and that connections to ducts and electrical components are complete. Verify that proper thermal-overload protection is installed in motors, starters and disconnect switches.
   3. Verify that cleaning and adjusting are complete.
   4. Disconnect fan drive from motor, verify proper motor rotation direction and verity fan wheel free rotation and smooth bearing operation. Reconnect fan drive system, align and adjust belts and install belt guards.
   5. Adjust belt tension.
   6. Adjust damper linkages for proper damper operation.
   7. Verity lubrication for bearings and other moving parts.
   8. Verity that manual and automatic volume control and fire and smoke dampers in connected ductwork system are in fully open positions.
   9. Disable automatic temperature-control operators, energize motor and adjust fan to indicated rpm, and measure and record motor voltage and amperage.
   10. Shut unit down and reconnect automatic temperature-control operators.
   11. Remove and replace malfunctioning units and retest as specified above.

B. Starting Procedures:
   1. Energize motor and adjust fan to indicated rpm.
   2. Measure and record motor voltage and amperage.

C. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation. Remove malfunctioning units, replace with new units, and retest.

D. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

E. Shut unit down and reconnect automatic temperature-control operators.

F. Refer to Specification Section “Testing, Adjusting and Balancing” for testing, adjusting, and balancing procedures.

G. Replace fan and motor pulleys as required to achieve design airflow.

H. Repair or replace malfunctioning units. Retest as specified above after repairs or replacements are made.

3.4 ADJUSTING

A. Adjust damper linkages for proper damper operation.

B. Adjust belt tension.

C. Refer to Specification Section “Testing, Adjusting and Balancing” for testing, adjusting and balancing procedures.

D. Replace fan and motor pulleys as required to achieve design airflow.

E. Lubricate bearings.

3.5 CLEANING

A. On completion of installation, internally clean fans according to manufacturer’s written instructions. Remove foreign material and construction debris. Vacuum fan wheel and cabinet.

B. After completing system installation, including outlet fitting and devices, inspect exposed finish. Remove burns, dirt and construction debris and repair damaged finished.

3.6 DEMONSTRATION

A. Engage a factory-authorized service representative to train Owner’s maintenance personnel to adjust, operate, and maintain power ventilators.
   1. Train owner’s maintenance personnel on procedures and schedules for starting and stopping, troubleshooting servicing, and maintaining equipment and schedules.
   2. Review data in maintenance manuals. Refer to Specification Section “Closeout Procedures.”
   3. Review data in maintenance manuals. Refer to Specification Section “Operation and Maintenance Data.”
   4. Schedule training with Owner, through Architect, with at least seven days’ advance notice.

3.7 COMMISSIONING

A. Final Checks before Startup: Perform the following operations and checks before startup:
   1. Verify that shipping, blocking and bracing are removed.
   2. Verify that unit is secure on mountings and supporting devices and that connections for piping, ducts and electrical components are complete. Verify that proper thermal-overload protection is installed in motors, starters and disconnects.
   3. Perform cleaning and adjusting specified in this Section.
   4. Disconnect fan drive from motor, verify proper motor rotation direction and verify fan wheel free rotation and smooth bearing operation. Reconnect fan drive system, align and adjust belts and install belt guards.
   5. Lubricate bearings, pulleys, belts and other moving parts with factory-recommended lubricants.
   6. Verify that manual and automatic volume control and fire and smoke dampers in connected ductwork systems are in the fully open position.
   7. Disable automatic temperature-control operators.

B. Starting Procedures for fans are as follows:
   1. Energize motor; verify proper operation of motor, drive system and fan wheel. Adjust fan to be indicated RPM.
   2. Measure and record motor voltage and amperage.

C. Shut unit down and reconnect automatic temperature-control operators.

D. Refer to Specification Section “Testing, Adjusting and Balancing,” for procedures for air-handling-system testing, adjusting and balancing.

E. Replace fan and motor pulleys as required to achieve design conditions.

END OF SECTION

SECTION 23 36 50

AIRFLOW MONITORS

PART 1 - PRODUCTS

1.1 SECTION INCLUDES

A. Factory assembled and tested airflow monitor for indoor air quality complete with ventilation controller. Unit shall be installed within ductwork to measure air flow rate.

1.2 RELATED SECTIONS

A. Specification Section “Metal Ducts”, if applicable.

B. Specification Section “Instrumentation and Controls for HVAC”, if applicable.

1.3 REFERENCES

A. ASHRAE 62 - Ventilation for Acceptable Indoor Air Quality.

1.4 SUBMITTALS

A. Product Data: Submit manufacturer's product data.
   1. Include leakage, pressure drop, and sample calibration curves.
   2. Indicate materials, construction, dimensions, and installation details.
   3. Verify calibration performed in AMCA registered laboratory.

B. Operation and Maintenance Data: For airflow monitors to include in O&M manuals specified in Division 1.

1.5 QUALITY ASSURANCE

A. Manufacturer: Individually calibrated to proper airflow set points.

B. Airflow Monitor Capacity: Demonstrate airflow monitor capacity.
   1. Monitor airflow within accuracy of 2 percent.
   2. Perform sensing requirements in HVAC systems with velocities from 0 to 5,000 feet per minute.

C. Assembly to meet AMCA Class 1 leakage (3 cfm/sq ft at 1” w.c.).

1.6 DELIVERY, STORAGE, AND HANDLING

A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly indicating manufacturer and material.

B. Storage: Store materials in a dry area indoors, protected from damage and in accordance with manufacturer's instructions.

C. Handling: Handle and lift airflow monitors in accordance with manufacturer's instructions. Protect materials and finishes during handling and installation to prevent damage.

PART 2 - PRODUCTS

2.1 MANUFACTURER

A. Ebtron GTx116-P

B. Air Monitor

2.2 AIRFLOW MONITORS

A. Provide combination airflow and air temperature measurement devices where indicated on the plans. Fan inlet sensors shall not be substituted for duct or plenum mounted probes.

B. Each measuring device shall consist of multi-point sensors in one or more probe assemblies with a maximum of one to sixteen sensor nodes per location, and a single remotely mounted microprocessor-based transmitter for each measurement location. Each transmitter shall have a display capable of simultaneously displaying both airflow and temperature. Airflow rate shall be field configurable to be displayed as velocity or volumetric rates, selectable as IP or SI units. Each transformer shall operate on 24 VAC and be fused and protected from over voltage, over current and power surges. All integrated circuitry shall be temperature rated as 'industrial-grade.' No electronic components other than the sensor elements shall be located at the sensing node. Each ducted sensor probe shall have an integral, U.L. Listed, plenum rated cable. Cable jackets and conductor insulation shall be FEP, Teflon-FEP or Neoflon-FEP. Conductor insulation for internal probe wiring shall be made from Kynar. Each transmitter shall include Field Calibration Wizard software which allows for a one or two point field adjustment to factory calibration for installations that require adjustment.

C. Each sending point shall independently determine the airflow rate and temperature at each node, which will be equally weighted in calculations by the transmitter prior to output as the cross-sectional average. Devices which average multiple non-linear variables are not acceptable. Pitot arrays are not acceptable. Devices using chip-in-glass, epoxy-coated or diode-case chip thermistors are not acceptable. Vortex-shedding devices are not acceptable.

D. Each independent airflow sensor shall have a laboratory accuracy of +/-2% of Reading over the entire calibrated airflow range of 0 to 5,000 fpm (25.4 m/s), and be wind tunnel calibrated at 16 points against air velocity standards that are traceable to NIST.
   1. Devices whose accuracy is the combined and independent accuracy of the transmitter and sensor probes must demonstrate that the total accuracy meets the performance requirements of this specification throughout the calibrated range.

E. Each independent temperature sensor shall have a calibrated accuracy of +/-0.14°F (0.08°C) over the entire operating temperature range of -20°F to 160°F (-28.9 °C to 71°C) and be calibrated at 3 temperatures against standards that are traceable to NIST.

2.3 CONTROLS

A. A 0-10 V DC signal shall be provided by the AFMS to the building EMCS to monitor airflow. Controls vendor to provide 24 V DC for power.

2.4 SOURCE QUALITY CONTROL

A. Factory Tests: Factory test airflow monitor to assure proper operation.

PART 3 - PRODUCTS

3.1 EXAMINATION

A. Inspect areas to receive airflow monitors. Notify the Engineer of conditions that would adversely affect the installation or subsequent utilization of the airflow monitors. Do not proceed with installation until unsatisfactory conditions are corrected.

3.2 INSTALLATION

A. Install airflow monitors at locations indicated on the drawings and in accordance with manufacturer's installation instructions.

B. Install airflow monitors square.

C. Do not compress or stretch airflow monitor frame into duct or opening.

D. Install bracing for multiple section assemblies to support assembly weight and to hold against system pressure. Install bracing as needed.

END OF SECTION

SECTION 23 81 80

GREASE/DISHWASHER DUCTS AND ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes ducts for conveying grease laden and or condensate and all related items. These include the following:
   1. Rectangular and round grease/condensate hood ducts.
   2. Fire rated duct wrap.

1.2 SUBMITTALS

A. Shop Drawings: CAD-generated and drawn to ¼ inch equals 1 foot1:50 scale. Show fabrication and installation details for metal ducts.
   1. Fabrication, assembly, and installation, including plans, elevations, sections, components, and attachments to other work.
   2. Duct layout indicating sizes and pressure classes.
   3. Elevations of top and bottom of ducts.
   4. Dimensions of main duct runs from building grid lines.
   5. Fittings.
   6. Reinforcement and spacing.
   7. Seam and joint construction.
   8. Penetrations through fire-rated and other partitions.
   9. Equipment installation based on equipment being used on Project.
   10. Duct accessories, including access doors and panels.
   11. Hangers and supports, including methods for duct and building attachment, vibration isolation, and seismic restraints.

B. Welding certificates.

C. Field quality-control test reports.

1.3 QUALITY ASSURANCE

A. Welding: Qualify procedures and personnel according to AWS D1.A111, "Structural Welding Code--Steel," for hangers and supports AWS D1.2, "Structural Welding Code--Aluminum," for aluminum supporting members and AWS D9.1, "Sheet Metal Welding Code," for duct joint and seam welding.

B. NFPA Compliance:
   1. NFPA 90A, "Installation of Air Conditioning and Ventilating Systems."
   2. NFPA 90B, "Installation of Warm Air Heating and Air Conditioning Systems."

C. Comply with NFPA 96, "Ventilation Control and Fire Protection of Commercial Cooking Operations," Ch. 3, "Duct System," for range hood ducts, unless otherwise indicated.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
   1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 SHEET METAL MATERIALS

A. Comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for acceptable materials, material thicknesses, and duct construction methods, unless otherwise indicated. Sheet metal materials shall be free of pitting, seam marks, roller marks, stains, discolorations, and other imperfections.

B. Carbon-Steel Sheets: ASTM A 366/A 366M, cold-rolled sheets; commercial quality; (Not less than No. 16 MSG in thickness.)

C. Stainless Steel: ASTM A 480/A 480M, Type 304 (No. 16 MSG in thickness.)

2.3 HANGERS AND SUPPORTS

A. Building Attachments: Concrete inserts, powder-actuated fasteners, or structural-steel fasteners appropriate for construction materials to which hangers are being attached.
   1. Use powder-actuated concrete fasteners for standard-weight aggregate concretes or for slabs more than 4 inches100 mm thick.
   2. Exception: Do not use powder-actuated concrete fasteners for lightweight-aggregate concretes or for slabs less than 4 inches100 mm thick.

B. Hanger Materials: Galvanized sheet steel or threaded steel rod.
   1. Strap and Rod Sizes: Comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for steel sheet width and thickness and for steel rod diameters.

C. Duct Attachments:
   1. Minimum 12 gauge copper-coated steel insulation pins; galvanized steel speed clips, minimum 1-1/2 inch square or 1-1/2 inch diameter round, or equivalent sized insulated cup-head pins.
   2. Carbon steel or stainless steel banding material, minimum ½ inch wide, minimum 0.015 inch thick, with steel banding clips.

D. Trapeze and Riser Supports: Steel shapes complying with ASTM A 36/A 36M.
   1. Supports for Stainless-Steel Ducts: Stainless-steel support materials.
   2. Supports for Aluminum Ducts: Aluminum support materials unless materials are electrolytically separated from ducts.
   3. Supports for carbon-steel ducts: Carbon-steel support materials.

2.4 RECTANGULAR OR ROUND GREASE DUCT OR DISHWASHER HOOD DUCT FABRICATION

A. Fabricate ducts, elbows, transitions, offsets, branch connections, and other construction according to SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" and complying with requirements for metal thickness, reinforcing types and intervals, tie-rod applications, and joint types and intervals.
   1. Lengths: Fabricate rectangular ducts in lengths appropriate to reinforcement and rigidity class required for pressure class.
   2. Deflection: Duct systems shall not exceed deflection limits according to SMACNA's "HVAC Duct Construction Standards--Metal and Flexible."

B. All seams, joints, penetrations, and duct to hood collar connections shall have a liquid tight continuous external weld. Types of joints include the following:

1. Telescoping duct joint.
2. Bell duct joint.
3. Butt duct joint.

2.5 DUCT MOUNTED ACCESS DOOR

A. Materials
   1. Four (4) galvanized steel threaded rods, 1/4 inch diameter by 6 ½ inches long.
   2. Four (4) steel tubes, 5 inches long.
   3. Four (4) insulation pins.
   4. Access cover; same material and thickness as duct. (Dimensions as shown on plans.)
   5. Fire wrap; tape and sealant.

B. Application of grease duct mounted access doors.
   1. Cut door opening in duct per sizes shown on drawing.
   2. Weld threaded rods on four corners of door opening.
   3. Place steel tubes over threaded rods.
   4. Cut access panel to overlap access opening by 1 inch on all sides.
   5. Weld insulation pins to access panel.
   6. Cut one (1) layer of insulation (same size as panel) and impale over insulation pins.
   7. Cut an additional layer of insulation (overlap panel by 1 inch on all sides) and impale over insulation pins.
   8. All layers are impaled over welding pins and layers are locked in place with speed clips. Turn down pins to avoid sharp points.
   9. The insulated door assembly is placed over the threaded rods and held in place with washers and wing nuts.

2.6 FIRE RATED DUCT WRAP

A. Manufacturers:
   1. 3M
   2. Specialty Products and Insulation Co.

B. Insulation Materials: Fire rated fiber wrap insulation: 1 ½ inch thick low bio-persistent Alkaline Earth Silicate fiber with melting point at 2200 degrees F. Jacket shall be foil faced (one side) kraft fiber paper with a concealed reinforcing scrim. (FSK) One hour rating with 1-layer of wrap, 3 inches to combustibles. Two hour rating with 2 layers of wrap, 0 inch to combustibles.

C. Accessories and Attachments:
   1. Glass Cloth and Tape: Comply with MIL-C-20079H, Type I for cloth and Type II for tape. Woven glass-fiber fabrics, plain weave, presized a minimum of 8 oz. /sq. yd.
      a. Tape Width: 4 inches.
   2. Bands: 3/4 inch wide, in one of the following materials compatible with jacket:
      a. Stainless Steel: ASTM A 666, Type 304; 0.020 inch thick.
   3. Insulation Anchor Pins and Speed Washers: Galvanized steel plate, pin and washer manufactured for attachment to duct by weld. Pin length sufficient for insulation thickness indicated.
   4. Vapor Retarders: Mastics: Materials recommended by insulation material manufacturer that are compatible with insulation materials, jackets, and substrates.

PART 3 - EXECUTION

3.1 DUCT APPLICATIONS

A. Duct construction according to the following:
   1. Range Hood Exhaust Ducts: Comply with NFPA 96.
      a. Concealed Grease laden: Carbon-steel sheet with welded joints fire wrapped.
      b. Exposed Grease laden: Carbon-steel with welded joints, fire wrapped.
      c. Concealed Dishwasher duct: 304 stainless steel with welded joints, wrapped. Reference Mechanical Insulation Specification.
      d. Exposed Dishwasher duct: 304 stainless steel No. 4 with welded joints.

3.2 EXHAUST DUCTS, INSTALLATION REQUIREMENTS

A. Install ducts to allow for thermal expansion through 2000 deg F1110 deg C temperature range.

B. Install ducts without dips or traps that may collect residues unless traps have continuous or automatic residue removal, not less than 2% slope towards hood. Where horizontal ducts exceed 75 ft. in length, the slope shall not be less than 8.3%.

C. Install access openings at each change in direction and at intervals defined by NFPA 96; locate on sides of duct a minimum of 1-1/2 inches from bottom; and fit with grease-tight covers of same material as duct.

D. Do not penetrate fire-rated assemblies except as permitted by applicable building codes.

E. Elbows shall be radius type with minimum centerline turning radius of 1.5 times the duct width (unless denoted otherwise on plans).

3.3 HANGING AND SUPPORTING

A. Support horizontal ducts within 24 inches of each elbow and within 48 inches of each branch intersection.

B. Support vertical ducts at maximum intervals of 16 feet and at each floor.

C. Install upper attachments to structures with an allowable load not exceeding one-fourth of failure (proof-test) load.

D. Install concrete inserts before placing concrete.

E. Install powder-actuated concrete fasteners after concrete is placed and completely cured.
   1. Do not use powder-actuated concrete fasteners for lightweight-aggregate concretes or for slabs less than 4 inches thick.

3.4 CONNECTIONS

A. Make connections to equipment with flanged, gasketed connectors according to NFPA 96.

B. Comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for branch, outlet and inlet, and terminal unit connections.

3.5 TESTING

A. All ductwork under this specification to be tested per IMC “Light Test.”

END OF SECTION

SECTION 23 81 90

PRE-FAB GREASE/DISHWASHER DUCTS AND ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes ducts for conveying grease and or condensate laden and all related items. These include the following:
   1. Rectangular and round grease/condensate hood ducts.
   2. Prefabricated double-wall, round spiral-seam grease ducts and formed fittings.

1.2 SUBMITTALS

A. Shop Drawings: CAD-generated and drawn to ¼ inch equals 1 foot1:50 scale. Show fabrication and installation details for metal ducts.
   1. Fabrication, assembly, and installation, including plans, elevations, sections, components, and attachments to other work.
   2. Duct layout indicating sizes and pressure classes.
   3. Elevations of top and bottom of ducts.
   4. Dimensions of main duct runs from building grid lines.
   5. Fittings.
   6. Reinforcement and spacing.
   7. Seam and joint construction.
   8. Penetrations through fire-rated and other partitions.
   9. Equipment installation based on equipment being used on Project.
   10. Duct accessories, including access doors and panels.
   11. Hangers and supports, including methods for duct and building attachment, vibration isolation, and seismic restraints.

B. Welding certificates.

C. Field quality-control test reports.

1.3 QUALITY ASSURANCE

A. Welding: Qualify procedures and personnel according to AWS D1.A111, "Structural Welding Code--Steel," for hangers and supports AWS D1.2, "Structural Welding Code--Aluminum," for aluminum supporting members and AWS D9.1, "Sheet Metal Welding Code," for duct joint and seam welding.

B. NFPA Compliance:
   1. NFPA 90A, "Installation of Air Conditioning and Ventilating Systems."
   2. NFPA 90B, "Installation of Warm Air Heating and Air Conditioning Systems."

C. Comply with NFPA 96, "Ventilation Control and Fire Protection of Commercial Cooking Operations," Ch. 3, "Duct System," for range hood ducts, unless otherwise indicated.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
   1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 SHEET METAL MATERIALS

A. Comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for acceptable materials, material thicknesses, and duct construction methods, unless otherwise indicated. Sheet metal materials shall be free of pitting, seam marks, roller marks, stains, discolorations, and other imperfections.

B. Carbon-Steel Sheets: ASTM A 366/A 366M, cold-rolled sheets; commercial quality; (Not less than 0.054 inch (No. 16 MSG) in thickness.)

C. Stainless Steel: ASTM A 480/A 480M, Type 304 (No. 16 MSG in thickness.)

2.3 HANGERS AND SUPPORTS

A. Building Attachments: Concrete inserts, powder-actuated fasteners, or structural-steel fasteners appropriate for construction materials to which hangers are being attached.
   1. Use powder-actuated concrete fasteners for standard-weight aggregate concretes or for slabs more than 4 inches100 mm thick.
   2. Exception: Do not use powder-actuated concrete fasteners for lightweight-aggregate concretes or for slabs less than 4 inches100 mm thick.

B. Hanger Materials: Galvanized sheet steel or threaded steel rod.
   1. Strap and Rod Sizes: Comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for steel sheet width and thickness and for steel rod diameters.

C. Duct Attachments:
   1. Minimum 12 gauge copper-coated steel insulation pins; galvanized steel speed clips, minimum 1-1/2 inch (38mm) square or 1-1/2 inch (38mm) diameter round, or equivalent sized insulated cup-head pins.
   2. Carbon steel or stainless steel banding material, minimum ½ inch (12.7 mm) wide, minimum 0.015 inch (0.38 mm) thick, with steel banding clips.

D. Trapeze and Riser Supports: Steel shapes complying with ASTM A 36/A 36M.
   1. Supports for Stainless-Steel Ducts: Stainless-steel support materials.
   2. Supports for Aluminum Ducts: Aluminum support materials unless materials are electrolytically separated from ducts.
   3. Supports for carbon-steel ducts: Carbon-steel support materials.

2.4 PREFABRICATED DOUBLE-WALL GREASE RATED DUCT.

A. Manufacturers:
   1. Metal Fab, IPIC-2 (3 inch to combustibles).
   2. Metal Fab, “No-Chase” Series 4G. (0 inch to combustibles)

B. Kitchen hood exhaust duct shall be factory prefabricated, double wall type, listed for venting of grease laden air from kitchen hoods requiring grease ducts as prescribed in NFPA 96.

C. Grease duct shall be rated for continuous operational at 500°F and intermittent operation at 2000°.

D. The inner wall shall be constructed of 0.035" thick Type 304 stainless steel. The outer wall shall be constructed of 0.025" thick aluminized steel. The annular space between the inner and outer walls shall be filled with high temperature ceramic fiber insulation.

E. All mechanical joints shall be sealed with Type P080 sealant.

F. All components of the grease duct system shall be provided by manufacturer to ensure the system meets the requirements of the listing. This includes pipe support and guides, clean-outs, expansion joints, hood/fan transitions and roof supports.

G. The grease duct shall be listed by the following agencies:
1. UL #1978-File #MH8251
2. ICBO
3. SBC
4. ASTM-E-119
5. SBCCI PST & ESI #9666

H. The manufacturer of the grease duct shall provide assembly drawings and certify duct design in compliance with NFPA 96, Section 4-7.1.

I. The installation of the grease duct system shall be inspected and certified by the manufacturer's representative. A copy of the certification report shall be included in the close-out documents.

PART 3 - EXECUTION

3.1 DUCT APPLICATIONS

A. Duct construction according to the following:
1. Range Hood Exhaust Ducts: Comply with NFPA 96.
a. Concealed Grease Laden: pre-fab greaseduct.
b. Exposed Grease Laden: pre-fab greaseduct.
c. Concealed Dishwasher Duct: 304 Stainless steel No. 2 D finish with welded joints
d. Exposed Dishwasher Duct: 304 Stainless steel No. 4 finish with welded joints

3.2 EXHAUST DUCTS, INSTALLATION REQUIREMENTS

A. Install ducts to allow for thermal expansion through 2000 deg F1110 deg C temperature range.

B. Install ducts without dips or traps that may collect residues unless traps have continuous or automatic residue removal, not less than 2% slope towards hood where horizontal ducts exceed 75 ft. in length the slope shall not be less than 8.3%.

C. Install access openings at each change in direction and at intervals defined by NFPA 96; locate on sides of duct a minimum of 1-1/2 inches (38 mm) from bottom; and fit with grease-tight covers of same material as duct.

D. Do not penetrate fire-rated assemblies except as permitted by applicable building codes.

E. Elbows shall be radius type with a minimum centerline turning radius of 1.5 times the duct width.

3.3 HANGING AND SUPPORTING

A. Support horizontal ducts within 24 inches (600 mm) of each elbow and within 48 inches (1200 mm) of each branch intersection.

B. Support vertical ducts at maximum intervals of 16 feet (5 m) and at each floor.

C. Install upper attachments to structures with an allowable load not exceeding one-fourth of failure (proof-test) load.

D. Install concrete inserts before placing concrete.

E. Install powder-actuated concrete fasteners after concrete is placed and completely cured.
   1. Do not use powder-actuated concrete fasteners for lightweight-aggregate concretes or for slabs less than 4 inches (100 mm) thick.

3.4 CONNECTIONS

A. Make connections to equipment with flanged, gasketed connectors according to NFPA 96.

B. Comply with SMACNA's "HVAC Duct Construction Standards--Metal and Flexible" for branch, outlet and inlet, and terminal unit connections.

3.5 TESTING

A. All ductwork defined under this specification to be tested per IMC “Light Test.”

END OF SECTION

SECTION 26 00 15

GENERAL CONDITIONS FOR ALL ELECTRICAL WORK

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including Conditions of the Contract (General and Supplementary Conditions) and Division 1 specification sections, apply to work of this section.

B. The requirements of this section apply to all sections of electrical, signal, and life safety, and all sections that are installed by the electrical contractor to include electrical work done under the mechanical contractor.

1.2 DESCRIPTION OF WORK

A. This section covers the general provisions of the electrical specifications applicable to the following systems:
   1. Electrical power.
   2. All Special Systems (fire alarm, security, telephone, data, television, and annunciators associated with power).
   3. Control wiring associated with electrical or mechanical equipment.

B. The use of the word “electrical” in any specification contained within the electrical, signal, or life safety division sections shall include all aspects of each systems complete install. This shall be extended to mechanical or plumbing signal systems.

C. The use of the word “life safety” shall refer to all fire alarm, fire protection, and mass notification systems installed by the electrical contractor.

D. The use of the word Amechanical@ shall refer to both mechanical and plumbing.

E. The use of the word Apipe@ shall refer to all electrical raceway.

1.3 DRAWINGS

A. These specifications are accompanied by drawings of the building and details of the installations showing the locations of equipment, lighting, panels, etc. The drawings and these specifications are complementary to each other, and what is called for by one shall be as binding as if called for by both.

B. Drawings and specification conflicts shall be identified as early as possible to ensure conflict resolution prior to installation. The contractor shall not install any equipment with known conflicts or pending information requests. The contractor shall contact the Engineer of Record or their representative for information clarification prior to installing any item that is in question. The contractor shall not install any equipment that is not consistent with the manufacturers approved installation instructions unless directed by the engineer.

C. In all cases all installations shall be at least in accordance with all the approved codes and their local amendments. The drawings and specifications may exceed local code allowances and the most stringent applies. The existence or allowance of a practice or product by code

does not supersede requirements of the drawings and specifications. In other words, just because it is allowed by code does not mean that it is allowed on this project.

D. If any departures from the drawings are deemed necessary by the Contractor, details of such departures and the reasons therefore shall be submitted to the Owner=s Representative for approval. No departures shall be made without prior written approval by the Owner=s Representative.

E. There are intricacies of construction which are impractical to specify or indicate in detail; however, in such cases, the current rules of good practice and applicable specifications shall govern. In all cases the requirements specified in the NEC and local jurisdiction shall be followed.

F. It is the Contractor=s responsibility to properly use all information found on the Architectural, Structural, Mechanical, and Electrical drawings and applicable shop drawings where such information affects his work. The contractor shall review the entire construction document set both prior to bid and construction.

G. All dimensional information related to new structures shall be taken from the appropriate drawings. All dimensional information relative to existing facilities shall be taken from actual measurements made by the Contractor on the site.

H. Any duplicate circuiting listed on the drawings shall be bid as multiple circuits with the intention of the next available circuit and breaker to be used. The contractor shall bring this to the attention of the engineer for clarification and updating the drawings. The new circuit numbers shall be annotated on both the panel schedules and the record drawings. The contractor is not required to follow the exact circuit numbers on the panel schedules (balancing phases, wiring convenience, or conduit routing installation), however, the contractor is responsible for keeping the panel schedules accurate and up to date in addition to ensuring the circuit numbers are identified correctly.

I. Any installation that is not in compliance with these requirements shall be corrected at the contractors cost and responsibility.

1.4 BIDDING

A. The contractor is responsible for bidding complete and working systems. In the event that some part of the system is not included in the construction document or the specifications and it is a necessary part of the system to work properly, the contractor shall include that work as part of the bid amount. This includes, but not limited to:
   1. Power for equipment shown on the drawings. Examples include, but are not limited to:
      a. Controllers
      b. Electronic Devices
      c. Mechanical Equipment
   2. Cabling to communicate with the head end equipment. Examples include, but are not limited to:
      a. Equipment starters and the switching locations
      b. Monitoring equipment

B. The contractor is not responsible for interpreting additional accessory options that are not included in the drawings or specifications or equipment that is not shown or indicated as part of the entire contract documents or specifications.

C. The contractor shall review the entire set of specifications and contract documents for all equipment and connections requiring electrical work.

D. Equipment Substitutions or Proposed Equivalents:
   1. Contractor shall submit proposed substitutions or equivalents to the Architect or engineer during the bidding process prior to any final dates for questions as indicated on the bid forms or RFP=s and provide a reasonable time to complete to comparison. All changes to the documents indicated a deviation from the specifications or drawings shall be part of the addenda process or written notification from the engineer of record, architect, owner, or a designated representative. Reasonable time for review is minimum one working week. The contractor shall retain the written notification of approval (if not published in an addenda) for purposes of future verification.
   2. The contractor is responsible for providing full comparison information for the products to be substituted. Incomplete information is subject to immediate rejection.
   3. Bids taken for equipment that is not approved is under the contractor's own risk. Should the equipment be rejected under the post bid submittal process, the contractor is responsible for providing the specified equipment at no cost to the owner.
   4. Under no circumstances should the contractor accept bids for non-specified equipment from vendors who do not have prior approval or Aspeculate@ that it will be approved. This is subject to immediate rejection and the specified equipment shall be required to be installed.
   5. No response from the architect, owner, or engineer shall not be considered an approval.

1.5 CONSTRUCTION REQUIREMENTS

A. The architectural, structural, and electrical plans and specifications and other pertinent documents issued by the Architect are a part of these specifications and the accompanying electrical drawings and shall be complied with in every respect. All the above is included in the Contract Documents and shall be examined by all bidders. Failure to comply shall not relieve the Contractor of responsibility or be used as a basis for additional compensation because architectural, structural, or mechanical details were not included in the electrical drawings.

B. It is the intent of the Contract Documents to provide an installation complete in every respect. In the event that additional details or special construction may be required for work indicated or specified in this section or work specified in other sections, it shall be the responsibility of the Contractor to provide same as well as to provide material and equipment usually furnished with such systems or required to complete the installation, whether mentioned or not.

C. The Contractor shall be responsible for fitting his material and apparatus into the building and shall carefully lay out his work at the site to conform to the structural conditions, to avoid all obstructions, to comply with Codes, to facilitate the work of other trades, to conform to the details of the installation supplied by the manufacturer of the equipment to be installed, and thereby to provide an integrated satisfactory operating installation.

D. The mechanical, electrical, and associated drawings are necessarily diagrammatic in character and do not show every connection in detail or every pipe or conduit in its exact location. These details are subject to the requirements of ordinances and also structural and architectural conditions. It shall be the contractor=s responsibility to coordinate with other disciplines to facilitate their equipment installation.

E. The Contractor shall carefully investigate structural and finish conditions and shall coordinate the separate trades in order to avoid interference between the various phases of work. Work shall be laid out so that it will be concealed in furred chases and above suspended ceilings, etc. in finished portions of the building, unless specifically noted to be exposed. Work shall be installed to avoid crippling of structural members; therefore, inserts to accommodate

hangers shall be set before concrete is poured, and proper openings through floor, walls, beams, etc. shall be provided as hereinafter specified or as otherwise indicated or required. All work shall be installed parallel or perpendicular to the lines of the building unless otherwise noted.

F. Conduit and equipment are generally intended to be installed true and square to the building construction and located as high as possible against the structure in a neat and workmanlike manner. The plans do not show all required offsets, elbows, and other location details. Work shall be concealed in all finished areas. Conduit is intended to be installed with factory fittings or bent in a professional, workmanlike manner.

G. All parts of equipment requiring adjustment shall be easily accessible. Equipment shall be so located and installed as to permit convenient and safe maintenance and future replacement. The trade furnishing the equipment shall be responsible for notifying the Contractor, who shall notify the Owner=s Representative prior to ordering same in the event that equipment specified and/or proposed is incompatible with this requirement.

H. The Contractor, by submitting a bid on this work, sets forth that he has the necessary technical training and ability, and that he will install his work in a satisfactory and workmanlike manner which is up to the best standards of the trade, complete and in good working order. If any of the requirements of the plans and specifications are impossible of performance, or if the installation when made in accordance with such requirements will not perform satisfactorily, he shall report same to the Owner=s Representative for correction promptly after discovery of the discrepancy.

I. No extra compensation will be allowed for extra work or change caused by failure to comply with the above requirements.

1.6 JOB CONDITIONS

A. Submittal of bid implies bidder has read paragraphs of the specifications and will be bound by their conditions.

B. Contractor Qualifications: A minimum of five years' experience installing commercial electrical power lighting and special systems, similar to those described in these specifications, and make available at the owner or engineer=s request a list of five previous projects including name of project and contact person names and phone numbers as a separate document in addition to the bid or proposal submitted.

C. Contractor must be licensed and hold a current contracting license that has been valid for a minimum of five years in the local State.

D. Contractor must be able to bond work for performance of work being bid and provide a written statement from the bonding agency proposed to be used for this project as a separate document in addition to the bid or proposal submitted. The bonding agency proposed to be used shall have a Best=s insurance rating of A or A+.

1.7 INSPECTION OF THE SITE

A. The Contractor shall visit the site, verifying all existing items indicated on drawings and/or specified, and familiarize himself with the existing work conditions, hazards, grades, actual formations, soil conditions, structures, utilities, equipment, systems, facilities, and local requirements. The submission of bids shall be deemed evidence of such visits. All proposals shall take these existing conditions into consideration, and the lack of specific information shall not relieve the Contractor of any responsibility.

1.8 PERMITS, UTILITY CONNECTIONS, AND INSPECTIONS

A. Fees and Costs: The contractor shall obtain and pay for all permits, utility connections, utility extensions, and/or relocations and pay all costs required by the utility, including inspection fees, for all work included therein.

B. Compliance: The Contractor shall comply in every respect with all requirements of local inspection departments, Board of Fire Underwriters, local ordinances and codes, and utility company requirements. In no case does this relieve the Contractor of the responsibility of complying with these specifications and drawings where specified conditions are of a higher quality than the requirements of the above-specified offices. Where requirements of the specifications and drawings are below the requirements of the above offices having jurisdiction, the Contractor shall make installations in compliance with the requirements of the above offices.

C. Utilities: The Contractor shall check with the various utility companies involved in this project and shall provide complete in all respects the required utility relocations, extensions, modifications, and/or changes. Contractor shall verify the location of all existing utilities with the applicable Utility Company. The Contractor shall be responsible for all damages to existing utilities caused by his construction work, whether indicated on drawings or not, and repair all damage to existing utilities as acceptable to the Utility Company concerned.

D. Contractor Temporary Power: The contractor shall obtain temporary power in their name, from the local utility for the construction trailer and any equipment needed to perform his work. The contractor shall be responsible for the installation and removal of the temporary service at the conclusion of the project.

E. Certification: Prior to final acceptance, the Contractor shall furnish a certificate of acceptance from the inspection departments having jurisdiction over the work for any and all work installed under this Contract. Any additional labor costs incurred as a result of a substitution shall be the Contractor=s responsibility.

1.9 EXISTING FACILITIES

A. The Contractor shall be responsible for loss or damage to the existing facilities caused by him and his workmen and shall be responsible for repairing or replacing such loss or damage. The Contractor shall send proper notices, make necessary arrangements, and perform other services required for the care, protection, and in-service maintenance of all electrical and special systems for the new and existing facilities. The Contractor shall erect temporary barricades, with necessary safety devices, as required to protect personnel from injury, removing all such temporary protection upon completion of the work. Barricades shall clearly indicate with signage that which they are protecting. Contractor shall observe all OSHA rules.

B. The Contractor shall provide temporary or new services to all existing facilities as required to maintain their proper operation when normal services are disrupted as a result of the work being accomplished under this project.

C. Where existing construction is removed to provide working and extension access to existing utilities, Contractor shall remove doors, piping, conduit, outlet boxes, wiring, light fixtures, and equipment, etc. to provide this access and shall reinstall same upon completion of work in the areas affected.

D. Where partitions, walls, floors, or ceilings of existing construction are indicated to be removed, all Contractors shall remove and reinstall in locations approved by the

Architect/Engineer all devices required for the operation of the various systems installed in the existing construction. This is to include but is not limited to temperature controls system devices, electrical switches, relays, fixtures, piping, conduit, etc.

E. Outages of services as required by the new installation will be permitted but only at a time approved by the Owner. The Contractor shall allow the Owner two weeks in order to schedule required outages. The time allowed for outages will not be during normal working hours unless otherwise approved by the Owner. All costs of outages, including overtime charges, shall be included in the contract amount. Unless otherwise scheduled by the Owner, planned shutdowns of the existing facilities shall occur between 6 p.m. Friday through 5 am Monday. The existing building shall be ready for morning start-up by 5 am Monday.

1.10 DEMOLITION AND RELOCATION

A. The Contractor shall modify, remove, and/or relocate all materials and items so indicated on the drawings or required by the installation of new facilities. All removals and/or dismantling shall be conducted in a manner as to produce maximum salvage. Salvage materials shall remain the property of the Owner and shall be delivered to such destination or otherwise disposed of as directed by the Owner. Materials and/or items scheduled for relocation and which are damaged during dismantling or reassembly operations shall be repaired and restored to good operative condition. The Contractor may, at his discretion, and upon the approval of the Owner, substitute new materials and/or items of like design and quality in lieu of materials and/or items to be relocated.

B. All items which are to be relocated shall be carefully removed in reverse to original assembly or placement and protected until relocated. The Contractor shall clean and repair and provide all new materials, fittings, and appurtenances required to complete the relocations and to restore to good operative order. All relocations shall be performed by workmen skilled in the work and in accordance with standard practice of the trades involved.

C. When items scheduled for relocation and/or reuse are found to be in damaged condition before work has been started on dismantling, the Contractor shall call the attention of the Owner to such items and receive further instructions before removal. Items damaged in repositioning operations are the Contractor=s responsibility and shall be repaired or replaced by the Contractor as approved by the Owner, at no additional cost to the Owner.

D. Service lines and wiring to items to be removed, salvaged, or relocated shall be removed to points indicated on the drawings, specified, or acceptable to the Owner. Service lines and wiring not scheduled for reuse shall be removed to the points at which reuse is to be continued or service is to remain. Such services shall be sealed, capped, or otherwise tied off or disconnected in a safe manner acceptable to the Owner. All disconnections or connections into the existing facilities shall be done in such a manner as to result in minimum interruption of services to adjacent occupied areas. Services to existing areas or facilities which must remain in operation during the construction period shall not be interrupted without prior specific approval of the Owner as hereinbefore specified.

1.11 SUBMITTAL DATA

A. General: As soon as practical and within 30 days after the date of award of contract and before purchasing or starting installation of any materials or equipment, the Contractor prepare or cause to be prepared shop drawings, product data, materials and equipment lists, diagrams, data, samples, and other submittals as required by the contract documents, hereinafter referred to as ASubmittal Data.@ The Contractor shall review and approve all submittal data for compliance with the contract documents, manufacturer=s

recommendations, adequacy, clearances, code compliance, safety, and coordination with associated work.

B. The Contractor shall submit approved submittal data to the Owner=s Representative for review and comment as to general conformance with the design concept and general compliance with information given in the contract documents. Owner=s Representative=s review shall not include review of quantities, dimensions, weights or gauges, fabrication processes, construction methods, coordination with other trades or work, or construction safety and precautions, all of which are the sole responsibility of the Contractor. The reviewers shall make every effort to Acatch@ discrepancies and identify these to the contractor prior to ordering equipment. However, it shall remain the contractor's responsibility to order and install the equipment as listed in the drawings and specifications. At the owner=s representative=s discretion a detailed submittal may be required.

C. Substitutions shall be clearly identified as such in the submittal by a cover sheet indicating that items are different from what is specified or scheduled. It shall be the contractor responsibility to provide complete substitution information so an accurate comparison can be made.

D. Detail Submittals: Materials and equipment requiring detailed submittal data shall be submitted with sufficient data to indicate that all requirements of the specifications have been met and samples shall be furnished when requested. All manufacturer=s data used as part of the submittal shall have all non-applicable features crossed out or deleted in a manner that will clearly indicate exactly what is to be furnished. The detailed submittals shall be accompanied by the same number of sets of pictorial and descriptive data derived from the manufacturer=s catalogs and sales literature or incorporated in the shop drawings. The Contractor may provide a detailed submittal on any item even though not required by the Owner=s Representative.

E. The Engineer=s review of Shop Drawings and Brochures shall not relieve the Contractor of the responsibility for dimensions, errors that may be contained therein, or deviations from Contract Document requirements. It shall be clearly understood that the Engineer=s noting some errors but overlooking others does not grant the Contractor permission to proceed in error. Regardless of any information contained in the Shop Drawings, the requirements of the Contract Documents shall govern and are not waived or superseded in any way by the submittal data review.

F. The Contractor shall clearly and specifically identify and call to the attention of the Owner=s Representative any deviation from the contract documents for which Owner acceptance is desired. The responsibility for such a deviation accepted by the Owner shall remain with the Contractor.

G. Timeliness: The burden of timeliness in the complete cycle of submittal data is on the Contractor. The Contractor shall allow a minimum of four (4) weeks' time frame for the submittal cycle of each submission by the Owner=s Representative. The Contractor is responsible for allowing sufficient time in the construction schedule to cover the aforementioned cycles of data processing, including time for all re-submission cycles on non-conforming materials, equipment, etc. covered by the data submitted. Construction delays and/or lack of timeliness in the above regard are the responsibility of the Contractor and will not justify any request for scheduled construction time extensions or extra compensation.

H. Work performed in accordance with approved submittal data that is not in accordance with the Contract Documents and did not have the specific acceptance of the Owner=s Representative shall be replaced at Contractor=s cost.

I. Submittals shall be provided in the following format:

1. The submittal brochures shall be in pdf format. The first page shall be titled AELECTRICAL SUBMITTAL INFORMATION@ and shall list the name and location of project, the Owner, the Engineer(s), the General Contractor, and the Subcontractors installing equipment represented in the brochure.
2. A table of contents will follow the first page and shall list all of the sections contained in the specification manual. Each section will be tabbed and will include its' respective brochures. All brochures will be three-hole punched and folded (if required). Each submittal section will correspond to the appropriate specification section number.
3. Provide submittal data for all materials to be used on this project as indicated in each specification manual section.
4. Brochures submitted shall contain only information which is relevant to the particular equipment or materials to be furnished. Do not submit catalogs that describe several different items other than those items to be used unless all irrelevant information is marked out or relevant information is clearly marked.
5. Brochures: Brochures submitted to the Engineer shall be published by the Manufacturers and shall contain complete and detailed engineering and dimensional information to show that the equipment will fit into the allotted space.
6. Any submittal that is disapproved must be resubmitted within two (2) weeks following notification of such disapproval. If no satisfactory material is submitted within the two-week period, the Engineer reserves the right to require the Contractor to furnish items exactly as described in the Contract Documents.
7. No allowances will be made for submittals which are not made in a timely fashion or which are turned down because they do not meet the specifications. Should delivery problems arise due to the above, affecting the completion time of the project, the Contractor will furnish and install acceptable alternates until the proper materials arrive and then replace the alternate materials with the approved materials, all at no cost to the Owner, Architect, or Engineer. If the Contractor is not able to furnish an acceptable alternate until the proper materials arrive, he will assume all costs for furnishing and installing all alternates as directed by the Engineer.
8. Submittal shall have the certification information as listed hereafter.
9. Shop Drawings:
    a. All shop drawings shall have the certification as listed hereafter.
    b. Each Shop Drawing shall indicate in the lower right hand corner and each Brochure shall indicate on the front cover the following: Title of the Sheet or Brochure; name and location of the building; names of the Engineer, Contractor, Manufacturer, Supplier, Vendor, etc., the date of submittal; and the date of each correction and revision. So far as is practical, each Shop Drawing and/or Brochure shall bear a cross-reference note to the sheet number or numbers of the Contract Drawings and Specifications showing the same work. Shop Drawings shall be prepared as follows:
        1) Shop Drawings: Drawings shall be newly prepared and not reproduced from the Contract Documents, drawn to a scale that can be easily read and shall contain sufficient plans, elevations, sections, and isometrics to describe clearly the items in question. Drawings shall be prepared by a draftsman skilled in this type of work. All equipment layouts and similar Shop Drawings shall be drawn to at least c-inch = 1'-0" scale.
        2) All Shop Drawings shall indicate the equipment actually purchased. The elevation, location, support points, load imposed on the structure at support and anchor points, shall be indicated. All beam penetrations and slab penetrations shall be indicated and sized and shall be coordinated. All Design Drawing space allocations shall be maintained, such as ceiling height, chase walls, equipment room size, etc., unless proper written authorization is required from the Engineer to change them. All associated equipment shall be coordinated and clearly shown on the Shop Drawings.

10. Submittal data for each section must be complete. Partial submittals, or submittals not in the specified format, will be rejected and returned to the Contractor without further review.

J. All equipment installed on this project shall have **local (within 125 miles)** representation, local factory-authorized service, and a local stock of repair parts. This requirement is essential and will be strictly reviewed by the Owner=s Representative prior to concurrence with the Contractor=s approval for all submittals covered by electrical division sections.

K. Physical Size of Equipment: Space is critical; therefore, equipment of larger sizes than shown, even though of approved manufacturer, will not be acceptable unless it can be demonstrated that ample space exists for proper installation, operation, and maintenance.

L. These paragraphs related to electrical divisions submittal data rescind, amend, and supersede any provisions to the contrary contained in the Project Manual.

1.12 CERTIFICATION OF SUBMITTAL DATA

A. The Contractor shall provide the following certification with all submittal data furnished to the Owner=s Representative for review and comment.

Project Title:

Description of Submittal Data:

This is to certify that the above-described submittal data has been reviewed and is approved for compliance with the Contract Documents, manufacturer=s recommendation, adequacy, clearances, code compliance, safety, and coordination with other trades and/or work except as follows: (list Anone@ or itemize and explain). In addition, the Contractor shall submit to the Owner=s Representative a signed statement from each representative certifying as follows:

EXCEPTIONS:

"I certify that the materials and/or equipment listed below have been personally inspected by the undersigned authorized manufacturer=s representative and is properly installed and operating in accordance with the manufacturer=s recommendations and are asbestos free.@

_____

Name and Company

1.13 ACCEPTANCE OF MATERIALS AND EQUIPMENT

A. Owner's Manual: After the submittals have been accepted the Contractor is requested to include a minimum of three (3) additional copies for insertion in the project=s Owner=s Manuals at the completion of the project.

B. **NOTICE: The Contractor is responsible for providing materials and equipment that conform to the requirements of the project manual in every respect unless a deviation has been Aaccepted@ in writing. Removal of any nonconforming materials and equipment and the replacement with conforming materials and equipment shall be at the Contractor=s sole expense, regardless of when nonconformance was discovered. If the owner or owner's representative elects to keep the equipment it shall be**

contractors responsibility to provide any additional connections or services required to make the equipment function as specified or required by the manufacturer. The contractor shall coordinate with other subs for any different material requirements (wire size, breakers, cooling, mounting requirements, etc.).

C. Approval of materials and equipment shall be based on manufacturer=s published data and shall be tentatively subject to the submission of complete shop drawings which comply with the contract documents. Approval is also dependent upon the existence of adequate and acceptable clearances for entry, servicing, and maintenance.

D. Approval of materials and equipment under this provision shall not be construed as authorizing any deviations from the specifications, unless the attention of the Owner=s Representative has been directed in writing to the specific deviations. Data submitted shall not contain unrelated information unless all pertinent information is properly identified.

1.14 SHOP DRAWINGS

A. As soon as practicable after the award of contract and approval of materials and equipment, but prior to installation, complete and detailed shop drawings of the following shall be submitted for review and comment:
   1. Equipment arrangements.
   2. Fire alarm system.
   3. Data drops.
   4. Security system.
   5. Equipment foundations.
   6. Factory-fabricated equipment and materials.
   7. Anchors.
   8. Control.
   9. Interlock.
   10. Switch gear configuration.
   11. Other details as directed by the Owners Representative. Composite drawings of areas requiring coordination between trades shall be provided and expedited to eliminate conflicts and to ensure maximum cooperation and work progress.

B. Work performed without benefit of reviewed and approved shop drawings **will not be recommended for payment by the Engineer** until such time as the shop drawings are submitted, reviewed, and approved. Any work performed without the benefit of reviewed and approved shop drawings may require removal, relocation, and/or replacement at the Contractors sole expense in order to resolve conflicts between the various systems and provide the performance specified.

C. All installation of equipment, fixtures, terminal devices, etc. shall be made in accordance with approved composite shop drawings. The Contractor shall modify installation and relocate installed work to provide code clearances, service access, and eliminate conflict with other systems.

D. Separate and submit shop drawings per building and floor. Do not combine buildings into one submittal.

1.15 SITE OBSERVATION

A. Site observation by the Architect, Engineer, and/or Owner=s Representative is for the express purpose of verifying compliance by the Contractor with the contract documents, and shall not be construed as construction supervision nor indication of approval of the manner or location in which the work is being performed as being a safe practice or place.

1.16 SUPERVISION

A. In addition to the Superintendent required under the conditions of the contract, each subcontractor shall keep a competent superintendent or foreman on the job at all times.

B. It shall be the responsibility of each superintendent to study all plans and familiarize himself with the work to be done by other trades. He shall coordinate his work with other trades and, before material is fabricated or installed, make sure that his work will not cause an interference with another trade. Where interferences are encountered, they shall be resolved at the jobsite by the superintendents involved. Where interferences cannot be resolved without major changes to the plans, the matter shall be referred to the Owner=s Representative for comments.

1.17 OPERATION PRIOR TO COMPLETION

A. When any piece of electrical equipment is operable and it is to the advantage of the Contractor to operate the equipment, he may do so, providing that he properly supervises the operation and has the written permission of the Owner=s Representative to do so. The contractor shall energize the power distribution in a timely manner to facilitate completion of other trades work. Electrical lighting shall be energized after ceiling has been completed. New permanent fixtures shall not be used as temporary under any circumstances. The warranty period shall not commence, however, until such time as the equipment is operated for the beneficial use of the Owner or date of substantial completion, whichever occurs first.

B. Regardless of whether or not the equipment has or has not been operated, the Contractor shall properly clean the equipment, properly adjust, and complete all deficiency list items before final acceptance by the Owner. The date of acceptance and the start of the warranty may not be the same date.

1.18 MANUFACTURER'S RECOMMENDATIONS

A. The manufacturer=s published directions shall be followed in the delivery, storage, protection, installation, piping, and wiring of all equipment and material. The Contractor shall promptly notify the Owner=s Representative, in writing, of any conflict between the requirements of the contract documents and the manufacturer=s directions and shall obtain the Owner=s Representative=s comments before proceeding with the work. Should the Contractor perform any such work that does not comply with the manufacturer=s directions or applicable comments from the Owner=s Representative, he shall bear all costs arising in connection with the correction of such deficiencies.

1.19 CHECKING AND TESTING MATERIALS AND/OR EQUIPMENT

A. Before final acceptance of the work, an authorized representative of the manufacturer of the installed materials and/or equipment shall personally inspect the installation and operation of his materials and/or equipment to determine that it is properly installed and in proper operating order. Testing and checking shall be accomplished during the course of the work where required by work being concealed, and at the completion of the work otherwise. In addition, the Contractor shall submit to the Owner=s Representative a signed statement from each representative certifying as follows:

> AI certify that the materials and/or equipment listed below have been personally inspected by the undersigned authorized manufacturer=s representative and is properly installed and operating in accordance with the manufacturer=s recommendations and are asbestos free.@

1.20 OPERATING AND MAINTENANCE INSTRUCTION

A. The Contractor shall prepare for the owner=s manual hereinafter specified complete sets of operating and maintenance instruction's, control and interlock diagrams, manuals, parts lists, etc. for each item of equipment. These are to be assembled as hereinafter specified for owner=s manual.

B. In addition, the Contractor shall provide the service of a competent engineer or a technician acceptable to the Owner=s Representative to instruct a representative of the Owner in the complete and detailed operation of all equipment and systems. These instructions shall be provided for a period of sufficient duration to fully accomplish the desired results. Upon completion of these instructions, a letter of release will be required, acknowledged by the Owner, stating the dates of instruction and personnel to whom instructions were given.

C. Additional diagrams, operating instructions, etc. shall be provided as specified hereinafter in the other sections of these specifications.

1.21 MATERIAL AND EQUIPMENT SCHEDULES

A. Contractor shall refer to both drawings and specification for schedules. Where reference is made to items Ascheduled on drawings@ or Ascheduled in specifications,@ same shall include schedules contained in both the drawings and the specifications. The Contractor=s attention is directed to the various specification sections and drawings for schedules.

1.22 APPLICABLE CODES AND STANDARDS

A. The installation shall meet the minimum standards prescribed in the latest editions of the following listed codes and standards, which are made a part of these specifications, except as may be hereinafter specifically modified in these specifications and associated drawings.
   1. National Fire Protection Association Standards (NFPA):
      a. NFPA No. 10, Portable Fire Extinguishers
      b. NFPA No. 54, National Fuel and Gas Code
      c. NFPA No. 70, National Electrical Code
      d. NFPA No. 101, Life Safety Code
      e. NFPA No. 255, Method of Test of Surface Burning Characteristics of Building Materials
   2. American National Standards Institute (ANSI):
   3. American Society of Mechanical Engineers (ASME): Section IV, V, CSD-1
   4. American Society of Testing Materials (ASTM): All applicable manuals and standards.
   5. National Electrical Manufacturers= Association (NEMA): All applicable manuals and standards.
   6. State Occupational Safety Act: All applicable safety standards.
   7. Occupational Safety and Health ACT (OSHA): National Sanitation Foundation, Standard No. 2
   8. Americans with Disabilities Act, 1990
   9. State jurisdiction Accessibility Standards
   10. American Gas Association (AGA)
   11. Underwriters Laboratories, Inc. (UL)
   12. Applicable State Building Codes (Uniform Building Codes, as amended):
   13. All County codes related to mechanical, electrical, plumbing, and system equipment; piping; conduit; wiring; etc. furnished and installed under these specifications.
   14. All City ordinances related to mechanical, electrical, plumbing, and systems and equipment; piping; conduit; wiring; etc. furnished and installed under these specifications.
   15. Refer to specification sections heretofore bound for additional codes and standards.

B. All materials and workmanship shall comply with all applicable city, state, and national codes, specifications, and industry standards. All materials shall be listed by the Underwriters Laboratories, Inc. as conforming to its standards and so labeled in every case where such a standard has been established for the particular type of material in question.

C. The contract documents are intended to comply with the aforementioned rules and regulations; however, some discrepancies may occur. Where such discrepancies occur, the Contractor shall immediately notify the Owner=s Representative in writing of said discrepancies and apply for an interpretation. Should the discovery and notification occur after the execution of a contract, any additional work required for compliance with said regulations shall be paid for as covered by Division 1 of these contract documents, providing no work or fabrication of materials has been accomplished in a manner of noncompliance. Should the Contractor fabricate and/or install materials and/or workmanship in such a manner that does not comply with the applicable codes, rules, and regulations, the Contractor who performed such work shall bear all costs arising in correcting these deficiencies to comply with said rules and regulations.

1.23 DEFINITIONS

A. Refer to the condition of the contract for Division 1 for additional requirements regarding definitions.

B. Where Aas required@ is used in these specifications or on the drawings, it shall mean Athat situations exist that are not necessarily described in detail or indicated that may cause the Contractor certain complications in performing the work described or indicated. These complications entail the normal coordination activities expected of the Contractor where multiple trades are involved and new or existing construction causes deviations to otherwise simplistic approaches to the work to be performed. The term shall not be interpreted to permit an option on the part of the Contractor to achieve the end result.@

C. Where Aand/or@ is used in these specifications or on the drawings, it shall mean Athat situations exist where either one or both conditions occur or are required and shall not be interpreted to permit an option on the part of the Contractor.

D. Unless specifically indicated otherwise elsewhere in these specifications or on the drawings the word Afurnish@ or any of its derivatives shall be understood to indicate the purchase, delivery, storage and protection of an item at the job site in a location and manner suitable for use by the recipient who will be responsible for installation of this item. The word Ainstall@ or any of its derivatives shall be understood to indicate taking receipt of an item, properly mounting it, and providing the related utilities (electrical, communication, etc.) for proper and complete operation of the item. Installation shall also include calibration, programming and operational testing of said item. The word Aprovide@ or any of its derivatives shall be understood to indicate both furnishing and installing an item.

1.24 SUBSTANTIAL COMPLETION

A. Refer to Division 1 for additional requirements for substantial completion.

B. Substantial completion shall be defined as the level of project completion where the owner is ready to occupy the building. The contractor shall have ensured that all mechanical, electrical, plumbing, and building systems (elevators, automatic doors, hardware, security, etc.) are complete and in fully functional working order. This level of completion does not absolve the contractor from the requirements of final inspection or final acceptance. The contractor shall ensure there are no life safety issues unresolved with the project at the time of substantial completion.

C. All Apunch@ list items shall have been resolved or shall be identified as pending resolution. Items listed as unresolved shall be either pending information or direction from the owner or owner's representative or shall be awaiting parts or supplies that are Aon order@. The contractor at the owner's discretion shall produce documentation of the part or supply on order status.

1.25 FINAL INSPECTION

A. Refer to Division 1 for additional requirements for final inspection.

B. It shall be the responsibility of the Contractor to personally conduct a careful inspection, assuring himself that the work on the project is ready for final acceptance and developing his own Apunchlists,@ before calling upon the Owner=s Representative to make a final inspection. Failure of the Contractor to conduct such inspections and provide the Owner=s Representative with a copy of his Apunchlists@ prior to the final inspection shall be adequate cause for the Owner=s Representative to cancel any Contractor-requested final inspection.

C. In order not to delay final acceptance of the work, the Contractor shall conduct his own Afinal inspections@ prior to requesting the Owner=s Representative to Afinal@ the project; will have all necessary bonds, guarantees, receipts, affidavits, etc. called for in the various articles of this specification prepared and signed in advance; and together with a letter of transmittal listing each paper included, shall deliver the same to the Owner=s Representative at or before the time of said final inspection. The Contractor is cautioned to check over each bond, receipt, etc. before preparing same for submission to see that the terms check with the requirements of the specifications.

D. The final inspection will be made jointly by the Owner=s Representative and the Owner.

1.26 REQUIREMENTS FOR FINAL ACCEPTANCE

A. Requirements for final acceptance shall include but not be limited to the Contractor accomplishing the following:
   1. Construction: Complete all construction.
   2. Deficiency Lists: Correct all deficiencies listed at time of Substantial Completion.
   3. Owner's Manual: Submit at least 30 days prior to final acceptance one (1) copy of the owner=s manual for the Owner=s Representative=s review and comments. Following acceptance, prepare three (3) copies of bound and indexed owner=s manual, to be delivered at the time of final acceptance, which shall include but not be limited to the following:
      a. System operating instructions.
      b. System control drawings.
      c. System interlock drawings.
      d. System maintenance instructions.
      e. Manufacturers', suppliers=, and subcontractors= names, addresses, and telephone numbers, both local representatives and manufacturers= service headquarters.
      f. Equipment operating and maintenance instructions and parts lists.
      g. Manufacturers' certifications (see Checking and Testing Materials and/or Equipment, this section).
      h. Contractor's warranty.
      i. Acceptance certificates of authorities having jurisdiction.
      j. Log of all tests made during course of work.
      k. Owner's acknowledgment of receipt of instruction, enumerating items in owner=s manual.
      l. List of manufacturers= guarantees executed by the Contractor.

m. Owner’s acknowledgment of items of equipment or accessories indicated or specified to be turned over to Owner.

4. Instructions:
   a. Verbal, as herein specified.
   b. Posted, framed under glass or plastic laminated:
      1) System operating instructions.
      2) System control drawings.
      3) System interlock drawings.
5. Record Drawings: Deliver the specified record drawings to the Owner=s Representative.

1.27 RECORD DRAWINGS

A. The Contractor shall maintain a set of contract drawings at the job site on which he shall indicate the installed locations of all equipment, electrical lighting, data drops, fire alarm devices, PA system devices, security devices, outlets, and electrical feeders. These drawings shall be used for reference or construction and shall not leave the field office. Upon completion of the work, the Contractor shall obtain and pay for Mylar’s and/or disks (if available as CAD files) of the contract drawings from the Owner=s Representative and transfer the above information to these Mylar’s to provide ARecord Drawings.@ The above-mentioned prints and ARecord Drawings@ shall then be delivered to the Owner=s Representative. Refer to paragraph entitled ARecord ADrawings@ of the Supplemental General Conditions.

1.28 ALLOWANCES

A. Refer to Division 1 for allowances.

1.29 ALTERNATE PROPOSALS

A. Alternate proposals are summarized in Division 1 and on the bid proposal form. Refer to all sections of the specifications and the drawings to determine the exact extent and scope of the various alternate proposals as each pertains to the work of the various trades.

1.30 WARRANTY

A. General: All work performed (including equipment and materials furnished) under the various sections of these specifications shall be 100% warranted, for a period of one (1) year from the date of substantial completion thereof, against defective materials, design, and unauthorized substitution. Upon receipt of note of failure of any part of the guaranteed equipment and/or facilities during the guaranty period, the affected part(s) or facilities shall be replaced promptly with new parts, etc. by and at the expense of the Contractor. Further, the Contractor shall properly obtain, execute, and forward any and all manufacturer=s warranties on equipment furnished under the Contract. Refer to Division 1 for additional requirements.

B. Extended Period: The Contractor shall provide all extended time warranties available from the manufacturer of the equipment provided as standard at no additional cost. This includes all extended warranties where specified with certain equipment as directed in other sections of this Specification.

1.31 SPARE PARTS

A. Spare Parts Data: As soon as practicable after approval of materials and equipment and, if possible, not later than four months prior to the date of beneficial occupancy, the Contractor shall furnish spare parts data for each different item of equipment listed. The data shall include a complete list of parts and supplies with current unit prices and sources of supply, a list of parts and supplies that are either normally furnished at no extra cost with the purchase of the equipment or specified hereinafter to be furnished as part of the Contract, and a list of additional items recommended by the manufacturer to assure efficient operation for a period of 120 days at the particular installation. The foregoing shall not relieve the Contractor of any responsibilities under the warranty specified.

PART 2 - PRODUCTS

2.1 MATERIALS AND WORKMANSHIP

A. All materials, unless otherwise specified, shall be current United States manufacture, new, free from all defects, and of the best quality. Foreign goods specifically approved for use by the Owner=s Representative prior to bidding may be furnished.

B. Materials and equipment shall be installed in accordance with the manufacturer's recommendations and the best standard practice for the type of work involved. All work shall be executed by electricians skilled in their respective trades, and the installations shall present a neat, precise appearance.

C. The responsibility for the furnishing and intended installation of the proper electrical equipment and/or material as intended rests entirely upon the Contract. The Contractor shall request advice and supervisory assistance from the representative of specific manufacturers during the installation.

2.2 MATERIAL AND EQUIPMENT REQUIREMENTS

A. Manufacturer's Instructions: The manufacturer=s published instructions shall be followed for preparing, assembling, installing, erecting, and cleaning manufacturer materials or equipment, unless otherwise indicated. The Contractor shall promptly notify the Owner=s Representative in writing of any conflict between the requirements of the Contract Documents and the manufacturer=s direction and shall obtain the clarification of the Owner=s Representative before proceeding with the work. Should the Contractor perform any such work that does not comply with the manufacturer=s directions or such clarification by the Owner=s Representative, he shall bear all costs arising in connection with the correction of the deficiencies.

B. Storage at Site: The Contractor shall not receive material or equipment at the jobsite until there is suitable space provided to properly protect equipment from rust, drip, humidity, and dust damage from surrounding work. All new or relocated equipment shall be stored inside or protected from the environment. Equipment that is not properly stored shall be replaced by the contractor at no cost to the owner.

C. Capacities shall be not less than those indicated and shall be such that no component or system becomes inoperative or is damaged because of startup or other overload conditions.

D. Conformance to Agency Requirements: Where materials or equipment are specified to be approved, listed, tested, or labeled by the Underwriters Laboratories, Inc., or constructed and/or tested in accordance with the standards as listed in the NEC, the Contractor shall submit proof that the items furnished under this section of the specifications conform to such

requirements. The label of the Underwriters Laboratories, Inc. applied to the item will be acceptable as sufficient evidence that the items conform to such requirements.

E. Nameplates: Each major component of equipment shall have the manufacturer=s name, address, and model-identification number embossed on a plate securely attached to the item of equipment. All data on nameplates shall be legible at the time of Final Inspection. All equipment starters and disconnects shall be tagged with the equipment designated mark and circuit.

F. Prevention of Rust: Standard factory finish will be acceptable on equipment specified by model number otherwise surfaces of ferrous metal shall be given a rust-inhibiting coating. The treatment shall withstand 200 hours in salt-spray fog test, in accordance with Method 6061 of Federal Standard No. 141. Immediately after completion of the test, the specimen shall show no signs of wrinkling or cracking and no signs of rust creepage beyond 1/8 inch on either side of the scratch mark. Where rust inhibitor coating is specified hereinafter, any treatment that will pass the above test is acceptable unless a specific coating is specified, except that coal tar or asphalt-type coatings will not be acceptable unless so stated for a specific item. Where steel is specified to be hot-dip galvanized, mill-galvanized sheet steel may be used provided all raw edges are painted with a zinc-pigmented paint conforming to Military Specification MIL-P-26915.

G. Protection of Connections: Switches, breaker handles, keys setscrews, handles and other parts not listed for normal occupied operation (light switches, etc.) shall be located accessible to but out of paths to prevent their accidental shutoff.

H. Verifications of Dimensions: The Contractor shall be responsible for the coordination and proper relation of his work to the building structure and to the work of all trades. The Contractor shall visit the premises and thoroughly familiarize himself with all details of the work and working conditions, to verify all dimensions in the field, and to advise the Owner=s Representative of any discrepancy before performing any work. Adjustments to the work required in order to facilitate a coordinated installation shall be made at no additional cost to the Owner, Architect, or Engineer.

I. Standard Products: Materials and equipment to be provided shall be the standard catalog products of manufacturers regularly engaged in the manufacture of products conforming to these specifications and shall essentially duplicate materials and equipment that have been in satisfactory use at least two years.

2.3 SUBSTITUTION OF MATERIALS AND EQUIPMENT

A. No substitution of materials or equipment herein specified or called for on the drawings will be permitted, except by written permission of the Owner=s Representative. Where several makes of equipment or material are mentioned, any item named may be bid upon provided it meets space, capacity specifications, finish, usage (switching, ballasts, similar operation), and looks and functions as what was specified.

B. Do not submit substitutions that do not match in whole what was specified or scheduled. Deviations from scheduled or specified items are installed at the contractor’s risk and are subject to replacement if the owner/engineer deems the product different from the specified item.

C. If the specified item is no longer available, it is the contractors responsibility to contact the architect/engineer and notify that the item is not available and suggest a suitable substitution that matches in whole the form, function, and appearance of the scheduled or specified item.

D. Refer to Conditions of the Contract and Division 1 for additional requirements regarding substitutions.

2.4 FLAME SPREAD AND SMOKE DEVELOPED PROPERTIES OF MATERIALS

A. Plenum cable, conduit, insulation, equipment support and mounting hardware, tapes, adhesives, core materials, jackets, and other materials in concealed locations, including any above-ceiling area, shall have a flame spread rating not over 25 without evidence of continued progressive combustion and a smoke developed rating no higher than 50. Flame spread and smoke developed ratings shall be in accordance with NFPA Standard No. 255.

2.5 MOTORS

A. The Contractor shall provide all motors required for equipment supplied under each portion of the work. Motors shall be built in accordance with the latest ANSI, IEE, and NEMA standards, shall be fully coordinated with the equipment served, shall be of sizes and electrical characteristics scheduled.

2.6 STARTING EQUIPMENT

A. Each motor shall be provided with proper starting equipment. This equipment, unless hereinafter specified or scheduled to the contrary, shall be provided by the trade furnishing the motor. All motor starting equipment provided by any one trade shall be of the same manufacture unless such starting equipment is an integral part of the equipment on which the motor is mounted.

2.7 SLEEVES, INSERTS, AND FASTENINGS

A. General: Proper openings through floors, masonry walls, roofs, etc. for the passage of conduits shall be provided. All conduit through floors and walls must pass through sleeves, except conduit that is cast-in-place. Sleeves shall be set in new construction before concrete is poured, as cutting holes through any part of the concrete will not be permitted unless acceptable to the Owner=s Representative.

B. Materials: Sleeves shall be of standard weight galvanized iron pipe, except heavy-gauge galvanized iron sleeves may be utilized in concrete pours where acceptable to the Owner=s Representative for size and metal gauge. Sleeves in fittings, grade beams, and where pipes enter or leave the building or pass through concrete or masonry shall be Schedule 40 PVC along the pipe route from the underground installation to the insulating coupling installed above ground.

2.8 FOUNDATIONS

A. General: All special foundations and supports required for the proper installation of equipment and pipe shall be provided as hereinafter specified and under the section of the specifications covering the equipment, unless otherwise indicated on the drawings.

B. Concrete foundations for the support of equipment such as floor-mounted transformers, switchgear, equipment, etc. shall be not less than 5 inches high and 4 inches beyond the equipment, unless otherwise noted, and shall be poured in forms built of new dressed lumber. All corners of the foundations shall be neatly chamfered by means of sheet metal or triangular wood strips nailed to the form. Foundation bolts shall be placed in the forms when the concrete is poured, the bolts being correctly located by means of templates. Allow 1 inch

below the equipment bases for alignment and grouting. Foundations for equipment located on the exterior of the building shall be provided as indicated. Foundations shall be constructed in accordance with approved shop drawings and shall be reinforced with #4 bars at 12 inches on center both ways (minimum). Refer to Division 3: Concrete Work for materials, placement, etc. Coordinate with the equipment manufacturer for heavy (greater than 1000 pounds) pieces of equipment.

2.9 ACCESS DOORS

A. General: Provide wall, ceiling, or duct access doors for unrestricted access to all concealed items of electrical equipment.

B. Manufacturers shall be Inland-Milcor, Bilco, Miami Carey, or approved equal.

C. UL labeled when in fire-rated construction, one and one-half hour rating.

D. Equipment access doors shall be of sufficient size to remove/replace equipment and provide routine maintenance as necessary, unless otherwise noted. All doors shall have wedge-type latches except where cylinder locks are otherwise indicated or specified. Doors shall be set flush with adjacent finish surfaces. Exterior doors shall be provided with cylinder locks.

E. Access doors into ductwork shall be 14-gauge insulated galvanized steel with 16-gauge galvanized gasketed steel frame and cam-type locks. Access door shall be a minimum of 12" $\times$ 12" in size.

2.10 CONDITION OF MATERIALS

A. All materials required for the installation of the electrical systems shall be new and unused. Any material or equipment damaged in transit from the factory, during delivery to premises, while in storage on premises, while being erected and installed, or while being tested, until time of final acceptance, shall be replaced by this Contractor without extra cost to Owner.

PART 3 - EXECUTION

3.1 SPACE AND EQUIPMENT ARRANGEMENTS

A. The size of electrical equipment indicated on the drawings is based on the dimensions of a particular manufacturer. While other manufacturers will be acceptable, it is the responsibility of the Contractor to determine whether the equipment he proposes to furnish will fit in the space. Shop drawings shall be prepared when required by the Owner=s Representative to indicate a suitable arrangement.

B. All equipment shall be installed in a manner to permit access to all surfaces.

3.2 LARGE APPARATUS

A. Any large piece of apparatus which is to be installed in any space in the building, and which is too large to permit access through stairways, doorways, or shafts shall be brought to the job and placed in the space before the enclosing structure is completed. Following placement in the space, such apparatus shall be thoroughly, completely protected from damage as hereinafter specified.

3.3 HOISTING, SCAFFOLDING, AND TRANSPORTATION

A. Provide hoisting and scaffolding facilities as required to set materials and equipment in place.

3.4 PROTECTION

A. The Contractor shall take such precautions as may be necessary to properly protect all materials and equipment from damage from the time of delivery until the completion of work. This shall include the erection of all required temporary shelters and supports to adequately protect any items stored in the open on the site from the weather, the ground and surrounding work; the cribbing of any items above the floor of the construction; and the covering of items in the uncompleted building with tarpaulins or other protective covering. Failure on the part of the Contractor to comply with the above will be sufficient cause for the rejection of the items in question.

B. The Contractor shall protect existing facilities, the work of others, and the premises from any and all damages that may be made possible by the execution of work.

C. Equipment and materials shall be protected from rust both before and after installation. Any equipment or materials found in a rusty condition at the time of final inspection must be cleaned of rust and repainted as specified elsewhere in these specifications.

3.5 COOPERATION BETWEEN TRADES AND WITH OTHER CONTRACTORS

A. Each trade, subcontractor, and/or Contractor must work in harmony with the various trades, subcontractors, and/or Contractors on the job as may be required to facilitate the progress to the best advantage of the job as a whole. Each trade, subcontractor, and/or Contractor must pursue its work promptly and carefully so as not to delay the general progress of the job. This Contractor shall work in harmony with Contractors working under other contracts on the premises.

B. It shall be the responsibility of each trade to cooperate fully with the other trades on the job to help keep the jobsite in a clean and safe condition. At the end of each day=s work, each trade shall properly store all of its tools, equipment, and materials and shall clean its debris from the job. Upon the completion of the job, each trade shall immediately remove all of its tools, equipment, any surplus materials, and all debris caused by its portion of the work.

3.6 PRECEDENCE OF MATERIALS

A. These specifications and the accompanying drawings are intended to cover systems which will not interfere with the structural design of the building, which will fit into the several available spaces, and which will ensure complete and satisfactory systems. Each subcontractor and/or trade shall be responsible for the proper fitting of his material and apparatus into the building.

B. The work of the various trades shall be performed in the most direct and workmanlike manner without hindering or handicapping the work of other trades. Piping interferences shall be handled by giving precedence to pipe lines which require a stated grade for proper operation. Where space requirements conflict, the following order or precedence shall, in general, be observed:
   1. Building lines.
   2. Structural members.
   3. Soil and drain piping.
   4. Condensate drains.
   5. Vent piping.

6. Supply, return, and outside air ductwork.
7. Exhaust ductwork.
8. HVAC water and steam piping.
9. Steam condensate piping.
10. Fire protection piping.
11. Natural gas piping.
12. Domestic water (cold and hot).
13. Refrigerant piping.
14. Electrical conduit.

3.7 CONNECTIONS FOR OTHERS

A. This Contractor shall rough-in for and make all electrical connections to all fixtures, equipment, machinery, etc. provided by others in accordance with detailed roughing-in drawings provided by the equipment suppliers, by actual measurements of the equipment connections, or as detailed.

B. After the equipment is set in place, this Contractor shall make all final connections and shall provide all required conduit, fittings, whips, connectors, etc.

C. The Mechanical Contractors will set in place, ready for connection, all motors to be provided under their Contracts. The Mechanical Contractors will furnish and deliver all starter and control equipment not shown in motor control centers for any motors which they furnish. The Mechanical Contractor shall be responsible for the complete installation of all automatic temperature control systems, including wire, conduit, and interlocking connections.

D. The Electrical Contractor shall connect all motors and shall set in place all control devices, furnishing supports if and as necessary, and shall furnish and install all interconnecting line voltage wiring and make all connections ready for operation between motors, starters, and disconnect switches, as required. The Electrical Contractor shall furnish and install all motor control centers, including breakers, starters, etc. The Contractor shall refer to the Mechanical drawings and specifications for his scope of the connections to equipment furnished under these Contracts.

3.8 INSTALLATION METHODS

A. Where to Conceal: All conduits shall be concealed in chases, walls, furred spaces, below suspended floors, or above the ceilings of the building unless otherwise indicated. All concealed conduit shall be run in a professional manner, and parallel or perpendicular to the building lines.

B. Where to Expose: In mechanical rooms, only where necessary, conduit may be run exposed. All exposed conduit shall be run in the neatest, most inconspicuous manner, and parallel or perpendicular to the building lines. Conduit shall be bent in a manner as to run parallel to other conduits and not cross at angles.

C. Support: All conduit shall be adequately and properly supported from the building structure by means of hangers or clamps to walls as herein specified.

D. Maintaining Clearance: Where limited space is available above the ceilings and below concrete beams or other deep projections, conduit shall be sleeved through the projection where it crosses, rather than hung below them, in a manner to provide maximum above-floor clearance. Sleeves shall be as herein specified. Approval shall be obtained from the Owner=s Representative for each penetration.

E. All conduits, etc. shall be cut accurately to measurements established at the building and shall be worked into place without springing or forcing. All conduits run exposed in machinery and equipment rooms shall be installed parallel to the building lines. Conduits in furred ceilings and in other concealed spaces may be run at angles to the construction but shall be neatly grouped and racked indicating good workmanship. All conduit openings shall be kept closed until the systems are closed with final connections.

F. Special Requirements:
   1. The Contractor shall study all construction documents and carefully lay out all work in advance of fabrication and erection in order to meet the requirements of the extremely limited spaces. Where conflicts occur, the Contractor shall meet with all involved trades and the Owner=s Representative and resolve the conflict prior to erection of any work in the area involved.
   2. All conduit not directly buried in the ground or installed outside shall be considered as Ainterior.@
   3. Prior to the installation of any ceiling material, gypsum, plaster, or acoustical board, the Contractor shall notify the Owner=s Representative so that arrangements can be made for an inspection of the above-ceiling area about to be Asealed off.@ The Contractor shall give as much advance notice as possible up to ten (10) working days, but in no case less than five (5) working days.
   4. The purpose of this inspection is to verify the completeness and quality of the installation of the electrical systems and any other special above-ceiling systems, such as data, fire alarm, security. The ceiling supports (tee bar or lath) should be in place so that access panel and light fixture locations are identifiable and so that clearances and access provisions may be evaluated.
   5. No ceiling material shall be installed until the deficiencies listed from this inspection have been corrected to the satisfaction of the Owner=s Representative.

3.9 CUTTING AND PATCHING

A. General: Cut and patch walls, floors, etc. resulting from work in existing construction or where made necessary by failure to provide proper openings or recesses in new construction.

B. Methods of Cutting: Openings cut through concrete and masonry shall be made with masonry saws and/or core drills and at such locations acceptable to the Owner=s Representative. Impact-type equipment will not be used except where specifically acceptable to the Owner=s Representative. Openings in concrete for pipes, conduits, outlet boxes, etc. shall be core drilled to exact size. **Determine location of embedded conduit and reinforcing bars prior to cutting.**

C. Restoration: All openings shall be restored to Aas-new@ condition under the appropriate specification section for the materials involved, and shall match remaining surrounding materials and/or finishes.

D. Masonry: Where openings are cut through masonry walls, provide and install lintels or other structural supports to protect the remaining masonry. Adequate supports shall be provided during the cutting operation to prevent any damage to the masonry occasioned by the operation. All structural members, supports, etc. shall be of the proper size and shape, and shall be installed in a manner acceptable to the Owner=s Representative.

E. Plaster: All mechanical work in area containing plaster shall be completed prior to the application of the finish plaster coat. Cutting of finish plaster coat will not be permitted.

F. Weakening: No cutting, boring, or excavating which will weaken the structure shall be undertaken.

3.10 SLEEVES, INSERTS, AND FASTENINGS

A. Sleeves: The minimum clearance between horizontal conduit and sleeve shall be 3 inch, except that the minimum clearance shall be 2 inch where piping contacts the ground. Sleeves through floors shall extend : inch above the floor; sleeves through walls and partitions shall be installed flush with exposed surfaces. Sleeves are not required for piping indicated to the cast-in-concrete slabs-on-fill.

B. Inserts: Suitable concrete inserts for conduit and equipment hangers shall be set and properly located for all conduit and equipment to be suspended from concrete construction.

C. Fasteners: Fastening of pipes, conduits, etc. in the building shall be as follows:
   1. To wood members: by wood screws.
   2. To masonry and concrete: by threaded metal inserts, metal expansion screws, or toggle bolts, whichever is appropriate for the particular type of masonry or concrete.
   3. To steel: machine screws or welding (when specifically permitted or directed), or bolts.

D. Weatherproofing: The annular space between a conduit and its sleeve in exterior walls or through floor to below grade shall be filled with polyurethane foam rods 50% greater in diameter than the space as backing and fill material and made watertight with a permanent elastic polysulfide compound. Seal both surfaces of wall or floor with a fire-resistant sealant.

3.11 FLOOR AND CEILING PLATES

A. Except as otherwise noted, provide one-piece chrome-plated brass floor and ceiling plates (or escutcheons) around all pipes, conduits, etc. passing through walls, floors, or ceilings in any spaces, except underfloor and attic spaces. Plates shall be sized to fit snugly against the outside of the conduit. Plates will not be required for piping where sleeves extend : of an inch above finish floor and are concealed. Plates shall be one piece.

3.12 FIRE AND SMOKE PARTITION, WALL, AND/OR FLOOR PENETRATIONS

A. Conduit passing through fire- or smoke-rated floors, partitions, walls, or other barriers within a UL-listed assembly which shall maintain the rating of the applicable wall, floor, partition, or barrier. Flexible conduit shall not be used in rated walls. Provide connections between Ahard@ pipe and flexible whips on either side of wall. Fireproof around conduits.

B. The Contractor shall review the architectural and structural drawings and determine the location of the fire-rated building elements. Where these elements are penetrated, UL-listed fire-rated penetration assemblies approved by the local authority shall be provided in accordance with the manufacturer=s instructions to obtain the required rating.

3.13 METAL BUILDING SYSTEMS/ELECTRICAL SUPPORTS

A. Metal building systems are required to be designed by the manufacturer to accommodate and support the electrical systems indicated on the electrical drawings and specifications.

B. The metal building systems manufacturer is required to provide the following:
   1. Framed openings through the roofs with supports, roof curbs, and flashings for roof-mounted equipment, fans, vents, and air intakes.

2. Structural support for piping, conduits, and suspended equipment consisting of beam, joists, purlins, and/or blocking above and perpendicular to conduit routes and equipment hangers at intervals not to exceed 8 feet.
3. Structural support for suspended ceilings and light fixtures, including associated raceways.

C. The electrical trade shall:
1. Provide all routes, weights, installation heights, opening locations, etc. for all equipment, conduits, sleeves, etc. to the metal building system manufacturer and coordinate requirements for structural supports, hangers, attachments, etc. with the metal building systems manufacturer.
2. Provide all supporting devices (hangers, attachments, brackets, cross beams, etc.) to attach to the metal building structural system.

3.14 CONDUIT SUPPORT

A. Conduit Support: All conduits throughout the building, both horizontal and vertical, shall be adequately supported from the construction to line of grade, with proper provision for expansion, contraction, vibration elimination, and anchorage. Vertical conduits shall be supported from floor lines with riser clamps sized to fit the lines and to adequately support their weight. At the bases of lines, where required for proper support, provide anchor base fittings or other approved supports.

B. Conduit shall not be supported from any other system.

3.15 HANGERS

A. General: Each hanger shall be properly sized to fit the supported pipe or to fit the outside of the insulation on lines where specified.

B. Attachment:
1. The load on each hanger and/or insert shall not exceed the safe allowable load for any component of the support system, including the concrete which holds the inserts. Reinforcement at inserts shall be provided as required to develop the strength required.
2. Where pipes are supported under steel beams, approved-type beam clamps shall be used.
3. Where conduit is supported under wood joists, hanger rods shall be attached to joists with side beam brackets or angle clips.

C. Spacing: All hangers shall be so located as to properly support horizontal lines without appreciable sagging of these lines. All PVC shall be supported at intervals recommended by the manufacturer, or as otherwise specified or indicated.

D. Trapezes: Where multiple lines are run horizontally at the same elevation and grade, they may be supported on trapezes of Kindorf, Elcen, or approved equal, channel-suspended on rods or pipes. Trapeze members including suspension rods shall each be properly sized for the number, size, and loaded weight of the lines they are to support.

E. Ceiling-Mounted Devices: All lighting and devices or assemblies mounted in lay-in-type ceilings and which are supported by the ceiling grid, directly or indirectly, and which weigh in excess of 2 lbs., shall be provided with at least two 12-gauge minimum wire supports connected securely between the device or assembly and the structure, to serve as a safety support in the event of the collapse of or a disturbance in the support of the ceiling system that might cause the device or assembly to fall through the ceiling. This includes, but is not

limited to, light fixtures, J-boxes, and heavy speakers. Provide additional support as required where the weight of the device or assembly will exceed the safe limits of the wire supports.

F. Perforated strap iron or wire will not be acceptable as hanger material.

G. Miscellaneous: Provide any other special foundations, hangers, and supports indicated on the drawings, specified elsewhere herein, or required by conditions at the site. Hangers and supporting structures for suspended equipment shall be provided as required to support the load from the building structure in a manner acceptable to the Owner=s Representative.

3.16 ACCESS DOORS

A. Provide in walls, floors, and ceilings to permit access to all equipment and piping requiring service or adjustment. Examples of such equipment needing access are disconnects, actuators, contacts, and equipment needing periodic or replacement maintenance.

B. Use panels equal to Milcor Style M for masonry and drywall construction, equal to Milcor Style K for plastered masonry walls and ceilings. Stainless steel panels shall be used in ceramic tile or glazed structural tile.

C. Access doors located outside or in a moisture-laden environment (e.g., toilet room, dressing area, shower area, etc.) shall be stainless steel.

3.17 ROOF PENETRATIONS AND FLASHING

A. The contractor shall obtain from the Owner all warranty requirements for new or existing roofing systems and shall have all work on roof penetrations, curbs or equipment supports performed by a subcontractor acceptable to the Owner and the new or existing roofing system installer and manufacturer in order that all roofing system and materials warranties are preserved.

B. Pipe and conduit ducts, pitch pockets, curb bases, and flashing compatible with the roofing installation shall be provided for roof penetrations. Provide framing or other support around all openings through roof as required to preserve the structural integrity of the roof system and make the penetration weathertight.

C. Roof curbs for all roofs except standing seam metal roofs shall be provided by the equipment supplier supplying the roof-mounted equipment, etc., and such curbs shall be installed by the roofing trades. Contractor shall coordinate all roof curb requirements with all trades and the roofing trades at the earliest possible stage of the project.

D. Roof curbs for standing seam metal roofs shall be provided by the roofing trades. Curb base size, height, and type shall be coordinated with the roofing trades at the earliest possible stage of the project.

E. Flashing for pipe and conduit penetrations of standing seam metal roofs shall be provided and installed by the roofing trades.

F. See Division 7: Thermal and Moisture Protection for metal roof curbs, flashing, etc.

3.18 TESTS AND INSPECTIONS

A. Refer to conditions of the contract and Division 1 for additional requirements regarding tests and inspections.

B. General: The Contractor shall make all tests deemed necessary by the inspection departments of the authority having jurisdiction, Board of Underwriters, etc. He shall provide all equipment, materials, and labor for making such tests. Fuel and electrical energy for system operational tests following beneficial occupancy by the Owner will be paid for by the Owner.

C. Other: Additional tests specified hereinafter under the various specification sections shall be made.

D. Notification: The Owner=s Representative shall be notified at his office 36 hours prior to each test and other specifications requirements requiring action on the part of the Owner, Architect, Engineer, and/or Owner=s Representative.

E. Test Logs: All tests which the Contractor conducts shall have pertinent data logged by the Contractor at the time of testing. Data shall include date, time, personnel, description and extent of system tested, test conditions, test results, specified results, and any other pertinent data. Data shall be delivered to the Owner=s Representative as specified under ARequirements for Final Acceptance.

F. Inspections: In general, an inspection by the Owner=s Representative shall be required prior to closing up any work and prior to beneficial occupancy or final project completion. The closing up of work includes, but is not limited to, conduit installations prior to backfilling; electrical and fire protection work prior to placement of concrete; or closing up walls and overhead electrical and fire protection work prior to installation of the ceiling.

3.19 CLEANING AND PAINTING

A. The contractor shall at all times keep the premises free from accumulations of waste material or rubbish. Debris shall be removed from the site and from any street or alley adjacent to the site.

B. Thoroughly clean and touch up the finish on all parts of the materials and equipment. Exposed parts in equipment rooms, and all other spaces except sealed chases and attics shall be thoroughly cleaned of cement, plaster, and other materials, and all oil and grease spots shall be removed. Such surfaces shall be carefully wiped and all cracks and corners scraped out.

C. Exposed metal work which is not galvanized shall be carefully brushed down with steel brushes to remove rust and other spots and left smooth and clean and then painted with a suitable rust resistant primer. Exposed metal work includes work exterior to the building; exposed in mechanical or electrical equipment rooms and storage rooms; and other areas where occupants could see the work, whether normally occupied or not.

D. All other painting shall be accomplished under the Painting Section of Division 9 of the specifications.

E. At completion of the project, the Contractor shall remove all tools, scaffolding, and surplus materials. Contractor shall leave the area Abroom clean@. Before final acceptance, vacuum all panels, switchboards, starters, and other electrical devices. Wipe clean all fixture lenses and reflectors, all panelboard and switchboard interior and exterior surfaces, being careful to remove all stray paint, construction materials, dust, and particles. Touch-up all marred surfaces to restore existing conditions to those provided by the manufacturer.

3.20 IDENTIFICATION AND LABELING

A. General: The Contractor shall make it possible for the personnel operating and maintaining the equipment and systems in this project to readily identify the various pieces of equipment, disconnects, panels, etc. by marking them. All disconnects/starters/panels shall be labeled for the equipment they serve. Marks shall be the same as the drawings.

3.21 COORDINATION OF WORK

A. The light fixture grid layout as indicated on the drawings must be maintained. This Contractor shall refer to all light fixture plans and details indicated on the drawings.

B. The electrical trades shall locate all junction boxes, pull boxes, conduits, etc. to avoid interference with the diffusers, dampers, grilles, etc. The mechanical trades shall furnish to all other trades copies of approved ductwork shop drawings to assist in the coordination of the rough-in and installation of all items of work.

C. The order of space allocation priority in plan and in elevation shall be as follows.
1. 1st Light Fixtures, at Ceiling Soffit + 6"
2. 2nd Grade Plumbing Waste and Vent Systems
3. 3rd Ductwork
4. 4th Pressurized Piping Systems
5. 5th Electrical Conduit
6. 6th Ceiling Support System, where required

3.22 DISCHARGE OF WASTES FROM CONSTRUCTION SITE

A. The Contractor shall comply with all applicable provisions of local, state, and federal laws regarding the discharge of wastes into sewer and waterways. Special caution shall be exercised to prevent the discharge of wastes which contain oil, tar, asphalt, roofing compound, kerosene, gasoline, paint, mud, cement, lime, or other materials which would degrade the water quality of the receiving water course.

B. Disposal of Lamps and Ballasts: The proper disposal of all ballasts and lamps from the demolition of lighting fixtures as part of this project will be the responsibility of the Electrical Contractor. All lamps and ballasts found to contain hazardous contaminants will be removed from the site and transported to a licensed disposal facility by a contractor licensed in this field. All work shall be performed in accordance with current state and Federal rules and regulations pertaining to the processing of contaminated waste materials. A certificate of proper disposal from the licensed waste contractor shall be provided to the Engineer.

3.23 OPERATING AND MAINTENANCE MANUAL

A. The Contractor shall furnish indexed operating and maintenance manuals with complete technical data for each electrical system, piece of equipment, and material installed under this Contract.

B. The manuals shall be identified on the cover as AOperating and Maintenance Manual@ and shall list the name and location of project, the Owner, the Engineers, the General Contractor, and the Subcontractors installing equipment represented in the brochure.

C. Two (2) copies of the manual, bound in three-ring hardback binders shall be provided. One copy shall be completed and delivered to the Engineer prior to the time that system and equipment tests are performed. The second copy shall be delivered prior to final acceptance. The manual shall have a Table of Contents and shall be grouped in tabbed sections according to the specification sections. Each section shall be organized as follows:

1. Approved engineering submittals with complete performance and technical data.
2. Manufacturer’s local representative and/or distributor's name and address.
3. Manufacturer’s installation instructions and brochures.
4. Manufacturer’s operating and maintenance brochures.
5. Manufacturer’s installation wiring diagram.
6. Contractor’s field wiring diagram, if different.
7. Manufacturer’s brochure listing recommended spare parts.
8. Manufacturer’s brochure listing replacement part numbers and descriptions.

D. Provide a final section entitled, AWarranties and Guarantees@, for all equipment as well as Contractor=s warranty.

3.24 CONDITIONS OF EQUIPMENT AT FINAL ACCEPTANCE

A. At the time of acceptance, the Contractor shall have inspected all installed systems to assure the following has been completed:
   1. Fixtures are operating, and lenses and reflectors are free of dust, debris, and fingerprints.
   2. Panelboards have all conductors neatly formed, bundled, and made-up tight. Cans shall be vacuum cleaned and surfaces cleaned of stray paint, dust, grease, and fingerprints. All circuit directories to be neatly typed and in place.
   3. Wall plates and exposed switch and receptacle parts to be clean, free of paint, plaster, etc.
   4. Safety and disconnect switches and motor starters to be vacuum cleaned of debris and dust, and all surfaces free of stray paint, grease, and fingerprints.
   5. Switchgear, transformers, and system devices shall be cleaned internally and externally and have all surfaces restored to original surface conditions.
   6. Touch-up all scratched surfaces using paint matching the existing equipment paint. Where paint cannot be matched, the entire surface shall be repainted in a color and manner approved by the Engineer.

END OF SECTION

SECTION 26 00 50

BASIC ELECTRICAL MATERIALS AND METHODS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:
   1. Raceways.
   2. Building wire and connectors.
   3. Supporting devices for electrical components.
   4. Electrical demolition.
   5. Cutting and patching for electrical construction.
   6. Touchup painting.

1.3 DEFINITIONS

A. EMT: Electrical metallic tubing.

B. FMC: Flexible metal conduit.

C. IMC: Intermediate metal conduit.

D. LFMC: Liquidtight flexible metal conduit.

E. RNC: Rigid nonmetallic conduit.

1.4 SUBMITTALS

A. Product Data: For electricity-metering equipment.

B. Shop Drawings: Dimensioned plans and sections or elevation layouts of electricity-metering equipment.

C. Field Test Reports: Indicate and interpret test results for compliance with performance requirements.

1.5 QUALITY ASSURANCE

A. Electrical Components, Devised, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with NFPA 70.

1.6 COORDINATION

A. Coordinate chases, slots, inserts, sleeves, and openings with general construction work and arrange in building structure during progress of construction to facilitate the electrical installations that follow:
   1. Set inserts and sleeves in poured-in-place concrete, masonry work, and other structural components as they are constructed.

B. Sequence, coordinate, and integrate installing electrical materials and equipment for efficient flow of the Work. Coordinate installing large equipment requiring positioning before closing in the building.

C. Coordinate electrical service connections to components furnished by utility companies.
   1. Coordinate installation and connection of exterior underground and overhead utilities and services, including provision for electricity-metering components.
   2. Comply with requirements of authorities having jurisdiction and of utility company providing electrical power and other services.

D. Coordinate location of access panels and doors for electrical items that are concealed by finished surfaces. Access doors and panels are specified in Division 8 Section “Access Doors.”

E. Where electrical identification devices are applied to field-finished surfaces, coordinate installation of identification devices with completion of finished surface.

F. Where electrical identification markings and devices will be concealed by acoustical ceilings and similar finishes, coordinate installation of these items before ceiling installation.

PART 2 - PRODUCTS

2.1 RACEWAYS

A. See Section “Raceways and Boxes.”

2.2 CONDUCTORS

A. See Section “Conductors and Cables.”

2.3 SUPPORTING DEVICES

A. Material: Cold-formed steel, with corrosion-resistant coating acceptable to authorities having jurisdiction.

B. Metal items for Use Outdoors or in Damp Locations: Hot-dip galvanized steel.

C. Slotted-Steel Channel Supports: Flange edges turned toward web, and 9/16-inch- diameter slotted holes at a maximum of 2 inches o.c., in webs.

D. Nonmetallic Channel and Angle Systems: Structural-grade, factory-formed, glass-fiber-resin channels and angles with 9/16-inch- diameter holes at a maximum of 8 inches o.c., in at least one surface.
   1. Fittings and Accessories: Products of the same manufacturer as channels and angles.

2. Fittings and Accessory Materials: Same as channels and angles, except metal items may be stainless steel.

E. Raceways and Cable Supports: Manufactured clevis hangers, riser clamps, straps, threaded C-clamps with retainers, ceiling trapeze hangers, wall brackets, and spring-steel clamps or click-type hangers.

F. Pipe Sleeves: ASTM A 53, Type E, Grade A, Schedule 40, galvanized steel, plain ends.

G. Cable Supports for Vertical Conduit: Factory-fabricated assembly consisting of threaded body and insulating wedging plug for nonarmored electrical cables in riser conduits. Plugs have number and size of conductor gripping holes as required to suit individual risers. Body constructed of malleable-iron casting with hot-dip galvanized finish.

H. Expansion Anchors: Carbon-steel wedge or sleeve type.

I. Toggle Bolts: All-steel springhead type.

2.4 TOUCHUP PAINT

A. For Equipment: Equipment manufacturer's paint selected to match installed equipment finish.

B. Galvanized Surfaces: Zinc-rich paint recommended by item manufacturer.

PART 3 - EXECUTION

3.1 ELECTRICAL EQUIPMENT INSTALLATION

A. Headroom Maintenance: If mounting heights or other location criteria are not indicated, arrange and install components and equipment to provide the maximum possible headroom.

B. Materials and Components: Install level, plumb, and parallel and perpendicular to other building systems and components, unless otherwise indicated.

C. Equipment: Install to facilitate service, maintenance, and repair or replacement of components. Connect for ease of disconnecting, with minimum interference with other installations.

D. Right of Way: Give to raceways and piping systems installed at a required slope.

E. Mount all non-wall mounted equipment minimum of:
1. Two (2) inches off the wall for switchboards, free standing distribution boards, disconnects, panels and all other non-vibrating equipment.
2. Minimum of four (4) inches for vibrating equipment to include transformers.

3.2 ELECTRICAL SUPPORTING DEVICE APPLICATION

A. Damp Locations and Outdoors: Hot-dip galvanized materials or nonmetallic, U-channel system components.

B. Dry Locations: Steel materials.

C. Support Clamps for PVC Raceways: Click-type clamp system.

D. Selection of Supports: Comply with manufacturer's written instructions.

E. Strength of Supports: Adequate to carry present and future loads, times a safety factor of at least four; minimum of 200-lb design load.

3.3 SUPPORT INSTALLATION

A. Install support devices to securely and permanently fasten and support electrical components. Supports for electrical raceways, boxes, equipment, fire alarm / public address / data / special system(s) / other low-voltage enclosures, and other entities encompassing wiring or devices of any voltage shall be connected to a recognized structural element. [Note: For purposes of MEP work, ceiling grid shall **NOT** be considered a structural element unless prior written approval is given by Engineer on a case-by-cases basis.]

B. Install individual and multiple raceway hangers and riser clamps to support raceways. Provide U-bolts, clamps, attachments, and other hardware necessary for hanger assemblies and for securing hanger rods and conduits.

C. Support parallel runs of horizontal raceways together on trapeze- or bracket-type hangers.

D. Size supports for multiple raceway installations so capacity can be increased by a 25 percent minimum in the future.

E. Support individual horizontal raceways with separate, malleable-iron pipe hangers or clamps.

F. Install ¼-inch-diameter or larger threaded steel hanger rods, unless otherwise indicated.

G. Spring-steel fasteners specifically designed for supporting single conduits or tubing may be used instead of malleable-iron hangers for 1½ inch and smaller raceways serving lighting and receptacle branch circuits above suspended ceilings and for fastening raceways to slotted channel and angle supports.

H. Arrange supports in vertical runs so the weight of raceways and enclosed conductors is carried entirely by raceway supports, with no weight load on raceway terminals.

I. Simultaneously install vertical conductor supports with conductors.

J. Separately support cast boxes that are threaded to raceways and used for fixture support. Support sheet-metal boxes directly from the building structure or by bar hangers. If bar hangers are used for alignment, attach bar to raceways on opposite sides of the box and support the raceway with an approved fastener not more than 24 inches from the box. Support the box and raceway from structural supports.

K. Install metal channel racks for mounting cabinets, panelboards, disconnect switches, control enclosures, pull and junction boxes, transformers, and other devices unless components are mounted directly to structural elements of adequate strength.

L. Where exterior electrical equipment is mounted on unistrut racks and the top of the mounted equipment is taller than 60" above the mounting surface, provide rear triangular support for unistrut rack angled 30 degrees connected 2/3 way up the rack and mounted to the same structure as the unistrut rack. If mounting on a roof assembly support for the rear support shall go through the roof at 90 degrees.

M. Install sleeves for cable and raceway penetrations of concrete slabs and walls. Install sleeves for cable and raceway penetrations of masonry and fire-rated gypsum walls and of all other fire-rated floor and wall assemblies. Install sleeves during erection of concrete and masonry walls.
   1. Exception: Sleeves are not required for core-drilled penetrations where the hole is the same size as the outer conduit dimension. Tape or wrap conduit in contact with the concrete and firecaulk as required to maintain fire rating.

N. Provide x-ray scans for all penetrations through concrete floors that are post tension.

O. Securely fasten electrical items and their supports to the building structure, unless otherwise indicated. Perform fastening according to the following unless other fastening methods are indicated:
   1. Wood: Fasten with wood screws or screw-type nails.
   2. Masonry: Toggle bolts on hollow masonry units and expansion bolts on solid masonry units.
   3. New Concrete: Concrete inserts with machine screws and bolts.
   4. Existing Concrete: Expansion bolts.
   5. Steel: Welded threaded studs or spring-tension clamps on steel.
      a. Field Welding: Comply with AWS D1.1.
   6. Welding to steel structure may be used only for threaded studs, not for conduits, pipe straps, or other items.
   7. Light Steel: Sheet-metal screws.
   8. Fasteners: Select so the load applied to each fastener does not exceed 25 percent of its proof-test load.

3.4 FIRESTOPPING

A. Apply firestopping to cable and raceway penetrations of fire-rated floor and wall assemblies to achieve fire-resistance rating of the assembly. Firestopping materials and installation requirements are specified in Division 7 Section “Firestopping.”

3.5 DEMOLITION

A. Protect existing electrical equipment and installations indicated to remain. If damaged or disturbed in the course of the Work, remove damaged portions and install new products of equal capacity, quality, and functionality.

B. Accessible Work: Remove exposed electrical equipment and installations, indicated to be demolished, in their entirety.

C. Abandoned Work: Cut and remove buried raceway and wiring, indicated to be abandoned in place, 2 inches below the surface of adjacent construction. Cap raceways and patch surface to match existing finish.

D. Remove demolished material from Project site.

E. Remove, store, clean, reinstall, reconnect, and make operational components indicated for relocation.

3.6 CUTTING AND PATCHING

A. Cut, channel, chase, and drill floors, walls, partitions, ceilings, and other surfaces required to permit electrical installations. Perform cutting by skilled mechanics of trades involved.

B. Repair and refinish disturbed finish materials and other surfaces to match adjacent undisturbed surfaces. Install new fireproofing where existing firestopping has been disturbed. Repair and refinish materials and other surfaces by skilled mechanics of trades involved.

3.7 FIELD QUALITY CONTROL

A. Inspect installed components for damage and faulty work, including the following:
   1. Raceways.
   2. Building wire and connectors.
   3. Supporting devices for electrical components.
   4. Electrical identification.
   5. Electricity-metering components.
   6. Concrete bases.
   7. Electrical demolition.
   8. Cutting and patching for electrical construction.
   9. Touchup painting.

B. Test Owner's electricity-metering installation for proper operation, accuracy, and usability of output data.
   1. Connect a load of known kW rating, 1.5 kW minimum, to a circuit supplied by the metered feeder.
   2. Turn off circuits supplied by the metered feeder and secure them in the "off" condition.
   3. Run the test load continuously for eight hours, minimum, or longer to obtain a measurable meter indication. Use a test load placement and setting that ensure continuous, safe operation.
   4. Check and record meter reading at end of test period and compare with actual electricity used based on test load rating, duration of test, and sample measurements of supply voltage at the test load connection. Record test results.
   5. Repair or replace malfunctioning metering equipment or correct test setup; then retest. Repeat for each meter in installation until proper operation of entire system is verified.

3.8 REFINISHING AND TOUCHUP PAINTING

A. Refinish and touch up paint. Paint materials and application requirements are specified in Division 9 Section "Painting."
   1. Clean damaged and disturbed areas and apply primer, intermediate, and finish coats to suit the degree of damage at each location.
   2. Follow paint manufacturer's written instructions for surface preparation and for timing and application of successive coats.
   3. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.
   4. Repair damage to PVC or paint finishes with matching touchup coating recommended by manufacturer.

3.9 CLEANING AND PROTECTION

A. On completion of installation, including outlets, fittings, and devices, inspect exposed finish. Remove burrs, dirt, paint spots, and construction debris.

B. Protect equipment and installations and maintain conditions to ensure that coatings, finishes, and cabinets are without damage or deterioration at time of Substantial Completion.

END OF SECTION

SECTION 26 05 19

CONDUCTORS AND CABLES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes building wires and cables and associated connectors, splices, and terminations for wiring systems rated 600 V and less.

B. Related Sections include “Control/Signal Transmission Media” for transmission media used for control and signal circuits.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Qualification Data: For testing agency.

C. Field Quality-Control Test Reports: From Contractor.

1.4 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with NFPA 70.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, all conductors shall be listed for the application, temperature, and insulation rating to which they are intended.

2.2 CONDUCTORS AND CABLES

A. Refer to Part 3 “Conductor and Insulation Applications” Article for insulation type, cable construction, and ratings.

B. Conductor Material:
   1. Copper complying with NEMA WC-70.
   2. Solid conductors, sizes 10 and 12, uncoated copper per ASTM B3.

3. Stranded conductor, all other sizes, uncoated copper per ASTM B3, ASTM B787, and ASTM B8.

C. Conductor Insulation Types: Type THHN-THWN and complying with NEMA WC-70.
   1. Rated for sunlight resistance all colors.
   2. Conductors shall be color coded for voltage and phase as per NEC and any local amendments.
   3. Larger conductors shall have taped color coding.
   4. Size, rating, temperature, and type shall be permanently marked on conductor jacket.
   5. Insulation shall be PVC, heat and moisture resistant, flame retardant compound as per UL-83 and UL-1063.
   6. Jacket shall be polyamide outer nylon covering per UL-83 and UL-1063.

D. Rated for sunlight resistance all colors.

2.3 CONNECTORS

A. Wire Connectors Size 6-14 AWG:
   1. Description: Factory-fabricated UL listed connected and of size, ampacity rating, material, type, and class for application and service indicated.
   2. Provide self-locking square wire spring grab screw on wire connectors sized as per NEC and the number of conductors to be connected.
   3. Thermoplastic deep shell design, with wings on smaller connectors, rated for application temperature, Minimum 105 degrees C.
   4. Copper to copper connection, 600V.
   5. Provide high temp wire connectors for all high temperature equipment applications.

B. Push-in wire connectors are **Not Approved** and shall not be used for any power or lighting circuits above 50V.

C. Pre-Insulated Multi-Conductor Connectors Dry Location for conductors larger than #6.
   1. UL Listed rated for 90 degree C, insulated with high dialectric plastisol or equal, UV resistance, Polaris, NSI, or equal.
   2. Dual rating for copper and/or aluminum.
   3. Provide correct type based upon wire stranding (fine or coarse).
   4. Supplied with removable plugs.

D. Pre-Insulated Multi-Conductor Connectors Wet or submersible Dry Location for conductors larger than #6.
   1. UL Listed rated for 90 degree C, insulated with 125 mils rubber or equal, UV resistance, Polaris, NSI, or equal.
   2. Dual rating for copper and/or aluminum.
   3. Provide correct type based upon wire stranding (fine or coarse).
   4. Supplied with removable plugs.

E. Pre-insulated single conductor in-line connector for conductors larger than #6 Dry Location.
   1. UL Listed rated for 90 degree C, insulated with high dialectric plastisol or equal, UV resistance, Polaris, NSI or equal.
   2. Dual rating for copper and/or aluminum.
   3. Provide correct type based upon wire stranding (fine or coarse).
   4. Supplied with removable plugs.

2.4 ALTERNATES

A. Blue Jacketed steel MC Cable is only permitted for 6 foot (maximum) lighting whips. It shall be used for **no** other purpose.

B. AC cable is **not** permitted at all.

PART 3 - EXECUTION

3.1 CONDUCTOR AND INSULATION APPLICATIONS

A. Exposed Feeders: Type THHN-THWN, suitable for use in air return plenums.

B. Feeders Concealed in Ceilings, Walls, and Partitions: Type THHN-THWN, single conductors in raceway.

C. Feeders Concealed in Concrete, below Slabs-on-Grade, and in Crawlspaces: Type THHN-THWN, single conductors in raceway.

D. Exposed Branch Circuits, including in Crawlspaces: Type THHN-THWN, single conductors in raceway.

E. Branch Circuits Concealed in Ceilings, Walls, and Partitions: Type THHN-THWN, single conductors in raceway.

F. Branch Circuits Concealed in Concrete and below Slabs-on-Grade: Type THHN-THWN, single conductors in raceway.

G. Fire Alarm Circuits: Power-limited, fire-protective, signaling circuit cable.

H. Class 1 Control Circuits: Type THHN-THWN, in raceway.

I. Class 2 Control Circuits: Type THHN-THWN, in raceway.

3.2 INSTALLATION

A. Conceal cables in finished walls, ceilings, and floors, unless otherwise indicated.

B. Minimum line voltage conductor size is #12.

C. Neutrals shall not be shared on any single pole circuit.

D. Use manufacturer-approved pulling compound or lubricant where necessary; compound used must not deteriorate conductor or insulation. Do not exceed manufacturer's recommended maximum pulling tensions and sidewall pressure values.

E. Install exposed cables parallel and perpendicular to surfaces of exposed structural members and follow surface contours where possible.

F. Install without damaging conductors/cable, shield, or jacket.
   1. Do not bend conductors/cable, in handling or installation, to smaller radii than minimum recommended by manufacturer.
   2. All new installation cabling shall be one piece without breaks or splices except at device connections.

G. Conductor/Cable extensions if indicated: Provide splices and connectors suitable for the environment and conductors. Each conductor to be individually extended using either pre-insulated in-line connectors or hydraulically crimped butt connectors with 3m Scotchcast™ resin kits to complete the insulation. Connector and insulation shall be suitable for environment. All splice and tap connectors shall be compatible with cable material. Make no splices except at indicated splice points.

H. Conductor/Cable splits: Provide multi-conductor pre-insulated connectors suitable for environment with specific number of connectors to split. Provide with wireway or pull box for access. Torque to manufacturers specific requirements. Provide configuration per connections. For service wireways, provide with in-tap-out for future use.

I. Pull conductors/cables without exceeding manufacturer's recommended pulling tensions.
   1. Pull simultaneously if more than one is being installed in same raceway.
   2. Use pulling compound or lubricant where necessary; compound used must not deteriorate conductor or insulation.
   3. Use pulling means, including fish tape, cable, rope, and basket-weave wire/cable grips, that will not damage media or raceway.

J. Provide pull boxes as per NEC.

K. Provide junction or pull boxes at all splice points.

L. Support cables according to Section “Basic Electrical Materials and Methods.”

M. Seal around cables penetrating fire-rated elements according to Section “Firestopping.”

N. Identify and color-code conductors and cables according to Section “Electrical Identification” and adhere to local color code requirements.

3.3 CONNECTIONS

A. Tighten electrical connectors and terminals according to manufacturers published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.

B. Make splices and taps that are compatible with conductor material and that possess equivalent or better mechanical strength and insulation ratings than unspliced conductors.
   1. Use oxide inhibitor in each splice and tap conductor for aluminum conductors.

C. Wiring at Outlets: Install conductor at each outlet, with at least 12 inches of slack.

3.4 FIELD QUALITY CONTROL

A. Testing: Engage a qualified testing agency to perform the following field quality-control testing:
   1. After installing conductors and cables and before electrical circuitry has been energized, test for compliance with requirements.
   2. Perform each electrical test and visual and mechanical inspection stated in NETA ATS, Section 7.3.1. Certify compliance with test parameters.

B. Test Reports: Prepare a written report to record the following:
   1. Test procedures used.
   2. Test results that comply with requirements.

3. Test results that do not comply with requirements and corrective action taken to achieve compliance with requirements.

END OF SECTION

SECTION 26 05 26

GROUNDING AND BONDING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes grounding of electrical systems and equipment. Grounding requirements specified in this Section may be supplemented by special requirements of systems described in other Sections.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Qualification Data: For firms and persons specified in “Quality Assurance” Article.

C. Field Test Reports: Submit written test reports to include the following:
   1. Test procedures used.
   2. Test results that comply with requirements.
   3. Results of failed tests and corrective action taken to achieve test results that comply with requirements.

1.4 QUALITY ASSURANCE

A. Testing Agency Qualifications: Testing agency as defined by OSHA in 29 CFR 1910.7 or a member company of the International Electrical Testing Association and that is acceptable to authorities having jurisdiction.
   1. Testing Agency's Field Supervisor: Person currently certified by the International Electrical Testing Association to supervise on-site testing specified in Part 3.

B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
   1. Comply with UL 467.

C. Comply with NFPA 780 and UL 96 when interconnecting with lightning protection system.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. Grounding Conductors, Cables, Connectors, and Rods:

a. Apache Grounding/Erico Inc.
b. Boggs, Inc.
c. Chance/Hubbell.
d. Copperweld Corp.
e. Dossert Corp.
f. Erico Inc.; Electrical Products Group.
g. Framatome Connectors/Burndy Electrical.
h. Galvan Industries, Inc.
i. Harger Lightning Protection, Inc.
j. Hastings Fiber Glass Products, Inc.
k. Heary Brothers Lightning Protection, Co.
l. Ideal Industries, Inc.
m. ILSCO.
n. Kearney/Cooper Power Systems.
o. Korns: C.C. Korns Co.; Division of Robroy Industries.
p. Lightning Master Corp.
q. Lyncole XIT Grounding.
r. O-Z/Gedney Co.; a business of the EGS Electrical Group.
s. Raco, Inc.; Division of Hubbell.
t. Robbins Lightning, Inc.
u. Salisbury: W.H. Salisbury & Co.
v. Superior Grounding Systems, Inc.
w. Thomas & Betts, Electrical.

2.2 GROUNDING CONDUCTORS

A. For insulated conductors, comply with Section “Conductors and Cables.”

B. Material: Copper.

C. Equipment Grounding Conductors: Insulated with green-colored insulation.

2.3 CONNECTOR PRODUCTS

A. Comply with IEEE 837 and UL 467; listed for use for specific types, sizes, and combinations of conductors and connected items.

B. Bolted Connectors: Bolted-pressure-type connectors, or compression type.

C. Welded Connectors: Exothermic-welded type, in kit form, and selected per manufacturer’s written instructions.

PART 3 - EXECUTION

3.1 APPLICATION

A. Use only copper conductors for both insulated and bare grounding conductors in direct contact with earth, concrete, masonry, crushed stone, and similar materials.

B. In raceways, use insulated equipment grounding conductors.
C. Equipment Grounding Conductor Terminations: Use bolted pressure clamps.

3.2 EQUIPMENT GROUNDING CONDUCTORS

A. Comply with NFPA 70, Article 250, for types, sizes, and quantities of equipment grounding conductors, unless specific types, larger sizes, or more conductors than required by NFPA 70 are indicated.

B. Install equipment grounding conductors in all feeders and circuits.

C. Nonmetallic Raceways: Install an equipment grounding conductor in nonmetallic raceways unless they are designated for telephone or data cables.

D. Air-Duct Equipment Circuits: Install an equipment grounding conductor to duct-mounted electrical devices operating at 120 V and more, including air cleaners and heaters. Bond conductor to each unit and to air duct.

3.3 INSTALLATION

A. Grounding Conductors: Route along shortest and straightest paths possible, unless otherwise indicated. Avoid obstructing access or placing conductors where they may be subjected to strain, impact, or damage.

B. Bonding Straps and Jumpers: Install so vibration by equipment mounted on vibration isolation hangers and supports is not transmitted to rigidly mounted equipment. Use exothermic-welded connectors for outdoor locations, unless a disconnect-type connection is required; then, use a bolted clamp. Bond straps directly to the basic structure taking care not to penetrate any adjacent parts. Install straps only in locations accessible for maintenance.

C. Bond interior metal piping systems and metal air ducts to equipment grounding conductors of associated pumps, fans, blowers, electric heaters, and air cleaners. Use braided-type bonding straps.

3.4 CONNECTIONS

A. General: Make connections so galvanic action or electrolysis possibility is minimized. Select connectors, connection hardware, conductors, and connection methods so metals in direct contact will be galvanically compatible.
   1. Use electroplated or hot-tin-coated materials to ensure high conductivity and to make contact points closer to order of galvanic series.
   2. Make connections with clean, bare metal at points of contact.
   3. Make aluminum-to-steel connections with stainless-steel separators and mechanical clamps.
   4. Make aluminum-to-galvanized steel connections with tin-plated copper jumpers and mechanical clamps.
   5. Coat and seal connections having dissimilar metals with inert material to prevent future penetration of moisture to contact surfaces.

B. Exothermic-Welded Connections: Comply with manufacturer’s written instructions. Welds that are puffed up or that show convex surfaces indicating improper cleaning are not acceptable.

C. Equipment Grounding Conductor Terminations: For No. 8 AWG and larger, use pressure-type grounding lugs. No. 10 AWG and smaller grounding conductors may be terminated with winged pressure-type connectors.

D. Noncontact metal Raceway Terminations: If metallic raceways terminate at metal housings without mechanical and electrical connection to housing, terminate each conduit with a grounding bushing. Connect grounding bushings with a bare grounding conductor to grounding bus or terminal in housing. Bond electrically non-continuous conduits at entrances and exits with grounding bushings and bare grounding conductors, unless otherwise indicated.

E. Tighten screws and bolts for grounding and bonding connectors and terminals according to manufacturers published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.

F. Compression-Type Connections: Use hydraulic compression tools to provide correct circumferential pressure for compression connectors. Use tools and dies recommended by connector manufacturer. Provide embossing die code or other standard method to make a visible indication that a connector has been adequately compressed on grounding conductor.

G. Moisture Protection: If insulated grounding conductors are connected to ground rods or grounding buses, insulate entire area of connection and seal against moisture penetration of insulation and cable.

3.5 FIELD QUALITY CONTROL

A. Testing: Perform the following field quality-control testing:
   1. After installing grounding system but before permanent electrical circuitry has been energized, test for compliance with requirements.
   2. Test completed grounding system at each location where a maximum ground-resistance level is specified, at service disconnect enclosure grounding terminal, and at ground test wells. Measure ground resistance not less than two full days after the last trace of precipitation, and without the soil being moistened by any means other than natural drainage or seepage and without chemical treatment or other artificial means of reducing natural ground resistance. Perform tests, by the fall-of-potential method according to IEEE 81.
   3. Provide drawings locating each ground rod and ground rod assembly and other grounding electrodes, identify each by letter in alphabetical order, and key to the record of tests and observations. Include the number of rods driven and their depth at each location and include observations of weather and other phenomena that may affect test results. Describe measures taken to improve test results.
      a. Equipment Rated 500 kVA and Less: 10 ohms.
      b. Equipment Rated 500 to 1000 kVA: 5 ohms.
      c. Equipment Rated More Than 1000 kVA: 3 ohms.
      d. Substations and Pad-Mounted Switching Equipment: 5 ohms.
      e. Manhole Grounds: 10 ohms.

   4. Excessive Ground Resistance: If resistance to ground exceeds specified values, notify Architect promptly and include recommendations to reduce ground resistance.

END OF SECTION

SECTION 26 05 33

RACEWAYS AND BOXES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes raceways, fittings, boxes, enclosures, and cabinets for electrical wiring.

B. Related Sections include the following:
   1. Section ABasic Electrical Materials and Methods@ for supports, anchors, and identification products.
   2. Section AWiring Devices@ for devices installed in boxes and for floor-box service fittings.

1.3 DEFINITIONS

A. EMT: Electrical metallic tubing.

B. ENT: Electrical nonmetallic tubing.

C. FMC: Flexible metal conduit.

D. IMC: Intermediate metal conduit.

E. LFMC: Liquidtight flexible metal conduit.

F. LFNC: Liquidtight flexible nonmetallic conduit.

G. RNC: Rigid nonmetallic conduit.

H. PVC-GRS: PVC-Coated galvanized rigid steel.

1.4 SUBMITTALS

A. Product Data:
   1. For surface raceways, wireways and fittings.
   2. Floor boxes.
   3. Hinged-cover enclosures and cabinets.
   4. Conduit spacers.
   5. Conduit rack supports.

B. Shop Drawings: Show fabrication and installation details of components for raceways, fittings, boxes, enclosures, and cabinets.

1.5 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with NFPA 70.

1.6 COORDINATION

A. Coordinate layout and installation of raceways, boxes, enclosures, cabinets, and suspension system with other construction that penetrates ceilings or is supported by them, including light fixtures, HVAC equipment, fire-suppression system, and partition assemblies.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. In other Part 2 articles where subparagraph titles below introduce lists, the following requirements apply for product selection:
   1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the manufacturers specified.
   2. Refer to 3.1, RACEWAY APPLICATION, for materials to be used.

2.2 METAL CONDUIT AND TUBING

A. Available Manufacturers:
   1. AFC Cable Systems, Inc.
   2. Alflex, Inc.
   3. Anamet Electrical, Inc.; Anaconda Metal Hose.
   4. Electri-Flex Co.
   5. Grinnell Co./Tyco International; Allied Tube and Conduit Div.
   6. Republic Conduit.
   7. Manhattan/CDT/Cole-Flex.
   8. O-Z Gedney; Unit of General Signal.
   9. Wheatland Tube Co.
   10. Perma-Cote
   11. Plasti Bond
   12. KorKap

B. Rigid Steel Conduit: ANSI C80.1.

C. IMC: ANSI C80.6.

D. PVC--Coated Steel Conduit and Fittings: UL514b NEMA RN 1.

E. PVC- Coated IMC and Fittings: ETL PVC-001 NEMA RN 1 UL6.

F. EMT: ANSI C80.3.

G. FMC: Zinc-coated steel. Non UL listed FMC is not allowed for any line voltage (greater than 70V) system.

H. LFMC: Flexible steel conduit with PVC jacket.

I. Fittings: NEMA FB 1; compatible with conduit and tubing materials. Provide fittings factory matched with conduit types.
   1. Indoor Fittings: Steel Set Screw or Steel Compression
   2. Outdoor Fittings: Threaded fittings on IMC or Rigid Conduit
   3. Outdoor Fittings: Compression fittings with gaskets on all transitions to flexible conduit.
   4. Die cast fittings are not acceptable anywhere.
   5. Provide factory fittings with MC cable where allowed.
   6. EMT crimp type fittings are not acceptable.

2.3 NONMETALLIC CONDUIT AND TUBING

A. Available Manufacturers:
   1. American International.
   2. Anamet Electrical, Inc.; Anaconda Metal Hose.
   3. Amco Corp.
   4. Cantex, Inc.
   5. Certainteed Corp.; Pipe & Plastics Group.
   6. Condux International.
   7. ElecSYS, Inc.
   8. Electri-Flex Co.
   9. Lamson & Sessions; Carlon Electrical Products.
   10. Manhattan/CDT/Cole-Flex.
   11. RACO; Division of Hubbell, Inc.
   12. Thomas & Betts Corporation.

B. ENT: NEMA TC 13.

C. RNC: NEMA TC 2, Schedule 40 and Schedule 80 PVC.

D. LFNC: UL 1660.

E. Fittings: NEMA TC 3; match to conduit or tubing type and material. Provide fittings factory matched with conduit types.
   1. Indoor/Outdoor Fittings: Compression.
   2. Outdoor Fittings: Compression fittings with gaskets on all transitions to flexible conduit.

2.4 METAL WIREWAYS

A. Available Manufacturers:
   1. Hoffman.
   2. Square D.

B. Material and Construction: Sheet metal sized and shaped as indicated, NEMA 1.

C. Fittings and Accessories: Include couplings, offsets, elbows, expansion joints, adapters, hold-down straps, end caps, and other fittings to match and mate with wireways as required for complete system.

D. Select features, unless otherwise indicated, as required to complete wiring system and to comply with NFPA 70.

E. Wireway Covers: Hinged type, or as indicated.

F. Finish: Manufacturer's standard enamel finish.

2.5 NONMETALLIC WIREWAYS

A. Available Manufacturers:
   1. Hoffman.
   2. Lamson & Sessions; Carlon Electrical Products.

B. Description: Fiberglass polyester, extruded and fabricated to size and shape indicated, with no holes or knockouts. Cover is gasketed with oil-resistant gasket material and fastened with captive screws treated for corrosion resistance. Connections are flanged, with stainless-steel screws and oil-resistant gaskets.

C. Description: PVC plastic, extruded and fabricated to size and shape indicated, with snap-on cover and mechanically coupled connections with plastic fasteners.

D. Fittings and Accessories: Include couplings, offsets, elbows, expansion joints, adapters, hold-down straps, end caps, and other fittings to match and mate with wireways as required for complete system.

E. Select features, unless otherwise indicated, as required to complete wiring system and to comply with NFPA 70.

2.6 SURFACE RACEWAYS

A. Surface Metal Raceways: Galvanized steel with snap-on covers. Finish with manufacturer's standard prime coating.
   1. Available Manufacturers:
      a. Airey-Thompson Sentinel Lighting; Wiremold Company (The).
      b. Thomas & Betts Corporation.
      c. Walker Systems, Inc.; Wiremold Company (The).
      d. Wiremold Company (The); Electrical Sales Division.

B. Surface Nonmetallic Raceways: Two-piece construction, manufactured of rigid PVC compound with matte texture and manufacturer's standard color.
   1. Available Manufacturers:
      a. Butler Manufacturing Co.; Walker Division.
      b. Enduro Composite Systems.
      c. Hubbell, Inc.; Wiring Device Division.
      d. Lamson & Sessions; Carlon Electrical Products.
      e. Panduit Corp.
      f. Walker Systems, Inc.; Wiremold Company (The).
      g. Wiremold Company (The); Electrical Sales Division.

C. Types, sizes, and channels as indicated and required for each application, with fittings that match and mate with raceways.

D. Provide raceway base, cover, base coupling, coupling covers, angle fittings, end caps at ends, and entrance end fittings. Provide divider wall throughout raceway. Provide device brackets and snap-on bezels at all devices shown on drawings. Provide blank covers at all non-used bezels.

E. Provide raceway full length, mounted as per drawings or 6" above counters if height is not indicated, as shown on drawings. Provide elbows and raceway to 6 inches above ceiling if risers are indicated on the drawings.

2.7 BOXES, ENCLOSURES, AND CABINETS

A. Available Manufacturers:
   1. Cooper Crouse-Hinds; Div. of Cooper Industries, Inc.
   2. Emerson/General Signal; Appleton Electric Company.
   3. Erickson Electrical Equipment Co.
   4. Hoffman.
   5. Hubbell, Inc.; Killark Electric Manufacturing Co.
   6. O-Z/ Gedney; Unit of General Signal.
   7. RACO; Division of Hubbell, Inc.
   8. Stahlin
   9. Scott Fetzer Co.; Adalet-PLM Division.
   10. Spring City Electrical Manufacturing Co.
   11. Thomas & Betts Corporation.
   12. Walker Systems, Inc.; Wiremold Company (The).
   13. Woodhead, Daniel Company; Woodhead Industries, Inc. Subsidiary.

B. Sheet Metal Outlet and Device Boxes: NEMA OS 1.

C. Cast-Metal Outlet and Device Boxes: NEMA FB 1, Type FD, with gasketed cover.

D. Nonmetallic Outlet and Device Boxes: NEMA OS 2.

E. Small Sheet Metal Pull and Junction Boxes: NEMA OS 1.

F. Cast-Metal Pull and Junction Boxes: NEMA FB 1, cast aluminum with gasketed cover.

G. Hinged-Cover Enclosures: NEMA 250, Type 1, with continuous hinge cover and flush latch.
   1. Metal Enclosures: Steel, finished inside and out with manufacturer's standard enamel.
   2. Nonmetallic Enclosures: Plastic, finished inside with radio-frequency-resistant paint.

H. Cabinets: NEMA 250, Type 1, galvanized steel box with removable interior panel and removable front, finished inside and out with manufacturer's standard enamel. Hinged door in front cover with flush latch and concealed hinge. Key latch to match panelboards. Include metal barriers to separate wiring of different systems and voltage and include accessory feet where required for freestanding equipment.

2.8 FACTORY FINISHES

A. Finish: For raceway, enclosure, or cabinet components, provide manufacturer's standard prime-coat finish ready for field painting.

B. Finish: For raceway, enclosure, or cabinet components, provide manufacturer's standard paint applied to factory-assembled surface raceways, enclosures, and cabinets before shipping.

PART 3 - EXECUTION

3.1 RACEWAY APPLICATION

A. Outdoors:
   1. Exposed: Rigid steel or IMC.
   2. Concealed: Rigid steel or IMC.
   3. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): LFNC.
   4. Boxes and Enclosures: NEMA 250, Type 3R.

5. Penetrations though exterior walls: RMC or IMC

B. Indoors:
   1. Exposed in Mechanical/Electrical/Unfinished Spaces: EMT.
   2. Exposed in Finished Spaces: Metal Surface Raceway painted/finished to match space finishes.
   3. Concealed: EMT.
   4. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): FMC; except use LFNC in damp or wet locations or with water equipment.
   5. Damp or Wet Locations: Sealed EMT with sealed fittings.
   6. Boxes and Enclosures: NEMA 250, Type 1, except as follows:
      a. Damp or Wet Locations: NEMA 250, Type 4, nonmetallic.

C. Minimum Raceway Size: 1/2-inch for single 20A or less circuits; otherwise, 3/4-inch trade size.

D. Raceway Fittings: Compatible with raceways and suitable for use and location.
   1. Intermediate Steel Conduit: Use threaded rigid steel conduit fittings, unless otherwise indicated.
   2. PVC Externally Coated, Rigid Steel Conduits: Use only fittings approved for use with that material. Patch all nicks and scrapes in PVC coating using the manufacturer's PVC touch up compound after installing conduits.

E. Install nonferrous conduit or tubing for circuits operating above 60 Hz.

F. Aluminum conduit will not be accepted on this project.

3.2 INSTALLATION

A. Conduit Routing:
   1. All branch circuit conduit shall be run overhead unless specifically directed by the engineer.
      a. Exceptions:
         1) Conduit to floor boxes.
         2) Conduit to locations otherwise inaccessible overhead (exposed or not).
         3) Conduit to exterior slab locations without overhead cover.
         4) Conduit to column mounted lighting, devices, or equipment inaccessible from above.
   2. Panel feeder conduits may be run in the floor or underfloor ONLY IF indicated on the drawings or directed by the engineer.
   3. Service secondary conduits may be run underfloor or in-ground.
   4. Conduit for exterior equipment or lighting may be run underfloor or in-ground.
   5. All conduit serving any equipment or devices (to include panels, transformers, and switchboards, or any other electrical distribution equipment) within the perimeter of the building shall be run within the perimeter of the building. Conduit shall not run across courtyards or underground from one section of the building to another section of the contiguous building.
      a. Exception: Service entrance conduit.
   6. All conduit shall be run at right angles or parallel to the building lines to the limits that the structure will allow. Raceways shall not be run diagonal or curved.

B. Installation of the PVC Coated Conduit System shall be performed in accordance with the Manufacturer's Installation Manual. To assure correct installation, the installer shall be certified by Manufacturer to install coated conduit

C. Keep raceways at least 6 inches away from parallel runs of flues and steam or hot-water pipes. Install horizontal raceway runs above water and steam piping.

D. Install raceways as high as possible and coordinate installation with other equipment.

E. Install raceways to equipment mounted on the floor away from walls from overhead down to the equipment or disconnects. Do not run across the floor creating a tripping hazard. Rack support conduit at the disconnect.

F. Provide clear access to all pull and j-boxes. Provide access doors over hard (non-lay-in ceilings) to all pull boxes. Minimum access required 1.5x (times) box cover size or 18 inches.

G. Label all j-box and pull box covers with circuits contained within box.

H. Under no circumstances shall power and data or any signal below 50V be shared in the same raceway, tray, channel, or sleeve.

I. Install raceways for power conductors (any conductor over 50V) 12 inches from any signal/communications conductor (data, fiber optics, telephone, fire alarm, PA, community antenna and radio distribution (CATV), low power or network powered broadband communications, systems controls, and any other system operating under 50V) not in conduit on J-hooks.

J. Install raceways for power conductors (any conductor over 50V) 12 inches from communications raceways. Communications raceways include; data, fiber optics, telephone, fire alarm, PA, community antenna and radio distribution (CATV), low power or network powered broadband communications, systems controls, and any other system operating under 50V.
   1. Exception: Data and power raceways shall be permitted to be 2 inches apart only at the wall drop to the devices. Above the ceiling or overhead the minimum 12 inch spacing shall be maintained.
   2. Exception: Listed dual channel power poles
   3. Exception: Within the surface raceways. When not within the surface raceway, the power and communications raceways shall be 12 inches apart.
   4. Underground: Data and power conduit/raceway shall be allowed in the same trench only if specifically allowed by the engineer and then there shall be a minimum of 12 inches of fill between the power and communications raceways. Magnetic marking tape shall be placed above the level of the highest (closest to grade) raceway.

K. Exterior Exposed Raceways:
   1. See application schedule for raceway types.
   2. Provide non-flexible raceways through roofs to disconnects, panels, or receptacles as per application schedule.
   3. Provide transitions from non-flexible raceways to flexible raceways within 3 feet of the equipment.
      a. Exception: Flexible raceways may exceed 3 feet only to accommodate the drip legs.
   4. Penetrate roofing membranes with approved methods only for the type of roof used. See roofing or architectural details.
   5. Provide chem-curbs on built-up roofs unless otherwise directed from roofing or architectural details.
   6. Support all exposed raceway on roofs with manufactured neoprene blocks with integral galvanized channel, conduit hangers as part of a manufactured assembly with galvanized channel (portable pipe hangers or equal), or approved method as per architectural.

7. Exposed raceways on roofs shall not be unsupported in any areas nor attached directly to the roof.
8. Provide drip legs for all exterior exposed raceways from disconnects to equipment.

L. Complete raceway installation before starting conductor installation.

M. Support raceways as specified in Section ABasic Electrical Materials and Methods.@

N. Install temporary closures to prevent foreign matter from entering raceways during construction. Remove prior to completion of conduit.

O. Sleeves: Provide metallic raceway sleeves through walls or floors for all conductors/cabling not in raceways. Provide bushings at both ends of sleeves prior to installing any conductors or wiring. Firestop as per opening fire rating requirements.

P. Protect stub-ups from damage where conduits rise through floor slabs. Arrange so curved portions of bends are not visible above the finished slab.

Q. Make bends and offsets so ID is not reduced. Keep legs of bends in the same plane and keep straight legs of offsets parallel, unless otherwise indicated.

R. Firestop: Firestop all raceway penetrations in rated walls. Provide intumescent fill in all sleeve openings. Contractor shall be responsible for all wall repair and damage. Excessive firestop for holes too large (2 inch beyond the edge of the raceway) is unacceptable. Holes shall be repaired with suitable wall materials to maintain the integrity of the wall construction.

S. Cut openings in walls as per the outer edges of the raceway. Openings made with hammers or other wall damaging tools are not acceptable. Holes too large (2 inch beyond the edge of the raceway) are unacceptable and shall be repaired with suitable wall materials to maintain the integrity of the wall construction. Contractor shall be responsible for repair to match existing.

T. Provide manufactured elbows of conduit type specified for PVC raceways. Field constructed elbows are not allowed. Rigid Non-metallic tubing shall not have any field fabricated 90 degree bends. Provide manufactured elbows at all 90 degree changes in direction.

U. Conceal conduit and EMT within finished walls, ceilings, and floors, unless otherwise indicated.
1. Install concealed raceways with a minimum of bends in the shortest practical distance, considering type of building construction and obstructions, unless otherwise indicated.

V. Expansion Joints: Provide flexible connections suitable for use with conduit type for all conduit in structural expansion joints or independent slabs that are within another structural assembly.

W. Install ALL exposed raceways parallel or at right angles to nearby surfaces or structural members and follow surface contours as much as possible.
1. Run parallel or banked raceways together on common supports.
2. Make parallel bends in parallel or banked runs. Use factory elbows only where elbows can be installed parallel; otherwise, provide field bends for parallel raceways.
3. Install conduit as high as possible.
4. Flexible cable or raceway for general circuiting is allowed exposed in mechanical or electrical spaces only. Not allowed in finished spaces.
    a. Exception: As equipment connection only.

X. Join raceways with fittings designed and approved for that purpose and make joints tight.

1. Use insulating bushings to protect conductors.

Y. Tighten set screws of threadless fittings with suitable tools.

Z. Terminations:
1. Where raceways are terminated with locknuts and bushings, align raceways to enter squarely and install locknuts with dished part against box. Use two locknuts, one inside and one outside box.
2. Where raceways are terminated with threaded hubs, screw raceways or fittings tightly into hub so end bears against wire protection shoulder. Where chase nipples are used, align raceways so coupling is square to box; tighten chase nipple so no threads are exposed.

AA. Install pull tape/wires in empty raceways.
1. For raceways under 2 inches and under less than 100 feet, use polypropylene or monofilament plastic line with not less than 200-lb tensile strength. Leave at least 12 inches of slack at each end of pull wire.
2. Raceways under 2 inches and over 100 feet without intermediate pull boxes, provide mule tape. With intermediate pull boxes use pull wire.
3. For raceways over 2 inches and use mule tape.
4. Sleeves under 36 inches do not require pull tape/wire.

BB. Telephone and Signal System Raceways, 2-Inch Trade Size and Smaller: In addition to above requirements, install raceways in maximum lengths of 150 feet and with a maximum of two 90-degree bends or equivalent. Separate lengths with pull or junction boxes where necessary to comply with these requirements.

CC. Install raceway sealing fittings at suitable, approved, and accessible locations and fill them with UL-listed sealing compound. For concealed raceways, install each fitting in a flush steel box with a blank cover plate having a finish similar to that of adjacent plates or surfaces. Label boxes Aseal-off@. Install raceway sealing fittings at the following points:
1. Where conduits pass from warm to cold locations, such as boundaries of refrigerated spaces.
2. Where otherwise required by NFPA 70.

DD. Flexible Connections: Use maximum of 72 inches of flexible conduit for recessed and semi-recessed lighting fixtures if not using MC Cable for lighting whips; for equipment subject to vibration, noise transmission, or movement, and for all motors indoors of non-water operating equipment. Use LFNC in damp or wet locations or to any water operating equipment. Install separate ground conductor across flexible connections.

EE. Prime and Paint exposed conduit in finished spaces, unless pre-painted surface raceways is provided, as per owner/architect. Provide with paintable surface.

FF. Surface Raceways: Install a separate, green, ground conductor in raceways from junction box supplying raceways to receptacle or fixture ground terminals.

GG. Cap all un-used/spare conduits. Does not include sleeves.

3.3 PROTECTION

A. Provide final protection and maintain conditions that ensure coatings, finishes, and cabinets are without damage or deterioration at time of Substantial Completion.
1. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.

2. Repair damage to PVC or paint finishes with matching touchup coating recommended by manufacturer.
3. Provide cover over conduits during storage to prevent dirt and debris from entering conduits during storage.

3.4 CLEANING

A. After completing installation of exposed, factory-finished raceways and boxes, inspect exposed finishes and repair damaged finishes.

B. Remove debris from conduits prior to capping any spare conduits.

C. Blow-out empty conduits that are future spares in any exterior or underground installation prior to capping.

3.5 RECORD

A. Record the location of all spare conduits buried for future use by the owner.

END OF SECTION

SECTION 26 05 53

ELECTRICAL IDENTIFICATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes electrical identification materials and devices required to comply with ANSI C2, NFPA 70, OSHA standards, and authorities having jurisdiction.

1.3 SUBMITTALS

A. Product Data: For each electrical identification product indicated.

B. Schedule of Nomenclature: An index of electrical equipment and system components used in identification signs and labels.

C. Samples: For each type of label and sign to illustrate color, lettering style, and graphic features of identification products.

1.4 QUALITY ASSURANCE

A. Comply with ANSI C2.

B. Comply with NFPA 70.

C. Comply with ANSI A13.1 and NFPA 70 for color-coding.

PART 2 - PRODUCTS

2.1 RACEWAYS AND CABLE LABELS

A. Comply with ANSI A13.1, Table 3, for minimum size of letters for legend and for minimum length of color field for each raceway and cable size.
   1. Color: Black letters on orange field.
   2. Legend: Indicates voltage and service.

B. Adhesive Labels: Preprinted, flexible, self-adhesive vinyl with legend overlaminated with a clear, weather- and chemical-resistant coating.

C. Pretensioned, Wraparound Plastic Sleeves: Flexible, preprinted, color-coded, acrylic band sized to suit the diameter of the line it identifies and arranged to stay in place by pretensioned gripping action when placed in position.

D. Colored Adhesive Tape: Self-adhesive vinyl tape not less than 3 mils thick by 1 to 2 inches wide.

E. Tape Markers: Vinyl or vinyl-cloth, self-adhesive, wraparound type with preprinted numbers and letters.

F. Aluminum, Wraparound Marker Bands: Bands cut from 0.014-inch- thick aluminum sheet, with stamped or embossed legend, and fitted with slots or ears for permanently securing around wire or cable jacket or around groups of conductors.

G. Plasticized Card-Stock Tags: Vinyl cloth with preprinted and field-printed legends. Orange background, unless otherwise indicated, with eyelet for fastener.

H. Aluminum-Faced, Card-Stock Tags: Weather-resistant, 18-point minimum card stock faced on both sides with embossable aluminum sheet, 0.002 inch thick, laminated with moisture-resistant acrylic adhesive, punched for fasteners, and preprinted with legends to suit each application.

I. Brass or Aluminum Tags: 2×2×0.05-inch metal tags with stamped legend, punched for fastener.

2.2 NAMEPLATES AND SIGNS

A. Safety signs: Comply with 29 CFR, Chapter XVII, Part 1910.145.

B. Engraved Plastic Nameplates and Signs: Engraving stock, melamine plastic laminate, minimum 1/16 inch thick for signs up to 20 sq. in. and 1/8 inch thick for larger sizes.
   1. Engraved legend with black letters on white face.
   2. Punched or drilled for mechanical fasteners.

C. Baked-Enamel Signs for Interior Use: Preprinted aluminum signs, punched or drilled for fasteners, with colors, legend, and size required for the application. ¼-inch grommets in corners for mounting.

D. Exterior, Metal-Backed, Butyrate Signs: Weather-resistant, nonfading, preprinted, cellulose-acetate butyrate signs with 0.0396-inch galvanized-steel backing; and with colors, legend, and size required for the application. ¼-inch grommets in corners for mounting.

E. Fasteners for Nameplates and Signs: Self-tapping, stainless-steel screws or No. 10/32, stainless-steel machine screws with nuts and flat and lock washers.

2.3 MISCELLANEOUS IDENTIFICATION PRODUCTS

A. Cable Ties: fungus-inert, self-extinguishing, one-piece, self-locking, Type 6/6 nylon cable ties.
   1. Minimum Width: 3/16 inch.
   2. Tensile Strength: 50 lb minimum.
   3. Temperature Range: Minus 40 to plus 185 deg F.
   4. Color: According to color-coding.

B. Paint: Formulated for the type of surface and intended use.
   1. Primer for Galvanized Metal: Single-component acrylic vehicle formulated for galvanized surfaces.
   2. Primer for Concrete Masonry Units: Heavy-duty-resin block filler.
   3. Primer for Concrete: Clear, alkali-resistant, binder-type sealer.

4. Enamel: Silicone-alkyd or alkyd urethane as recommended by primer manufacturer.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Identification Materials and Devices: Install at locations for most convenient viewing without interference with operation and maintenance of equipment.

B. Lettering, Colors, and Graphics: Coordinate names, abbreviations, colors, and other designations with corresponding designations in the Contract Documents or with those required by codes and standards. Use consistent designations throughout Project.

C. Sequence of Work: If identification is applied to surfaces that require finish, install identification after completing finish work.

D. Self-Adhesive Identification Products: Clean surfaces before applying.

E. Install painted identification according to manufacturer's written instructions and as follows:
   1. Clean surfaces of dust, loose material, and oily films before painting.
   2. Prime surfaces using type of primer specified for surface.
   3. Apply one intermediate and one finish coat of enamel.

F. Color Banding Raceways and Exposed Cables: Band exposed and accessible raceways of the systems listed below:
   1. Bands: Pretensioned, wraparound plastic sleeves; colored adhesive tape; or a combination of both. Make each color band 2 inches wide, completely encircling conduit, and place adjacent bands of two-color markings in contact, side by side.
   2. Band Locations: At changes in direction, at penetrations of walls and floors, at 50-foot maximum intervals in straight runs, and at 25-foot maximum intervals in congested areas.
   3. Apply the following colors to the systems listed below:
      a. Fire Alarm System: Red.
      b. Fire-Suppression Supervisory and Control System: Red and yellow.
      c. Combined Fire Alarm and Security System: Red and blue.
      d. Security System: Blue and yellow.
      e. Mechanical and Electrical Supervisory System: Green and blue.
      f. Telecommunication System: Green and yellow.

G. Caution Labels for Indoor Boxes and Enclosures for Power and Lighting: Install pressure-sensitive, self-adhesive labels identifying system voltage with black letters on orange background. Install on exterior of door or cover.

H. Circuit Identification Labels on Boxes: Install labels externally.
   1. Exposed Boxes: Pressure-sensitive, self-adhesive plastic label on cover.
   2. Concealed Boxes: Plasticized card-stock tags.
   3. Labeling Legend: Permanent, waterproof listing of panel and circuit number or equivalent.
   4. Normal Power Circuits: Black lettering and numbers
   5. Emergency Power Circuits: Red lettering and numbers

I. Color-Coding of Secondary Branch Circuit Conductors: Use the following colors for service, feeder, and branch-circuit branch circuit conductors:
   1. 120/208V 3 Phase Conductors:

a. Phase A: Black.
b. Phase B: Red.
c. Phase C: Blue.
d. Neutral: White.
e. Ground: Green.

2. 120/240V 3 Phase Conductors:
   a. Phase A: Black.
   b. Phase B: Orange (High Leg Only).
   c. Phase C: Blue.
   d. Neutral: White.
   e. Ground: Green.
3. 120/240V Single Phase Conductors:
   a. Phase A: Black.
   b. Phase B: Red or Blue.
   c. Neutral: White.
   d. Ground: Green.
4. 277/480V 3 Phase Conductors:
   a. Phase A: Purple.
   b. Phase B: Brown.
   c. Phase C: Yellow.
   d. Neutral: Gray.
   e. Ground: Green.
5. Factory apply color the entire length of conductors, except the following field-applied, color-coding methods may be used instead of factory-coded wire for sizes larger than No. 10 AWG:
   a. Colored, pressure-sensitive plastic tape in half-lapped turns for a distance of 6 inches from terminal points and in boxes where splices or taps are made. Apply last two turns of tape with no tension to prevent possible unwinding. Use 1-inch-wide tape in colors specified. Adjust tape bands to avoid obscuring cable identification markings.
   b. Colored cable ties applied in groups of three ties of specified color to each wire at each terminal or splice point starting 3 inches from the terminal and spaced 3 inches apart. Apply with a special tool or pliers, tighten to a snug fit, and cut off excess length.

J. Power-Circuit Identification: Metal tags or aluminum, wraparound marker bands for cables, feeders, and power circuits in vaults, pull and junction boxes, manholes, and switchboard rooms.
   1. Legend: ¼-inch- steel letter and number stamping or embossing with legend corresponding to indicated circuit designations.
   2. Tag Fasteners: Nylon cable ties.
   3. Band Fasteners: Integral ears.

K. Apply identification to conductors as follows:
   1. Conductors to Be Extended in the Future: Indicate source and circuit numbers.
   2. Multiple Power or Lighting Circuits in the Same Enclosure: Identify each conductor with source, voltage, circuit number, and phase. Use color-coding to identify circuits' voltage and phase.
   3. Multiple Control and Communication Circuits in the Same Enclosure: Identify each conductor by its system and circuit designation. Use a consistent system of tags, color-coding, or cable marking tape.

L. Apply warning, caution, and instruction signs as follows:
   1. Warnings, Cautions, and Instructions: Install to ensure safe operation and maintenance of electrical systems and of items to which they connect. Install engraved plastic-laminated instruction signs with approved legend where instructions are needed

for system or equipment operation. Install metal-backed butyrate signs for outdoor items.

2. Emergency Operation: Install engraved laminated signs with white legend on red background with minimum 3/8-inch- high lettering for emergency instructions on power transfer, load shedding, and other emergency operations.

M. Equipment Identification Labels: Engraved plastic laminate. Install on each unit of equipment, including central or master unit of each system. This includes power, lighting, communication, signal, and alarm systems, unless units are specified with their own self-explanatory identification. Unless otherwise indicated, provide a single line of text with ½-inch- high lettering on 1½-inch-high label; where two lines of text are required, use labels 2 inches high. Use white lettering on black field. Apply labels for each unit of the following categories of equipment using mechanical fasteners:

1. Panelboards, electrical cabinets, and enclosures.
2. Access doors and panels for concealed electrical items.
3. Electrical switchgear and switchboards.
4. Electrical substations.
5. Emergency system boxes and enclosures.
6. Motor-control centers.
7. Disconnect switches.
8. Enclosed circuit breakers.
9. Motor starters.
10. Push-button stations.
11. Power transfer equipment.
12. Contactors.
13. Remote-controlled switches.
14. Dimmers.
15. Control devices.
16. Transformers.
17. Inverters.
18. Rectifiers.
19. Frequency converters.
20. Battery racks.
21. Power-generating units.
22. Telephone switching equipment.
23. Clock/program master equipment.
24. Call system master station.
25. TV/audio-monitoring master station.
26. Fire alarm master station or control panel.
27. Security-monitoring master station or control panel.

END OF SECTION

SECTION 26 12 10

CONTROL/SIGNAL TRANSMISSION MEDIA

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following types of control and signal transmission media: Twisted-pair cable used for security, access control, building management systems, sound, intercom, or any Non-IT/Voice/Data Control.

B. Related Sections include the following:
   1. Section “Basic Electrical Materials and Methods” for building wire used for control or signal circuits.
   2. Section “Conductors and Cables” for building wire.
   3. Section “Raceways and Boxes.”

1.3 DEFINITIONS

A. PTFE: Polytetrafluoroethylene.

1.4 SUBMITTALS

A. Product Data: For control/signal transmission media.

B. Product Certificates: Signed by manufacturers of transmission media certifying that the products furnished comply with requirements and that they have been coordinated with and accepted by manufacturer of connected equipment.

C. Qualification Data: For firms and persons specified in “Quality Assurance” Article.

D. Field Test Reports: Indicate and interpret test results for compliance with performance requirements.

E. Maintenance Data: For transmission media to include in the maintenance manuals specified in Division 1.

1.5 QUALITY ASSURANCE

A. Source Limitations: Obtain all cable of each type through one source from a single manufacturer.

B. Listing and Labeling: Provide products specified in this Section that are listed and labeled.
   1. The Terms “Listed” and “Labeled”: As defined in NFPA 70, Article 100.

C. Comply with NFPA 70.

1.6 PROJECT CONDITIONS

A. Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
   1. Notify Architect at least two (2) days in advance of proposed utility interruptions.
   2. Do not proceed with utility interruptions without Architect's written permission.

1.7 COORDINATION

A. Coordinate with and obtain review of cable characteristics and certification for use with the connected system equipment by the connected equipment manufacturers.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
   1. Electronic Cables:
      a. American Insulated Wire Corp.
      b. AT&T Technology, Inc.; Cable and Wire Division.
      c. Berk-Tek, Inc.
      d. BICC Brand-Rex Company.
      e. Cooper Industries; Belden Division.
      f. Guardian Products; General Cable.
      g. Mohawk Wire and Cable Corp.
      h. Pirelli Cable Corp.; Power Cable Division.

2.2 ELECTRONIC CABLE

A. Provide cabling as indicated per manufacturer’s installation instructions and as indicated below.

B. Twisted-Pair Plenum:
   1. Quantity of twisted pairs indicated;
   2. No. 24 AWG, 7-strand, tinned-copper conductors; PTFE insulation; overall aluminum/polyester shield; No. 22 AWG tinned-copper drain wire; PTFE jacket; suitable for use in air-handling spaces.

C. Control cabling. Provide cabling as indicated by manufacturer. Minimum Cat 5e. Cabling shall be:
   1. Plenum rated.
   2. Color coded per drawings or specifications. Cabling shall not be the same color as data or telephone cabling.
   3. Copper Cable:
      a. Conductors are twisted in pairs with four pairs contained in a flame retardant PVC jacket separated by a spline.
      b. Superior performance exceeds all TIA/EIA-568-B Category 5 and ISO 11801 Edition 2.0 for Class E cable requirements. ETL tested and verified for Category 5E component performance.
      c. Performance tested to 500 MHz.
      d. Plenum (CMP) flame rated.

D. Cable shall be rated for indoor and outdoor use if located outside the building conditioned space. (Underfloor or buried is outside conditioned space)

E. Control cabinet data cabling. Provide cabling as indicated by manufacturer or minimum cat 5e between control cabinets and devices within cabinet.
   1. Plenum rated.
   2. Color-coded per drawings or specifications.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine raceways and other elements to receive cables for compliance with requirements for installation tolerances and other conditions affecting performance of transmission media. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Install cable as indicated, according to manufacturer's written instructions.

B. Install transmission media without damaging conductors, shield, or jacket.
   1. Do not bend cable, in handling or installation, to smaller radii than minimum recommended by manufacturer.
   2. All new installation cabling shall be one piece without breaks or splices except at device connections.
   3. Existing cabling extended or relocated from an existing point shall be spliced per manufacturer installation instructions. If there are no manufacturers splicing instructions, provide compression butt splices and plenum rated sleeves suitable for use with the cabling jacket.
      a. Use splice and tap connectors compatible with cable material.
      b. Make no splices except at indicated splice points.

C. Pull cables without exceeding cable manufacturer's recommended pulling tensions.
   1. Pull cables simultaneously if more than one is being installed in same raceway.
   2. Use pulling compound or lubricant where necessary; compound used must not deteriorate conductor or insulation.
   3. Use pulling means; including fish tape, cable, rope, and basket-weave wire/cable grips, that will not damage media or raceway.
   4. Provide pull boxes as per NEC.
   5. Provide junction or pull boxes at all splice points.

D. Install exposed cables parallel and perpendicular to surfaces or exposed structural members, and follow surface contours where possible.

E. Support cables according to Section “Basic Electrical Materials and Methods.”

F. Seal around cables penetrating fire-rated elements according to Section “Firestopping.”

G. Bond shields and drain conductors to ground at only one point in each circuit.

H. Connect components to wiring system and to ground as indicated and instructed by manufacturer.

I. Tighten electrical connectors and terminals according to manufacturers published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.

J. Identify cables according to Section “Electrical Identification.”

K. Provide 24" service loops coiled every 100'. Velcro strap cabling together. Do not damage cabling by overtightening ties. If the cabling is deformed, replace the cable.

L. Mount on J-hooks when not in conduit independent of other systems. Secure to J-hooks with zip ties. Provide conduit or J-hooks separate from tele/data or security cabling. Do not tie to ceiling supports or any other non-structural support above ceiling.

M. Install in conduit in all exposed or non-continuous ceilings or any finished space where cabling is visible and all unfinished areas below 10' AFF. See Raceways and Boxes application schedule for conduit types.

N. Coordinate with owner for connector equipment type.

3.3 FIELD QUALITY CONTROL

A. Copper Cable Testing Procedures: Inspect for physical damage and test cable for continuity and shorts. Use time-domain reflectometer with strip-chart recording capability and anomaly resolution to within 12 inches in runs up to 1000 feet in length. Test cable segments for faulty connectors, splices, terminations, and the integrity of the cable and its component parts.

B. Replace malfunctioning cables at Project site, where possible, and retest to demonstrate compliance.

C. Provide written documentation to the owner’s representative of cabling performance.

END OF SECTION

SECTION 26 13 10

PULL AND JUNCTION BOXES

PART 1 - GENERAL

1.1 DESCRIPTION

A. Work covered by this Section includes furnishing of and paying for all materials, labor, services, equipment, licenses, taxes, other items, and appliances necessary for the execution, installation and completion of all work specified herein and/or shown on the drawings.

B. Pull and junction boxes of appropriate size and depth as indicated on the drawings and as specified hereinafter.

1.2 SUBMITTALS

A. Submittals for products furnished under this section are not required.

PART 2 - PRODUCTS

2.1 MATERIALS

A. For interior work, provide galvanized sheet metal boxes of code thickness with lapped and welded joints, ¾-inch flanges, screw covers, etc.

B. For exterior work, provide galvanized sheet metal boxes of code thickness with lapped and welded joints, ¾-inch flanges, bolted covers with full gaskets forming a completely raintight assembly for above ground installations. Provide concrete boxes with screw fittings and drains for in ground pull boxes. Boxes shall be sized as per NEC or as indicated on the drawings.

C. See drawings for pull boxes requiring racks.

D. Boxes with concentric knockouts are not acceptable.

E. Provide ground terminal strip and ground pull box and circuits.

F. As shown on Drawings.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Provide junction boxes as shown on drawings and otherwise where required, sized according to number of conductors in box or type of service to be provided. Minimum junction box size 4 inches square and 2⅛ inches deep. Provide screw covers for junction boxes.

B. Use minimum 16-gauge steel for pull boxes and provide with screw cover.

C. Install boxes in conduit runs wherever necessary to avoid too long runs or too many bends. Do not exceed 100-foot runs without pull boxes.

D. Rigidly secure boxes to walls or ceilings. Conduit runs will not be considered adequate support.

E. Install boxes with covers in accessible locations.

F. Pull boxes, wireways or gutters above panelboards, switchboards, distribution boards, or any other circuit distributing panel shall not be wider than 1.5x (times) the width of the panel or panels if adjoining.

G. Under no circumstances shall wireways, pull boxes, or gutters wrap the room and be used as a channel for circuits, unless specifically called out by the engineer or per manufacturers shop drawings.

H. Observe maximum conductor fill as required by the National Electrical Code.

END OF SECTION

SECTION 26 27 26

WIRING DEVICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes receptacles, connectors, switches, and finish plates.

1.3 DEFINITIONS

A. GFCI/GFI: Ground-fault circuit interrupter.

B. SPD: Surge protective device.

1.4 SUBMITTALS

A. Product Data: For each product specified.

B. Shop Drawings: Legends for receptacles and switch plates.

C. Samples: For devices and device plates for color selection and evaluation of technical features.

D. Maintenance Data: For materials and products to include in maintenance manuals specified in Division 1.

1.5 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction.

B. Comply with NEMA WD 1.

C. Comply with NFPA 70.

1.6 COORDINATION

A. Receptacles for Owner-Furnished Equipment: Match plug configurations.
   1. Cord and Plug Sets: Match equipment requirements.

1.7 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents. Deliver extra materials to Owner.
   1. Telephone/Power Service Poles: One for each 10, but not less than one.
   2. Floor Service-Outlet Assemblies: One for each 10, but not less than one.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
   1. Wiring Devices:
      a. Bryant Electric, Inc.
      b. Eaton.
      c. Hubbell, Inc.; Wiring Devices Div.
      d. Killark Electric Manufacturing Co.
      e. Leviton Manufacturing Co., Inc.
      f. Pass & Seymour/Legrand; Wiring Devices Div.

2.2 SWITCHES

A. Snap Switches: Commercial spec grade.

2.3 WALL PLATES

A. Single and combination types match corresponding wiring devices. CSA certified and UL listed.
   1. Plate-Securing Screws: Metal with head color to match plate finish. Color by Architect.
   2. Material: 302 brushed stainless steel.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install devices and assemblies straight, plumb and secure. Do not overtighten to deform faceplate. Adjust receptacle depth so faceplate mounts flush with wall. Adjust receptacle to extend equilaterally 1/8” beyond the faceplate opening.

B. Install devices as per ADA height requirements.

C. Install wall plates when painting is complete. Remove all paint from any wall plates.

3.2 IDENTIFICATION

A. Comply with Section AElectrical Identification.@
   1. Switches: Identify panelboard and circuit number from which served. Use machine-printed, pressure-sensitive, abrasion-resistant label tape on face of plate and durable wire markers or tags within outlet boxes.

3.3 CONNECTIONS

A. Connect wiring device grounding terminal to branch-circuit equipment grounding conductor.

B. Tighten electrical connectors and terminals according to manufacturers published torque-tightening values. If manufacturers torque values are not indicated, use those specified in UL 486A and UL 486B.

3.4 FIELD QUALITY CONTROL

A. Test wiring devices for proper polarity and ground continuity. Operate each device at least six times.

B. Replace damaged or defective components.

3.5 CLEANING

A. Internally clean devices, device outlet boxes, and enclosures. Replace stained or improperly painted wall plates or devices.

END OF SECTION

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1328962

Date Filed:
06/25/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
The Brandt Companies
Carrollton, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
CSP-22-049MF
Construct Jail North Dishwasher Exhaust

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Jordan Green, and my date of birth is [redacted].

My address is [redacted]
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 25 day of June (month), 2025 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1328962

Date Filed:
06/25/2025

Date Acknowledged:
07/07/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

The Brandt Companies
Carrollton, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

CSP-22-049MF
Construct Jail North Dishwasher Exhaust

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **53.**

Meeting Date: 07/15/2025

Approval of Renewal #1 for 5F Mechanical Group Inc. Contract-24RFP30-Providing HVAC maintenance services for Williamson County buildings for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on Renewal #1 for Contract #24RFP30 with 5F Mechanical Group Inc. to provide HVAC maintenance services for Williamson County buildings, on the same terms and conditions as the original agreement but with an anticipated price increase of 0.3% for the term of October 1, 2025, through September 30, 2026.

Background

This is the first renewal of the awarded Contract #24RFP30 with 5F Mechanical Group Inc. The original contract was approved by the Commissioners Court on April 9, 2024 (Agenda Item #57), for the term of April 9, 2024, through September 30, 2025, to provide HVAC maintenance services for Williamson County buildings. Renewal #1 is proposed for FY26, covering the period of October 1, 2025, through September 30, 2026. The renewal would continue under the same terms and conditions as the original contract but with an increase of %0.03. 5F Mechanical Group Inc. has confirmed that the markup will remain at 20%. The Facilities Management Department requested Renewal #1 and confirmed the vendor met all the County requirements for this contract. Funding Source: 01.0100.0509.004510 and 01.0100.0509.004509. Point of Contact: Shantil Moore.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Renewal 1

1295 Document

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/09/2025 11:35 AM
Form Started By: Cheryl Johnson		Started On: 07/03/2025 02:51 PM
Final Approval Date: 07/09/2025		

WILCO PURCHASING

Summary of Price Change Amendment Williamson County Contract

Contract Number:	24RFP30	**Department:**	Facilities Management
Vendor Name:	5F Mechanical Group Inc		
Purpose/Intended Use of Product or Service (summary):			
HVAC Maintenance and Repair Services			
Type of Contract:	RFP	**Start Date:**	October 01, 2025
Purchasing Contact:	Cheryl Johnson	**End Date:**	September 30, 2026
Department Contact:	Shantil Moore		

- **Williamson County wishes to increase/decrease pricing as per the detailed attached documentation. All other terms and conditions remain without change.**
- PLEASE INCLUDE THE FOLLOWING:
  - COMPLETED 1295 FORM; AND
  - RENEWED INSURANCE CERTIFICATE IF IT WAS REQUIRED IN BID/PROPOSAL.

Renewal Option Period October 01, 2025 – September 30, 2026
Initial Contract Period April 09, 2024 -- September 30, 2025

BY SIGNING BELOW, THE PARTIES AGREE TO THE TERMS OF EXTENSION SET FORTH AS STATED ABOVE

Vendor: 5F Mechanical Group Inc

Name: Steven R Pack

Title: Service Manager

Signature _____

Date 01 July 2025

Williamson County, 710 Main St., Georgetown, TX 78626

Williamson County Authorized Signature

Signature _____

Date _____

Reviewed by Contract Audit
SARA GREER, CGAP
Contract Auditor
Williamson County Auditor's Office
Date: Jul 08 2025 Time: 1:01 pm

FY 24--25 Attachment B – Compensation and Fee Schedule

This attachment shall be completed and returned with the Contractor response. Failure to return this completed attachment will result in the disqualification of the response.

Contractor shall submit a Compensation and Fee Schedule with a full list of all personnel titles and the hourly billing rate for each discipline which shall be incorporated into its contract.

Rates shall remain firm throughout the term of this contract purchase agreement. This compensation and fee scheduled shall be used to establish fixed prices for services by purchase order.

After award and as individual projects are identified, awarded Contractor(s) will be requested to submit a fee proposal detailing the total fee for providing the Services for the specific project expressed as a "not to exceed" amount, the number of hours (by specialty in accordance with the approved fee schedule), and the total anticipated amount for reimbursable expenses. Contractor shall be responsible for all expenses associated with the work identified in the purchase order. (Labor, equipment, materials, travel, etc.). Final work order proposal, including all expenses for each individual work orders will be negotiated and approved at time of award of each work order and shall become a "fixed price" work order.

Personnel Level	Hourly Rate
1. Supervisor / Project Manager	$99.00
2. HVAC Journeyman Technician	
a. Regular Hours (6 am – 6pm)	$99.00
b. After Regular Hours (6:01 pm – 5:59 am)	$148.50
c. Weekends or County approved Holidays	$173.50
d. Emergency Response during Regular Hours (6 am – 6 pm)	$99.00
e. Emergency Response after Regular Hours (6:01 pm – 5:50 am)	$148.50
f. Emergency Response on Weekends or Approved Holidays	$173.50
3. HVAC Apprentice Technician	
a. Regular Hours (6 am – 6pm)	$60.00
b. After Regular Hours (6:01 pm – 5:59 am)	$90.00
c. Weekends or County approved Holidays	$105.00
d. Emergency Response during Regular Hours (6 am – 6 pm)	$60.00
e. Emergency Response after Regular Hours (6:01 pm – 5:50 am)	$90.00
f. Emergency Response on Weekends or Approved Holidays	$105.00
4. Sheet Metal Journeyman Technician	
a. Regular Hours (6 am – 6pm)	$49.50
b. After Regular Hours (6:01 pm – 5:59 am)	$71.50
c. Weekends or County approved Holidays	$71.50
d. Emergency Response during Regular Hours (6 am – 6 pm)	$49.50
e. Emergency Response after Regular Hours (6:01 pm – 5:50 am)	$71.50
f. Emergency Response on Weekends or Approved Holidays	$71.50
5. Sheet Metal Apprentice Technician	
a. Regular Hours (6 am – 6pm)	$38.50
b. After Regular Hours (6:01 pm – 5:59 am)	$51.70
c. Weekends or County approved Holidays	$51.70
d. Emergency Response during Regular Hours (6 am – 6 pm)	$38.50
e. Emergency Response after Regular Hours (6:01 pm – 5:50 am)	$51.70
f. Emergency Response on Weekends or Approved Holidays	$51.70

24RFP30 2026 Price Increase Justification

2026 24RFP30 price increase request and justification.

Due to continuous increases in labor and materials cost. 5F Mechanical Group Inc. is requesting a .03% percent increase on labor for 24RFP30 (2026) as reflected on 2025-2026 labor rate comparison.

Please call me with any questions, comments, concerns, feedback or clarifications.

01 July 2025

Steve Pack
Service Manager
Office 512-251-6880 / Mobile 512-771-5482
Email: Steve.Pack@5Fmech.com

5F Mechanical Group Inc.

Wilco 24RFP30 2025-2026 Cost Comparison

Labor Cost Increase .03%

Personnel Level	Hourly Rate 2025	Hourly Rate 2026
1. Supervisor / Project Manager	**99.00**	**101.97**
2. HVAC Journeyman Technician		
a. Regular Hours (6am - 6pm)	**99.00**	**101.97**
b. After Regular Hours (6:01pm - 5:59am)	**148.50**	**152.96**
c. Weekends or county approved Holidays	**173.50**	**178.71**
d. Emergency Response during Regular Hours (6am- 6pm)	**99.00**	**101.97**
e. Emergency Response after Regular Hours (6:01 pm - 5:50am)	**148.50**	**152.96**
f. Emergency Response on Weekends or Apporved Holidays	**173.50**	**178.71**
3. HVAC Apprentice Technican		
a. Regular Hours (6am - 6pm)	**60.00**	**61.80**
b. After Regular Hours (6:01pm - 5:59am)	**90.00**	**92.70**
c. Weekends or county approved Holidays	**105.00**	**108.15**
d. Emergency Response during Regular Hours (6am- 6pm)	**60.00**	**61.80**
e. Emergency Response after Regular Hours (6:01 pm - 5:50am)	**90.00**	**92.70**
f. Emergency Response on Weekends or Apporved Holidays	**105.00**	**108.15**
4. Sheet Metal Journeyman Technican		
a. Regular Hours (6am - 6pm)	**49.50**	**50.99**
b. After Regular Hours (6:01pm - 5:59am)	**71.50**	**73.65**
c. Weekends or county approved Holidays	**71.50**	**73.65**
d. Emergency Response during Regular Hours (6am- 6pm)	**49.50**	**50.99**
e. Emergency Response after Regular Hours (6:01 pm - 5:50am)	**71.50**	**73.65**
f. Emergency Response on Weekends or Apporved Holidays	**71.50**	**73.65**
5. Sheet metal Apprentice Technican		
a. Regular Hours (6am - 6pm)	**38.50**	**39.66**
b. After Regular Hours (6:01pm - 5:59am)	**51.70**	**53.25**
c. Weekends or county approved Holidays	**51.70**	**53.25**
d. Emergency Response during Regular Hours (6am- 6pm)	**38.50**	**39.66**
e. Emergency Response after Regular Hours (6:01 pm - 5:50am)	**51.70**	**53.25**
f. Emergency Response on Weekends or Apporved Holidays	**51.70**	**53.25**
6. Pipe Fitter Technican		
a. Regular Hours (6am - 6pm)	**72.60**	**74.78**
b. After Regular Hours (6:01pm - 5:59am)	**121.40**	**125.04**
c. Weekends or county approved Holidays	**121.40**	**125.04**
d. Emergency Response during Regular Hours (6am- 6pm)	**72.60**	**74.78**
e. Emergency Response after Regular Hours (6:01 pm - 5:50am)	**121.60**	**74.78**
7. Other Technicans (Pipe Fitter (Apprentice)		
a. Regular Hours (6am - 6pm)	**61.15**	**62.98**
b. After Regular Hours (6:01pm - 5:59am)	**101.40**	**104.44**
c. Weekends or county approved Holidays	**101.40**	**104.44**
d. Emergency Response during Regular Hours (6am- 6pm)	**61.15**	**62.98**
e. Emergency Response after Regular Hours (6:01 pm - 5:50am)	**101.40**	**104.44**
f. Emergency Response on Weekends or Apporved Holidays	**101.40**	**104.44**

Steve Pack

Service Manager

Office 512-251-6880 / Mobile 512-771-5482

Email: Steve.Pack@5FMech.com

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1331772

Date Filed:
07/02/2025

Date Acknowledged:
07/08/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

5F Mechanical Group Inc.
Elgin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

24RFP30
24RFP30 HVAC Maintenance and Repairs for Williamson County, Texas

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Schnautz, David	Elgin, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Docusign Envelope ID: 830B033F-FFA4-40FF-8CD4-407350F8D164

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1331772

Date Filed:
07/02/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
5F Mechanical Group Inc.
Elgin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
24RFP30
24RFP30 HVAC Maintenance and Repairs for Williamson County, Texas

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Schnautz, David	Elgin, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My n[redacted]

My a[redacted]

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 2nd day of July (month), 2025 (year).

DocuSigned by:

Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **54.**

Meeting Date: 07/15/2025

Justice Complex Improvements (P476) - Vaughn - GMP 1 - Change Order #1

Submitted For: Dale Butler **Submitted By:** Christy Matoska, Facilities Managemen

Department: Facilities Management

Agenda Category: Regular Agenda Items

Information

Agenda Item

Receive and acknowledge approval of Change Order No. 1 from J. T. Vaughn Construction, LLC for the Justice Complex Improvements, GMP 1 Project to extend time only to align with GMP 2 completion date, which was approved by Williamson County Facilities Project Manager, Thomas Crockett, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.

Background

The Change Order No. 1 is for a time-only extension for the Justice Complex Improvements, GMP 1 project. The new completion date is 09/04/25. Williamson County Facilities Project Manager, Thomas Crockett, was delegated change order approval authority for this project on January 23, 2024, by the Commissioners Court pursuant to Loc. Gov't Code Sec. 262.031. This item is to acknowledge such approval and record same into the minutes of the Commissioners Court.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Justice Complex Improvements-P476-J.T. Vaughn_CO1

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	07/11/2025 08:53 AM
County Judge Exec Asst.	Delia Colon	07/11/2025 09:21 AM
Form Started By: Christy Matoska		Started On: 07/02/2025 03:31 PM
Final Approval Date: 07/11/2025		

CHANGE ORDER
Justice Complex Improvements

CHANGE ORDER NO: 001 NTP Date: 10/22/2024
DATE OF ISSUANCE: 04/08/2025
Contractor: Vaughn Construction
Architect/ Engineer: Johnston

EXPLANATION:
1. An additional 86 contract days for GMP 1. This will put substantial even with GMP 2 on September 4, 2025.

CONTRACT CHANGE:
1. Addition of 86 days to contract.

A. Original Contract Amount	$ 3,330,832.00
B. Adjusted Contract Sum by previous Change Orders	$ 76,306.00
C. Contract Sum increased / (decreased) by this Change Order in the amount of	$ 0
D. New Contract Sum including this Change Order will be	$ 3,407,138.00

Percentage Increase of Total Change Orders over Original Contract Amount $\left(\frac{D-A}{A} * 100\right)$
(Not to Exceed 25% per state law) %

The Contract Time will be changed by 86 days
The date of Substantial Completion as of the date of this Change Order 09/04/2025

RECOMMENDED BY:

J.T.Vaughn Construction,LLC		5/8/25
Contractor	Signature	Date

REVIEWED BY:

Johonston LLC		06/30/2025
Architect/ Engineer	Signature	Date

ACCEPTED BY:

Thomas Crockett	Thomas Crockett	06/30/2025
County's Representative	Signature	Date

Commissioners Court - Regular Session **55.**

Meeting Date: 07/15/2025

Receive the July 2025 Construction Summary Report and PowerPoint Presentation

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Receive the July 2025 Construction Summary Report and PowerPoint Presentation.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

July 2025 PowerPoint Presentation

July 2025 Construction Summary Report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 11:46 AM
Form Started By: Marie Walters		Started On: 07/10/2025 09:22 AM
Final Approval Date: 07/10/2025		

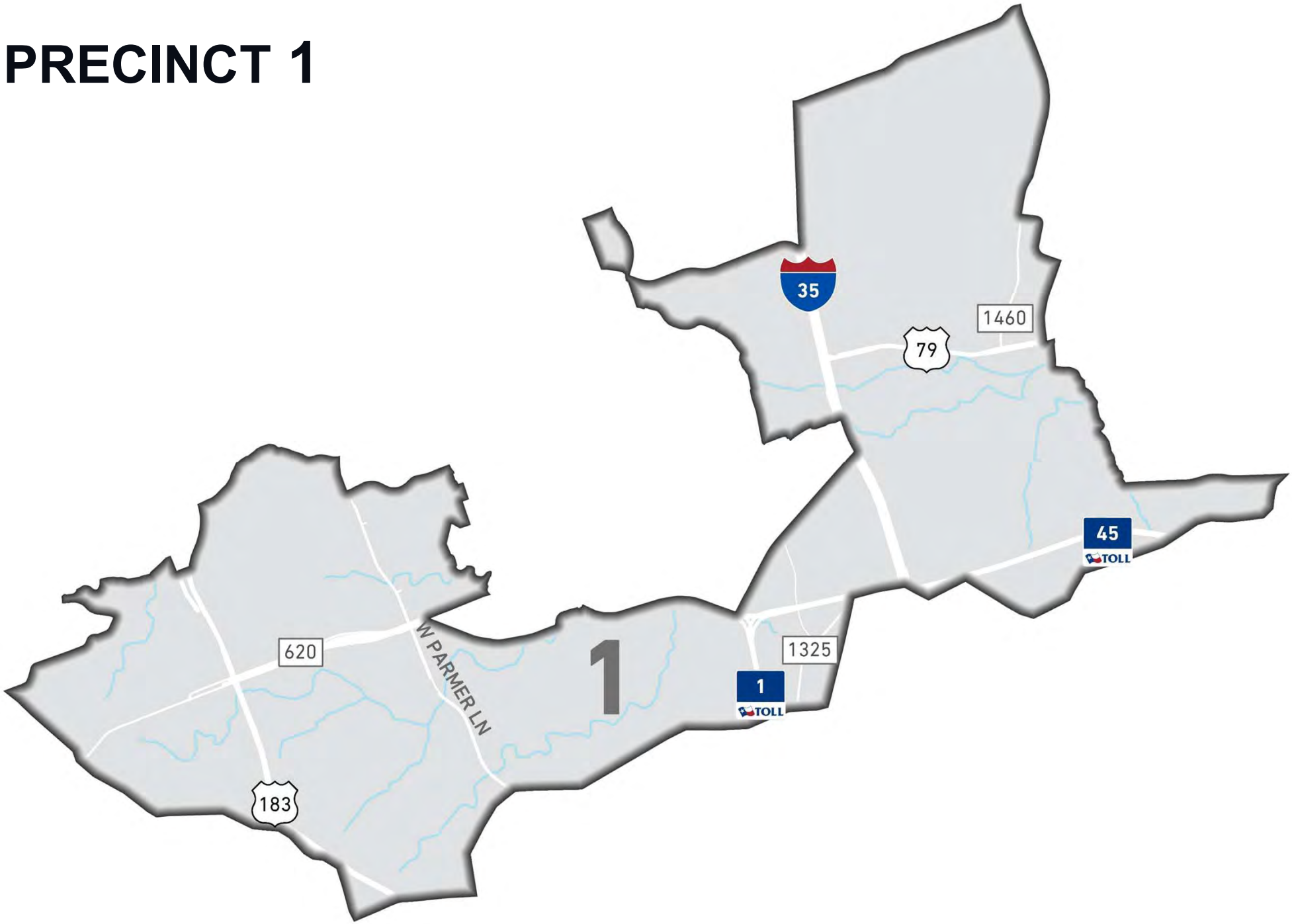


WILLIAMSON COUNTY COMMISSIONERS COURT

ROAD BOND PROGRAM

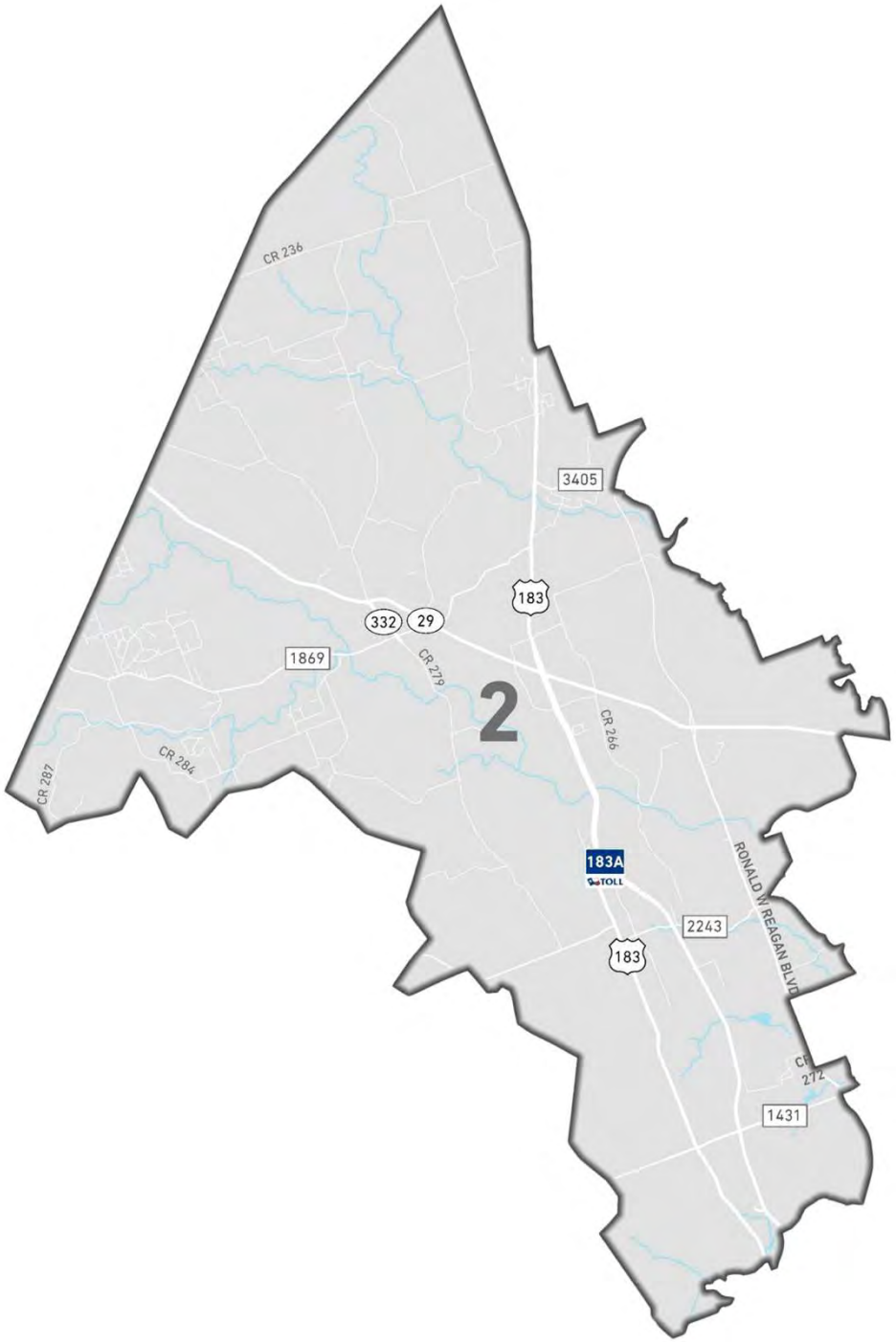
July 15, 2025

PRECINCT 1



Projects under planning and design, no active construction projects.

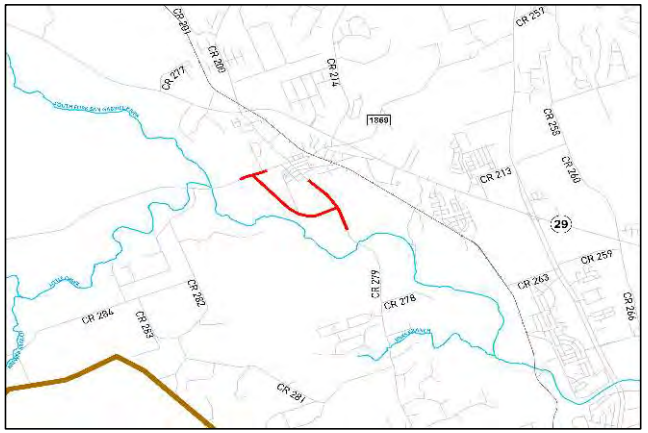
PRECINCT 2


CR 236
3405
183
332
29
1869
CR 279
2
CR 266
CR 284
CR 287
183A
TOLL
RONALD W REAGAN BLVD
2243
183
CR 272
1431

Liberty Hill (SH 29) Bypass
(RM 1869 to CR 279)

Anticipated Completion

Late 2025



Original contract amount = $14,149,449.00

Total change orders = $295,362.00

Adjusted contract price = $14,444,811.00

Expenditures to date = $10,672,813.03 (74%)

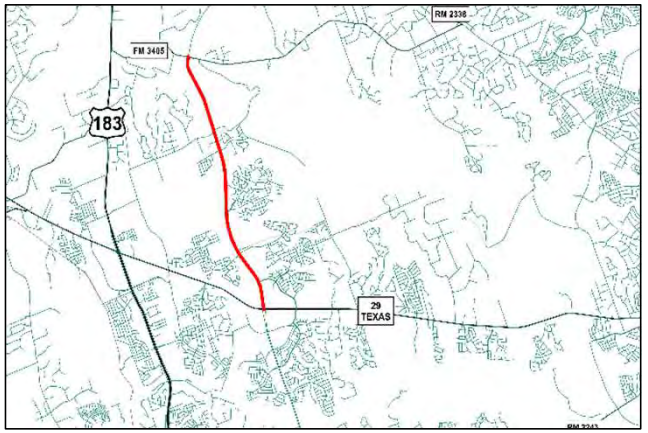
Liberty Hill (SH 29) Bypass
(RM 1869 to CR 279)



Ronald Reagan Widening
(SH 29 to FM 3405)

Anticipated Completion

Summer 2027



Original Contract Price = $52,159,299.00

Total Change Orders to Date = $310,563.50

Adjusted Contract Price = $52,469,862.50

Expenditures to Date = $20,734,319.68 (40%)

Ronald Reagan Widening
(SH 29 to FM 3405)



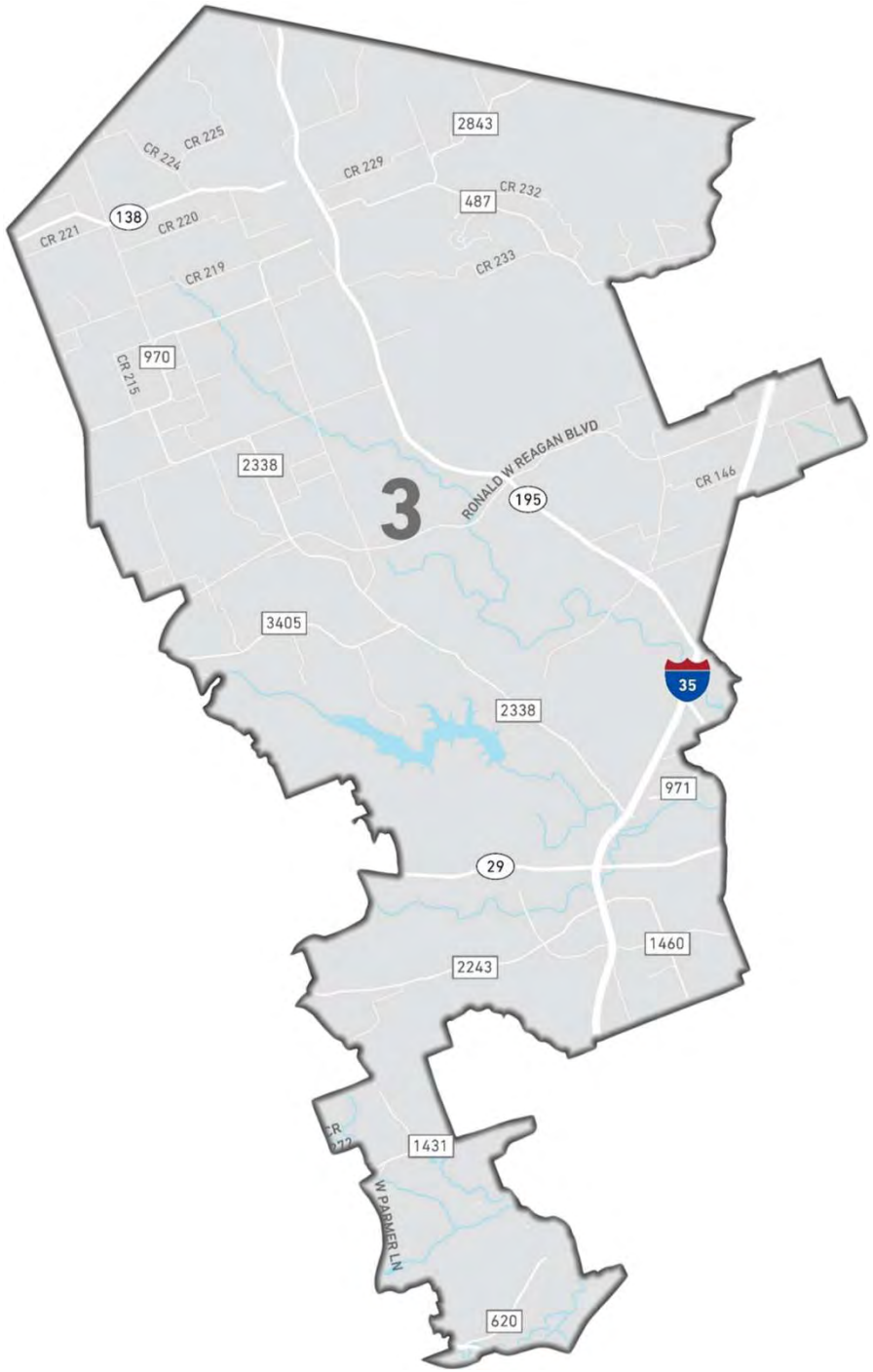
Ronald Reagan Widening
(SH 29 to FM 3405)



Ronald Reagan Widening
(SH 29 to FM 3405)



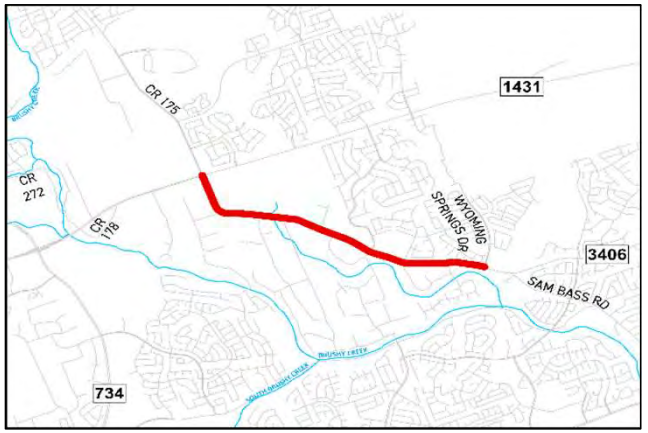
PRECINCT 3


3
2843
CR 225
CR 224
CR 229
CR 232
487
138
CR 221
CR 220
CR 219
CR 233
970
CR 215
2338
RONALD W REAGAN BLVD
195
CR 146
3405
35
2338
971
29
1460
2243
1431
W PARMER LN
620

Corridor H/Sam Bass Road
(RM 1431 to Wyoming Springs Drive)

Anticipated Completion

Fall 2025



Original Contract Price = $36,145,959.00

Total Change Orders to Date = -$2,010,251.49

Adjusted Contract Price = $34,135,707.51

Expenditures to Date = $24,163,991.56 (71%)

Corridor H/Sam Bass Road
(RM 1431 to Wyoming Springs Drive)



Corridor H/Sam Bass Road
(RM 1431 to Wyoming Springs Drive)



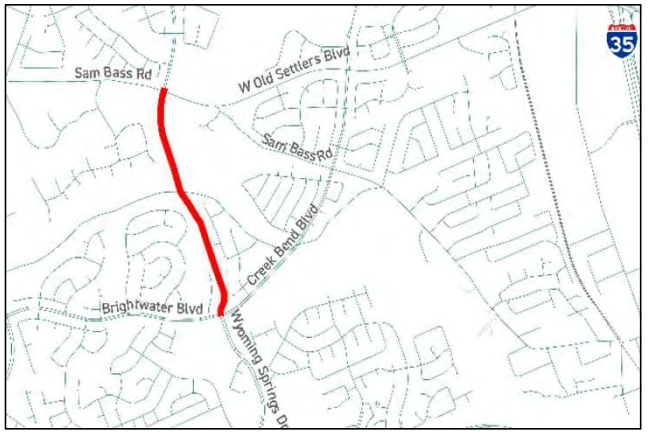
Corridor H/Sam Bass Road
(RM 1431 to Wyoming Springs Drive)



Wyoming Springs Extension
(Brightwater Boulevard/Creek Bend to Sam Bass Road)

Anticipated Completion

Late 2026



Partnership with the City of Round Rock

Original Contract Amount = $25,917,630.47

Construction is managed by the City of Round Rock

Wyoming Springs Extension
(Brightwater Boulevard/Creek Bend to Sam Bass Road)



Wyoming Springs Extension
(Brightwater Boulevard/Creek Bend to Sam Bass Road)



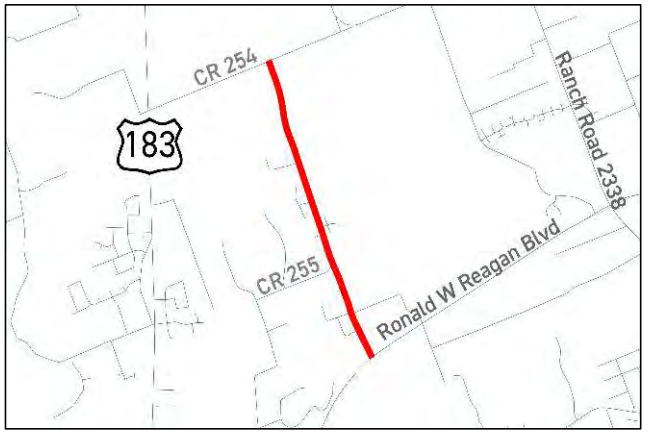
Wyoming Springs Extension
(Brightwater Boulevard/Creek Bend to Sam Bass Road)



CR 255 (Road and Bridge Funded)
(CR 254 to Ronald Reagan Boulevard)

Anticipated Completion

Summer 2026



Original Contract Price = $20,847,300.93

Total Change Orders to Date = -$13,235.52

Adjusted Contract Price = $20,834,065.41

Expenditures to Date = $7,034,567.21 (34%)

CR 255 (Road and Bridge Funded)
(CR 254 to Ronald Reagan Boulevard)



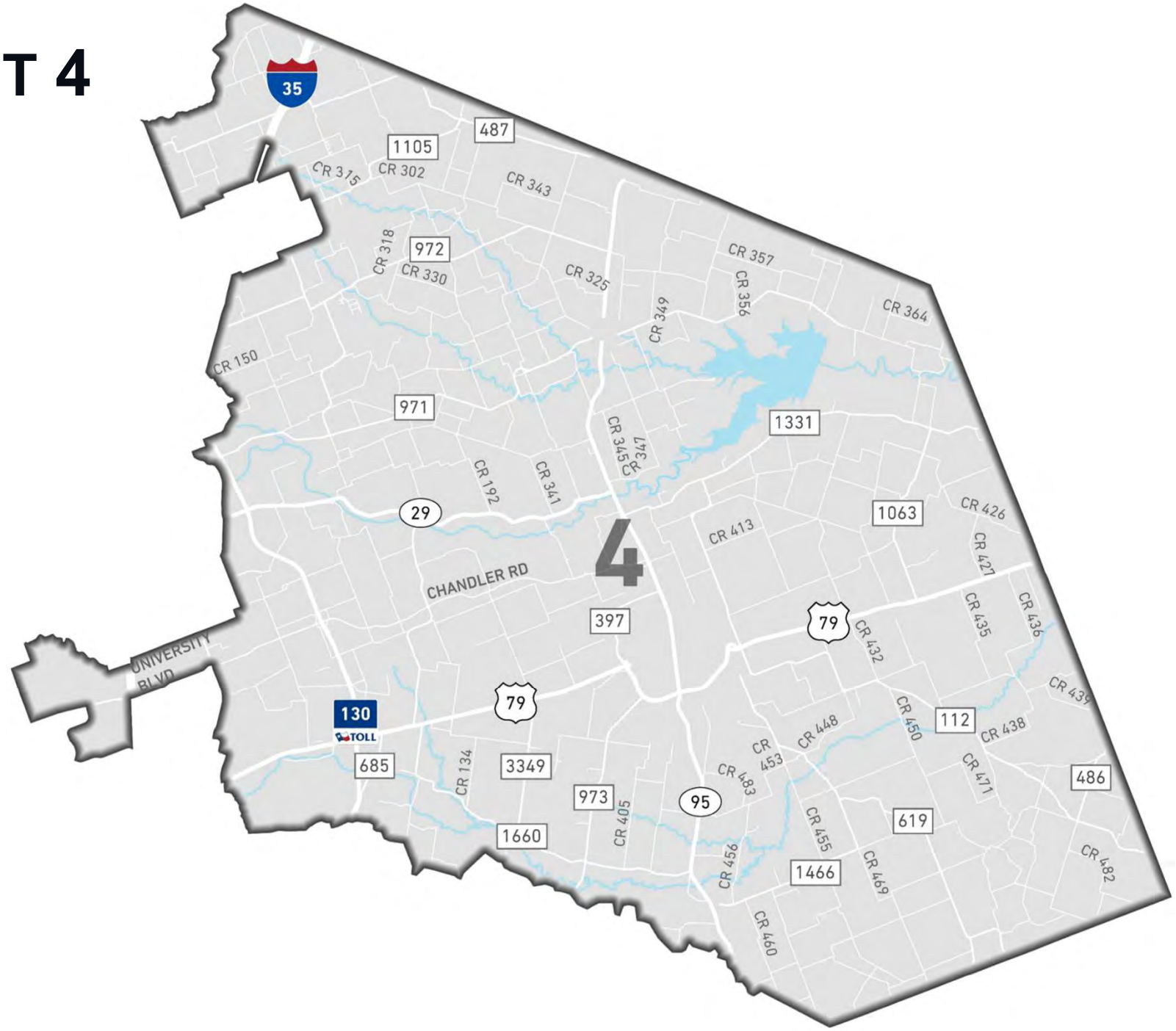
CR 255 (Road and Bridge Funded)
(CR 254 to Ronald Reagan Boulevard)



CR 255 (Road and Bridge Funded)
(CR 254 to Ronald Reagan Boulevard)



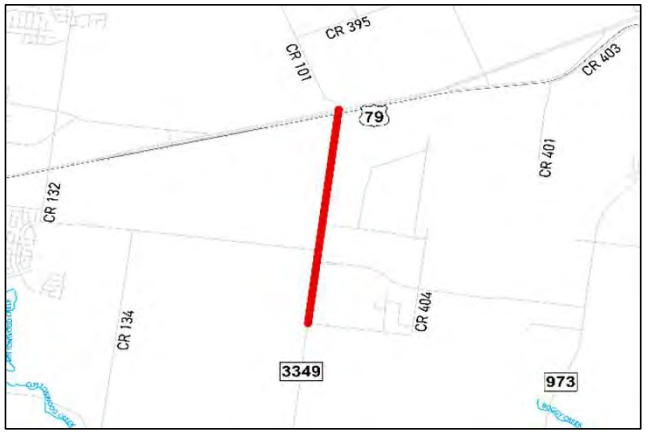
PRECINCT 4


35
1105
487
CR 315
CR 302
CR 343
CR 318
972
CR 330
CR 325
CR 357
CR 356
CR 349
CR 364
CR 150
971
1331
CR 345
CR 347
CR 192
CR 341
29
4
CR 413
1063
CR 426
CR 421
CHANDLER RD
397
79
CR 432
CR 435
CR 436
UNIVERSITY BLVD
130
TOLL
79
CR 439
CR 450
112
CR 438
CR 448
CR 453
CR 483
685
CR 134
3349
973
95
CR 405
CR 471
486
619
1660
CR 455
CR 469
CR 456
1466
CR 482
CR 460

East Wilco Highway (FM 3349/US 79 Interchange) (US 79 to CR 404)

Substantially Complete

June 2025 (Roadwork)



Original Contract Amount = $81,941,038.13

Total Change Orders = $2,499,522.01

Adjusted Contract Price = $84,440,560.14

Expenditures to Date = $69,406,811.34 (82%)

East Wilco Highway (FM 3349/US 79 Interchange)
(US 79 to CR 404)



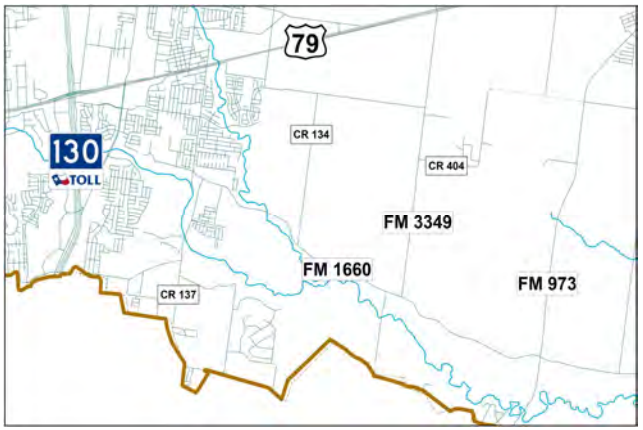
East Wilco Highway (FM 3349/US 79 Interchange) (US 79 to CR 404)



East Wilco Highway - Segment 2
(CR 137 South of Hutto to CR 404)

Anticipated Completion

Summer 2028



Original contract amount = $64,407,606.63

Total change orders = -$1,907,404.64

Adjusted contract price = $62,500,201.99

Expenditures to date = $32,983,055.42 (53%)

East Wilco Highway - Segment 2
(CR 137 South of Hutto and CR 404)



East Wilco Highway - Segment 2
(CR 137 South of Hutto and CR 404)



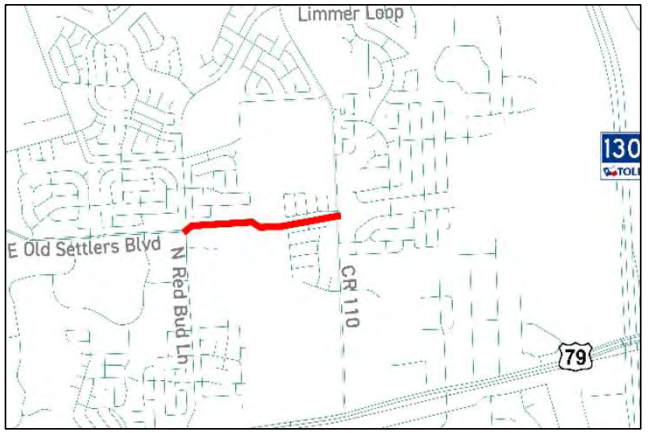
East Wilco Highway - Segment 2
(CR 137 South of Hutto and CR 404)



Old Settlers Boulevard
(North Red Bud Lane/CR 122 to CR 110)

Anticipated Completion

Fall 2025



Partnership with the City of Round Rock

Original Contract Amount = $14,920,847.10

Construction is managed by the City of Round Rock

Old Settlers Boulevard
(North Red Bud Lane/CR 122 to CR 110)



Old Settlers Boulevard
(North Red Bud Lane/CR 122 to CR 110)



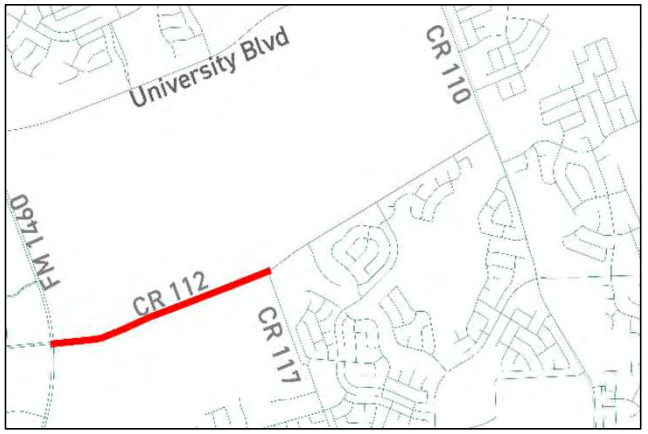
Old Settlers Boulevard
(North Red Bud Lane/CR 122 to CR 110)



CR 112 Widening
(FM 1460/A.W. Grimes to CR 117)

Anticipated Completion

Late 2026



Partnership with the City of Round Rock

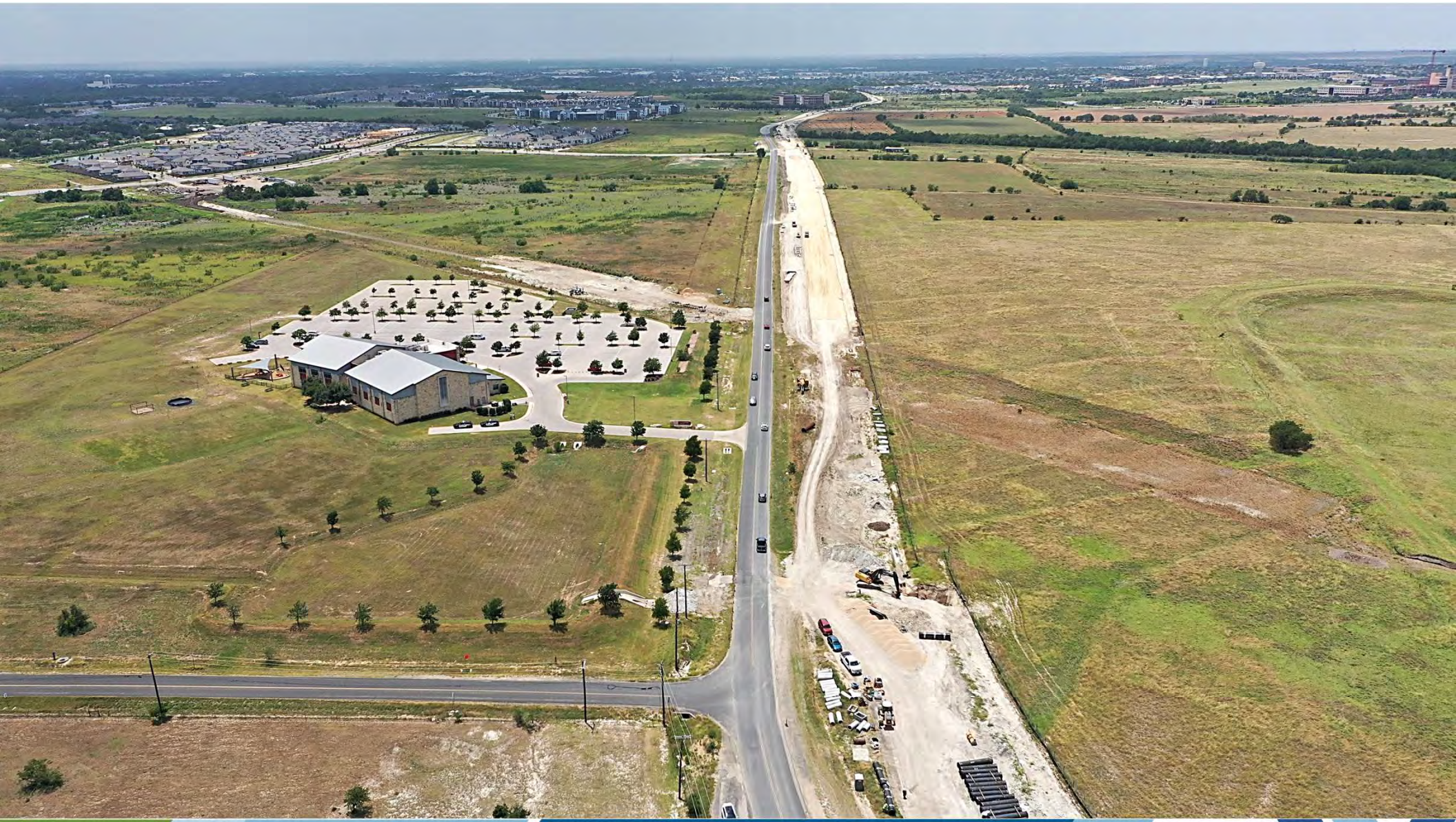
Original Contract Amount = $13,119,712.35

Construction is managed by the City of Round Rock

CR 112 Widening
(FM 1460/A.W. Grimes to CR 117)



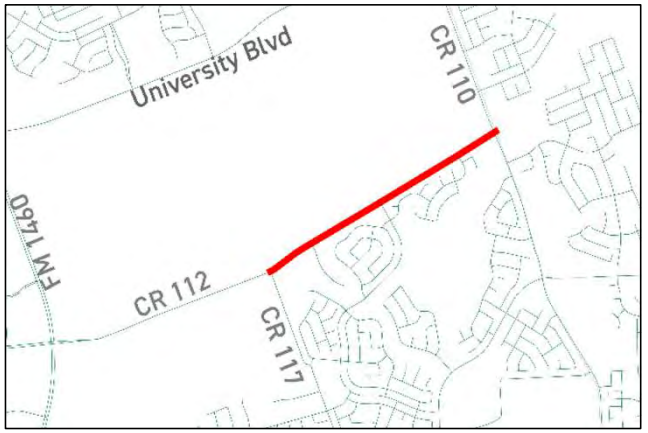
CR 112 Widening
(FM 1460/A.W. Grimes to CR 117)



CR 112 Widening
(CR 117 to CR 110)

Anticipated Completion

Late 2026



Partnership with the City of Round Rock

Original Contract Amount = $20,434,128.40

Construction is managed by the City of Round Rock

CR 112 Widening
(CR 117 to CR 110)



CR 112 Widening
(CR 117 to CR 110)



ROAD BOND PROGRAM

Construction Summary Report

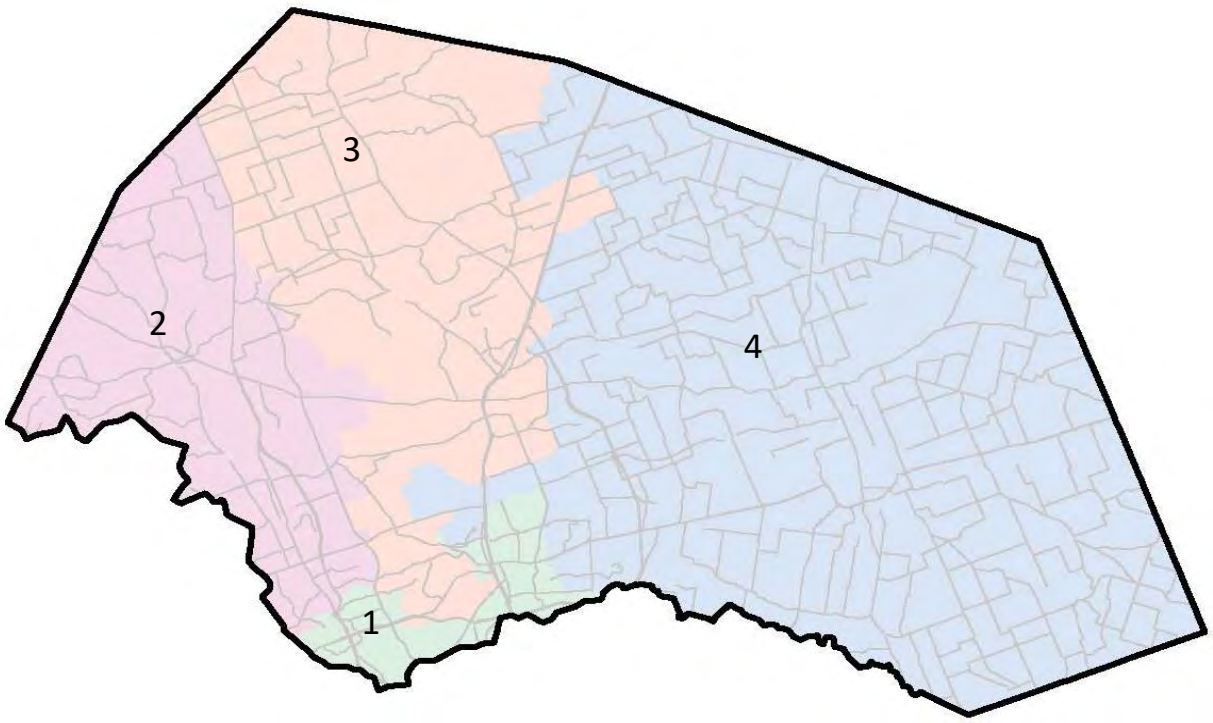
County Judge
Steven Snell

Commissioners
Terry Cook
Cynthia Long
Valerie Covey
Russ Boles

June 2025

WWW.WILCOTX.GOV

Volume XXX - Issue No.6



Presented By: HNTB

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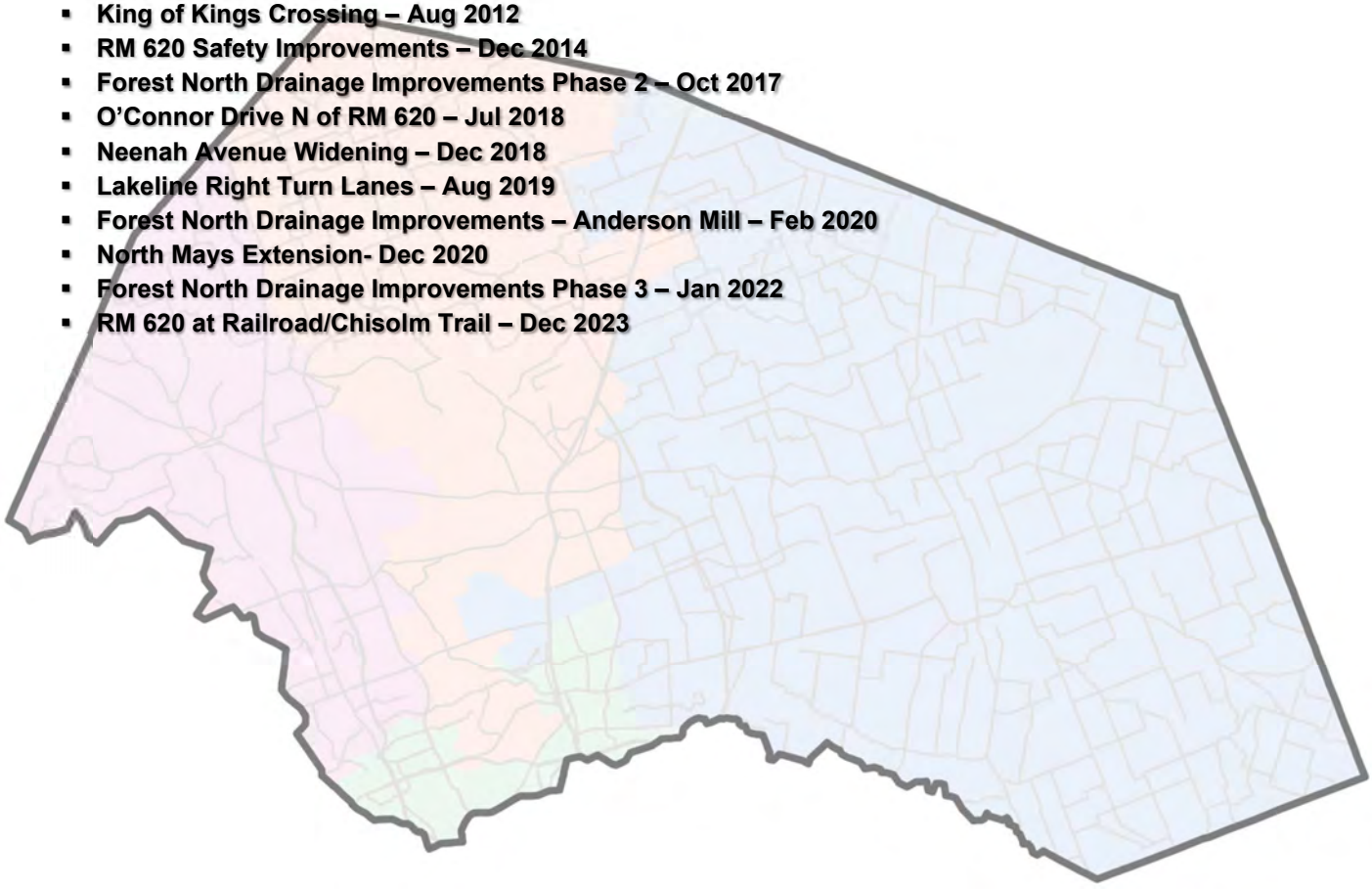
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF JUNE 2025

Precinct 1

- **Pond Springs Road (signal) – Apr 2002**
- **McNeil Road, Phase 1 – Jan 2005**
- **McNeil Road, Phase 2 – Feb 2007**
- **RM 620, Phase 1 – Jan 2009**
- **Pond Springs Road – Sep 2010**
- **County Road 174 at Brushy Creek – Jun 2011**
- **O'Connor Drive Extension – Apr 2012**
- **King of Kings Crossing – Aug 2012**
- **RM 620 Safety Improvements – Dec 2014**
- **Forest North Drainage Improvements Phase 2 – Oct 2017**
- **O'Connor Drive N of RM 620 – Jul 2018**
- **Neenah Avenue Widening – Dec 2018**
- **Lakeline Right Turn Lanes – Aug 2019**
- **Forest North Drainage Improvements – Anderson Mill – Feb 2020**
- **North Mays Extension- Dec 2020**
- **Forest North Drainage Improvements Phase 3 – Jan 2022**
- **RM 620 at Railroad/Chisolm Trail – Dec 2023**



WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF JUNE 2025

Precinct 2

- **RM 1869 at SH 29 (signal) – Aug 2002**
- **River Bend Oaks – Feb 2003**
- **County Road 175 – Jun 2003**
- **County Road 200 – Sep 2003**
- **Ronald Reagan Blvd, South Ph. 1 – Dec 2004**
- **County Road 214 – Feb 2005**
- **County Road 258 – Sep 2006**
- **San Gabriel Pkwy, Ph. 1 – Feb 2007**
- **Ronald Reagan Blvd North Ph. 1 – Mar 2007**
- **Lakeline Blvd – Jul 2007**
- **Ronald Reagan Blvd South Ph. 2 – Feb 2008**
- **US 183 at CR 274 – Feb 2008**
- **County Road 175 Phase 2A – Jan 2010**
- **US 183 at FM 3405 Traffic Signal – Mar 2010**
- **US 183 at FM 3405 Left Turn Lanes – May 2010**
- **County Road 214 Phase 2A – Jan 2011**
- **San Gabriel Parkway Ph. 2 – Oct 2011**
- **US 183 (PTF) – Apr 2012**
- **SH 29 TWLTL Liberty Hill – Dec 2012**
- **Hero Way – Feb 2013**
- **County Roads 260/266 – Apr 2013**
- **County Road 277 – Jul 2014**
- **Lakeline Blvd at US 183 – Nov 2014**
- **Lakeline Blvd Ph. 2 – Apr 2015**
- **County Road 258 – Jul 2017**
- **County Road 200 at Bold Sundown – Oct 2018**
- **Ronald Reagan at Santa Rita Ranch – Feb 2019**
- **CR 200 at SH 29 / Loop 332 – Jul 2019**
- **Bagdad Road (CR 279) at CR 278 (River Ranch County Park Road) – Feb 2020**
- **San Gabriel Ranch Road Bridge – Mar 2020**
- **Corridor F / US 183 Planning - Jan 2021**
- **Seward Junction Improvements – Mar 2021**
- **Ronald Reagan Blvd Widening (Temporary Signals) at Santa Rita Blvd – Feb 2022**
- **CR 200 (CMTA Railroad to CR 201) – Oct 2022**
- **Ronald Reagan Safety Improvements – July 2023**
- **CR 258 Extension – Dec 2023**
- **Bagdad Road / CR 279 (ROW Clearing) – Apr 2025**

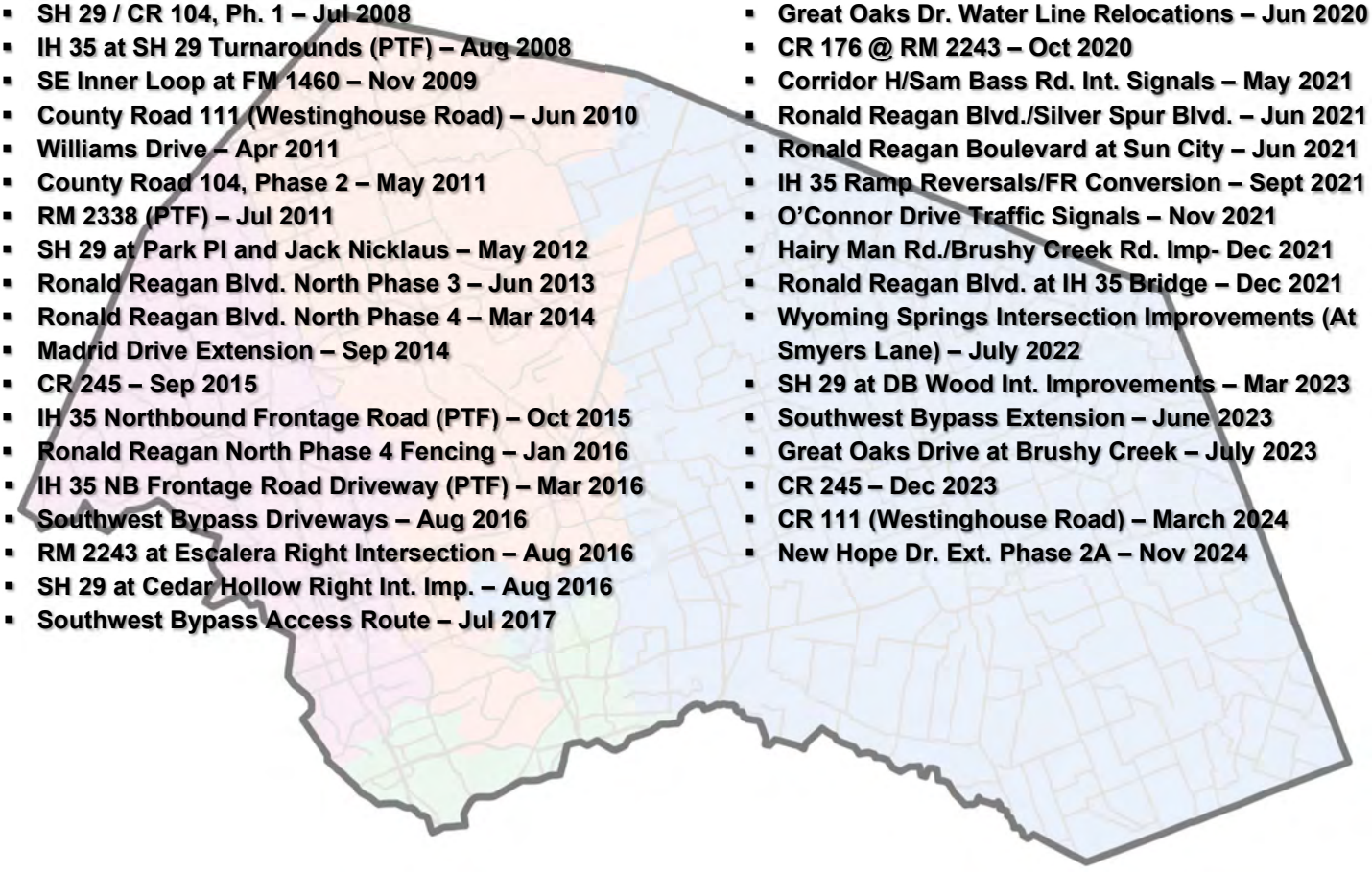
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF JUNE 2025

Precinct 3

- Cedar Hollow at SH 29 (signal) – Aug 2002
- Georgetown Inner Loop Project 2 – Aug 2003
- Georgetown Inner Loop Project 1 – Jun 2004
- Georgetown Inner Loop East Extension – Sep 2004
- County Road 152 Bridge Replacement – Sep 2004
- Inner Loop East (CR 151 to Bus 35) – Oct 2005
- Ronald Reagan Blvd North, Ph. 2 – May 2008
- 12" Water Main Relo. for SH 29 Widening – Jun 2008
- SH 29 / CR 104, Ph. 1 – Jul 2008
- IH 35 at SH 29 Turnarounds (PTF) – Aug 2008
- SE Inner Loop at FM 1460 – Nov 2009
- County Road 111 (Westinghouse Road) – Jun 2010
- Williams Drive – Apr 2011
- County Road 104, Phase 2 – May 2011
- RM 2338 (PTF) – Jul 2011
- SH 29 at Park Pl and Jack Nicklaus – May 2012
- Ronald Reagan Blvd. North Phase 3 – Jun 2013
- Ronald Reagan Blvd. North Phase 4 – Mar 2014
- Madrid Drive Extension – Sep 2014
- CR 245 – Sep 2015
- IH 35 Northbound Frontage Road (PTF) – Oct 2015
- Ronald Reagan North Phase 4 Fencing – Jan 2016
- IH 35 NB Frontage Road Driveway (PTF) – Mar 2016
- Southwest Bypass Driveways – Aug 2016
- RM 2243 at Escalera Right Intersection – Aug 2016
- SH 29 at Cedar Hollow Right Int. Imp. – Aug 2016
- Southwest Bypass Access Route – Jul 2017
- Pearson Ranch Road – Oct 2017
- Arterial H Extension Phase I– Feb 2018
- Relo. of Williamson County Regional WL – Apr 2018
- RM 620 Phase 2 – Jul 2018
- Southwest Bypass Segment 1 – Sept 2018
- Inner Loop Improvements – Dec 2018
- Neenah Ave./Pearson Ranch Rd. Signal – Jan 2019
- Southwest Bypass Segment 2 – Jan 2020
- Great Oaks Dr. Water Line Relocations – Jun 2020
- CR 176 @ RM 2243 – Oct 2020
- Corridor H/Sam Bass Rd. Int. Signals – May 2021
- Ronald Reagan Blvd./Silver Spur Blvd. – Jun 2021
- Ronald Reagan Boulevard at Sun City – Jun 2021
- IH 35 Ramp Reversals/FR Conversion – Sept 2021
- O'Connor Drive Traffic Signals – Nov 2021
- Hairy Man Rd./Brushy Creek Rd. Imp- Dec 2021
- Ronald Reagan Blvd. at IH 35 Bridge – Dec 2021
- Wyoming Springs Intersection Improvements (At Smyers Lane) – July 2022
- SH 29 at DB Wood Int. Improvements – Mar 2023
- Southwest Bypass Extension – June 2023
- Great Oaks Drive at Brushy Creek – July 2023
- CR 245 – Dec 2023
- CR 111 (Westinghouse Road) – March 2024
- New Hope Dr. Ext. Phase 2A – Nov 2024



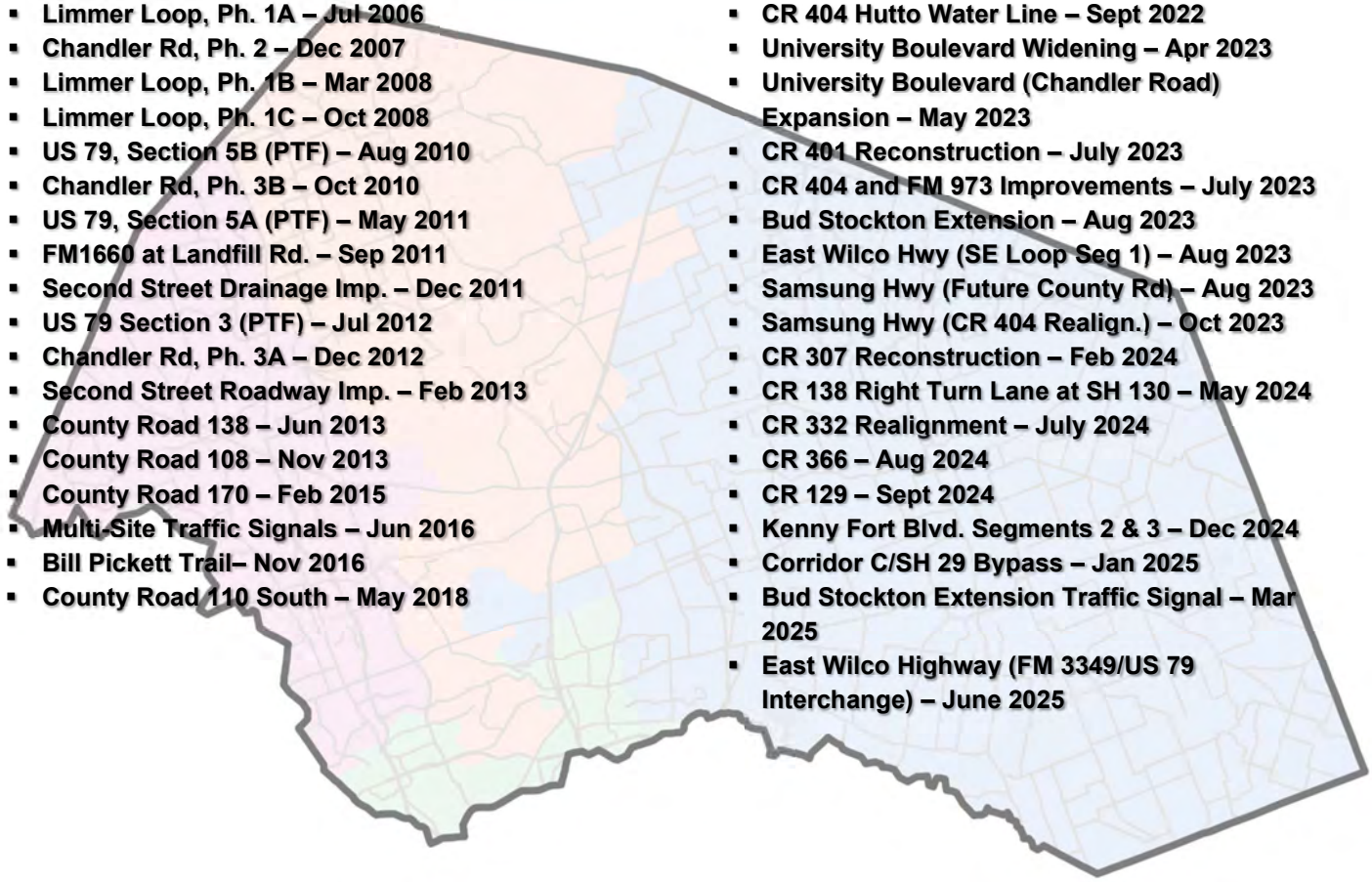
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

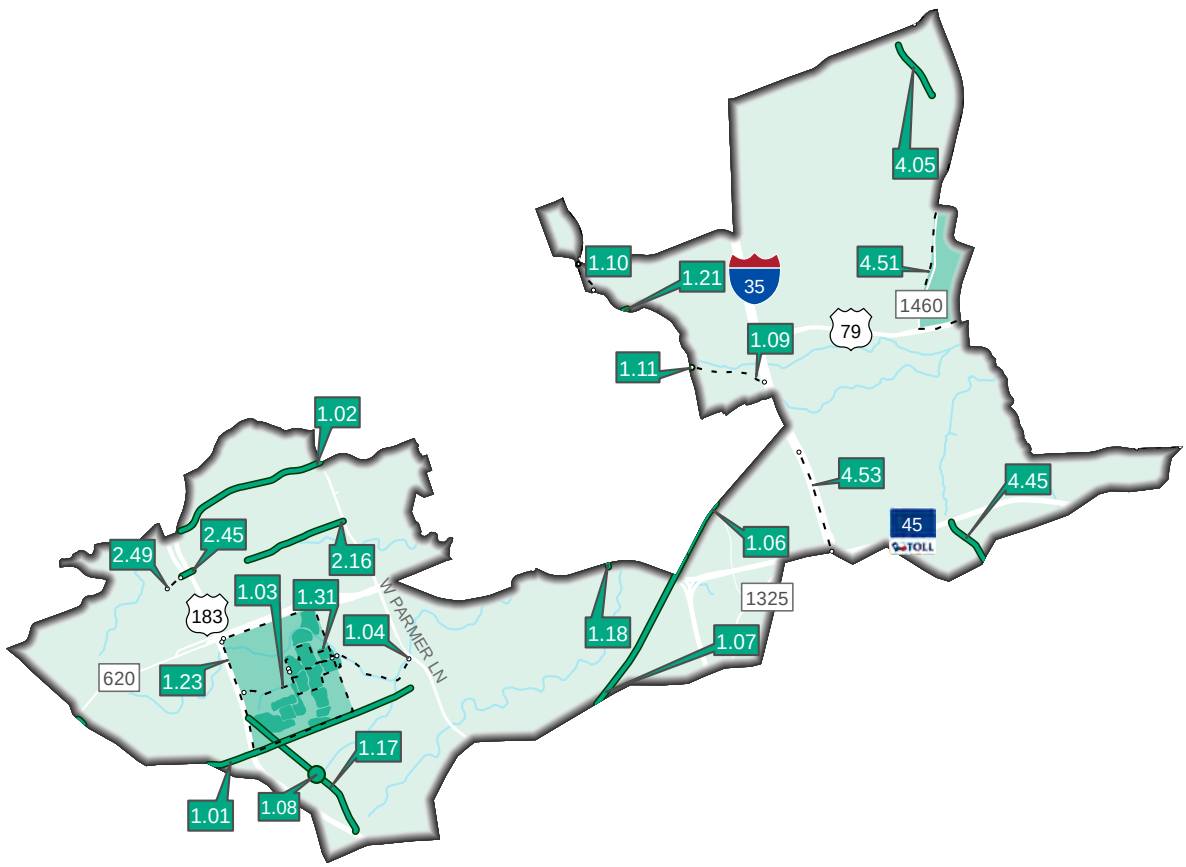
CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF JUNE 2025

Precinct 4

- **Bridge RPLs (CR 390, 406 & 427) – Nov 2002**
- **County Road 368 and 369 – Nov 2002**
- **County Road 412 – Aug 2003**
- **County Road 300 and 301 – Dec 2003**
- **County Road 424 Bridge RPL – Jan 2004**
- **Chandler Rd. Extension, Ph. 1 – Mar 2005**
- **County Road 112, Ph. 1 – Aug 2005**
- **County Road 137 – Oct 2005**
- **Limmer Loop, Ph. 1A – Jul 2006**
- **Chandler Rd, Ph. 2 – Dec 2007**
- **Limmer Loop, Ph. 1B – Mar 2008**
- **Limmer Loop, Ph. 1C – Oct 2008**
- **US 79, Section 5B (PTF) – Aug 2010**
- **Chandler Rd, Ph. 3B – Oct 2010**
- **US 79, Section 5A (PTF) – May 2011**
- **FM1660 at Landfill Rd. – Sep 2011**
- **Second Street Drainage Imp. – Dec 2011**
- **US 79 Section 3 (PTF) – Jul 2012**
- **Chandler Rd, Ph. 3A – Dec 2012**
- **Second Street Roadway Imp. – Feb 2013**
- **County Road 138 – Jun 2013**
- **County Road 108 – Nov 2013**
- **County Road 170 – Feb 2015**
- **Multi-Site Traffic Signals – Jun 2016**
- **Bill Pickett Trail– Nov 2016**
- **County Road 110 South – May 2018**
- **County Road 119 – Mar 2019**
- **County Road 110 Middle – Oct 2020**
- **CR Paving (401, 402 & 404) – Nov 2021**
- **Thrall Project (S. Bounds Street) – Jan 2022**
- **Bartlett Project (Cotrell Street) – Feb 2022**
- **County Road 101 – Feb 2022**
- **Davilla Street Culvert Re – June 2022**
- **Coupland Project – June 2022**
- **CR 404 Hutto Water Line – Sept 2022**
- **University Boulevard Widening – Apr 2023**
- **University Boulevard (Chandler Road) Expansion – May 2023**
- **CR 401 Reconstruction – July 2023**
- **CR 404 and FM 973 Improvements – July 2023**
- **Bud Stockton Extension – Aug 2023**
- **East Wilco Hwy (SE Loop Seg 1) – Aug 2023**
- **Samsung Hwy (Future County Rd) – Aug 2023**
- **Samsung Hwy (CR 404 Realign.) – Oct 2023**
- **CR 307 Reconstruction – Feb 2024**
- **CR 138 Right Turn Lane at SH 130 – May 2024**
- **CR 332 Realignment – July 2024**
- **CR 366 – Aug 2024**
- **CR 129 – Sept 2024**
- **Kenny Fort Blvd. Segments 2 & 3 – Dec 2024**
- **Corridor C/SH 29 Bypass – Jan 2025**
- **Bud Stockton Extension Traffic Signal – Mar 2025**
- **East Wilco Highway (FM 3349/US 79 Interchange) – June 2025**



2000/2006 Road Bond Program Projects
Precinct 1 - Commissioner Cook



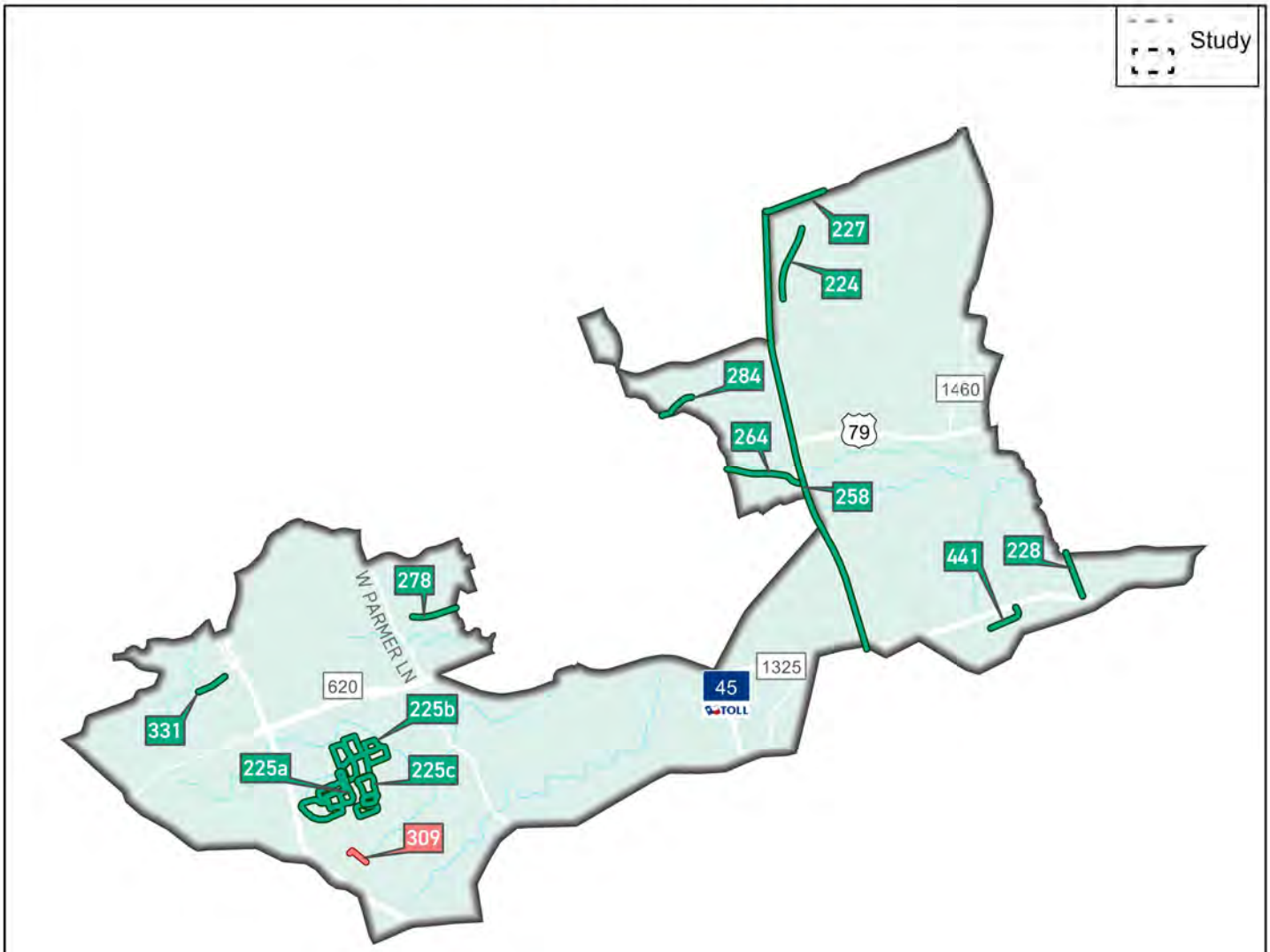
Completed/Open to Traffc

1.01 Anderson Mill Rd.
1.02 Avery Ranch Blvd. (183 to Parmer Lane)
1.03 Lake Creek Drainage - Phase 1 ----
1.04 Lake Creek Drainage - Phase 2 ----
1.06 McNeil Road - Phase 1
1.07 McNeil Road - Phase 2
1.08 Pond Springs at Turtle Rock Signal
1.09 RM 620 Feasibility ----
1.10 Wyoming Springs North ----
1.11 RM 620 Interim Improvements - Phase 1
1.17 Pond Springs Road
1.18 O'Connor Overpass at SH 45
1.21 CR 174 (Hairy Man Rd.) Bridge Rail Rehab
1.23 Forest North Drainage Improvements - Phase 1
1.31 Forest North Drainage Improvements - Phase 2
1.31 Forest North Drainage Improvements - Phase 3
2.16 Lakeline Blvd. (Lyndhurst to Parmer Lane)
2.45 Lakeline Blvd. at US 183
2.49 Lakeline Blvd. Right Turn Lanes ----
4.05 CR 112 - Phase 1
4.45 CR 170
4.53 IH 35 Operational Analysis ----

---- Study

2013 ROAD BOND PROGRAM PROJECTS

Precinct 1 - Commissioner Cook



In Design

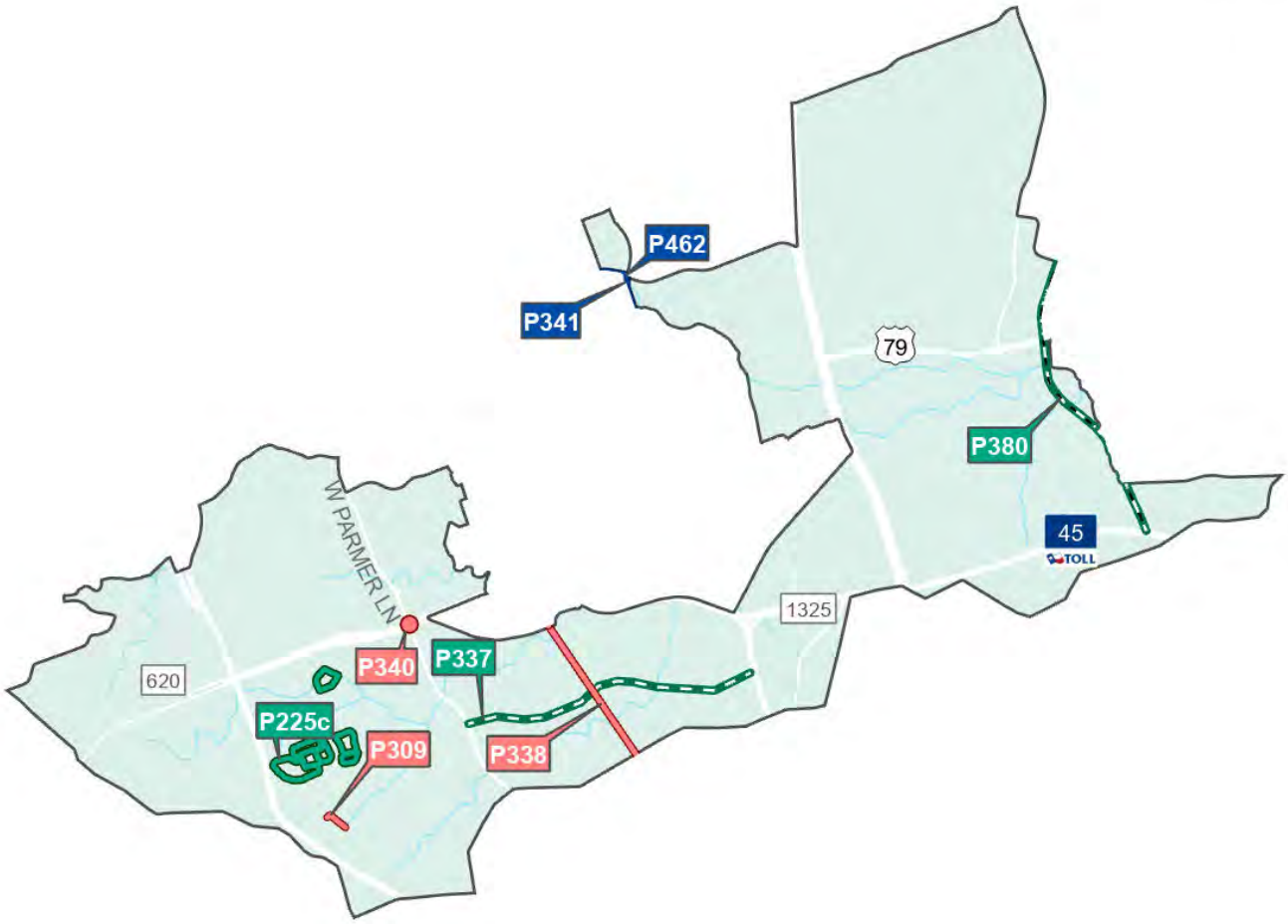
309 Pond Springs Road Area Drainage Improvements

Completed/Open to Traffic

224 North Mays Street Extension (Paloma Drive to Oakmont Drive)
225a Forest North Drainage Improvements Anderson Mill Zone
225b Forest North Drainage Improvements Phase 2
225c Forest North Drainage Improvements Phase 3 (Design)
227 University Boulevard Widening (IH 35 to Sunrise Road)
228 Kenney Fort Blvd Segments 2 and 3 (Forest Creek Boulevard to SH 45)
258 IH 35 Corridor Operational Analysis (SH 45 to RM 1431)
264 RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)
278 Neenah Avenue Widening (Olive Hill Drive to 0.5 miles east of Olive Hill Drive)
284 Hairy Man Road/Brushy Creek Road Safety Improvements (Brushy Bend to Sam Bass Road)
331 Lakeline Boulevard Right Turn Lanes
441 Roundville Lane (A.W. Grimes Boulevard to EBFR of SH 45)

2019 ROAD BOND PROGRAM PROJECTS

Precinct 1 - Commissioner Cook



In Design

309 Pond Springs Road Area Drainage Improvements
338 Robinson Ranch Road (SH 45/RM 620 to McNeil Road)
340 Parmer Lane at SH 45 Interchange

Under Construction/Bidding

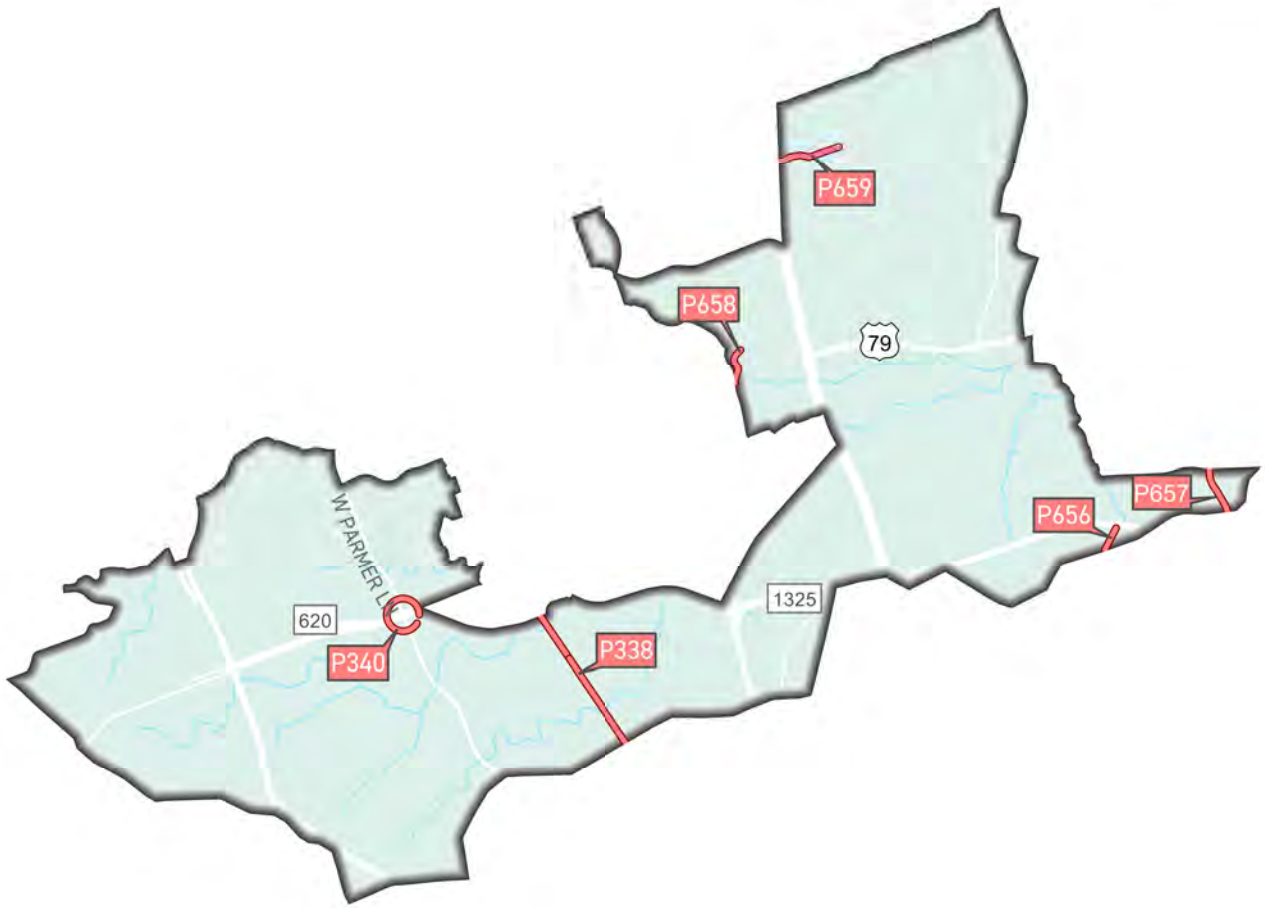
341 Wyoming Springs Extension (Brightwater Boulevard/Creek Bend to Sam Bass Road)
462 Corridor H/Sam Bass Road (RM 1431 to Wyoming Springs Drive)

Completed/Open to Traffic

225c Forest North Drainage Improvements Phase 3
337 Anderson Mill Road (FM734 - Loop 1)
380 MoKan (University Boulevard to SH 45)

2023 ROAD BOND PROGRAM PROJECTS

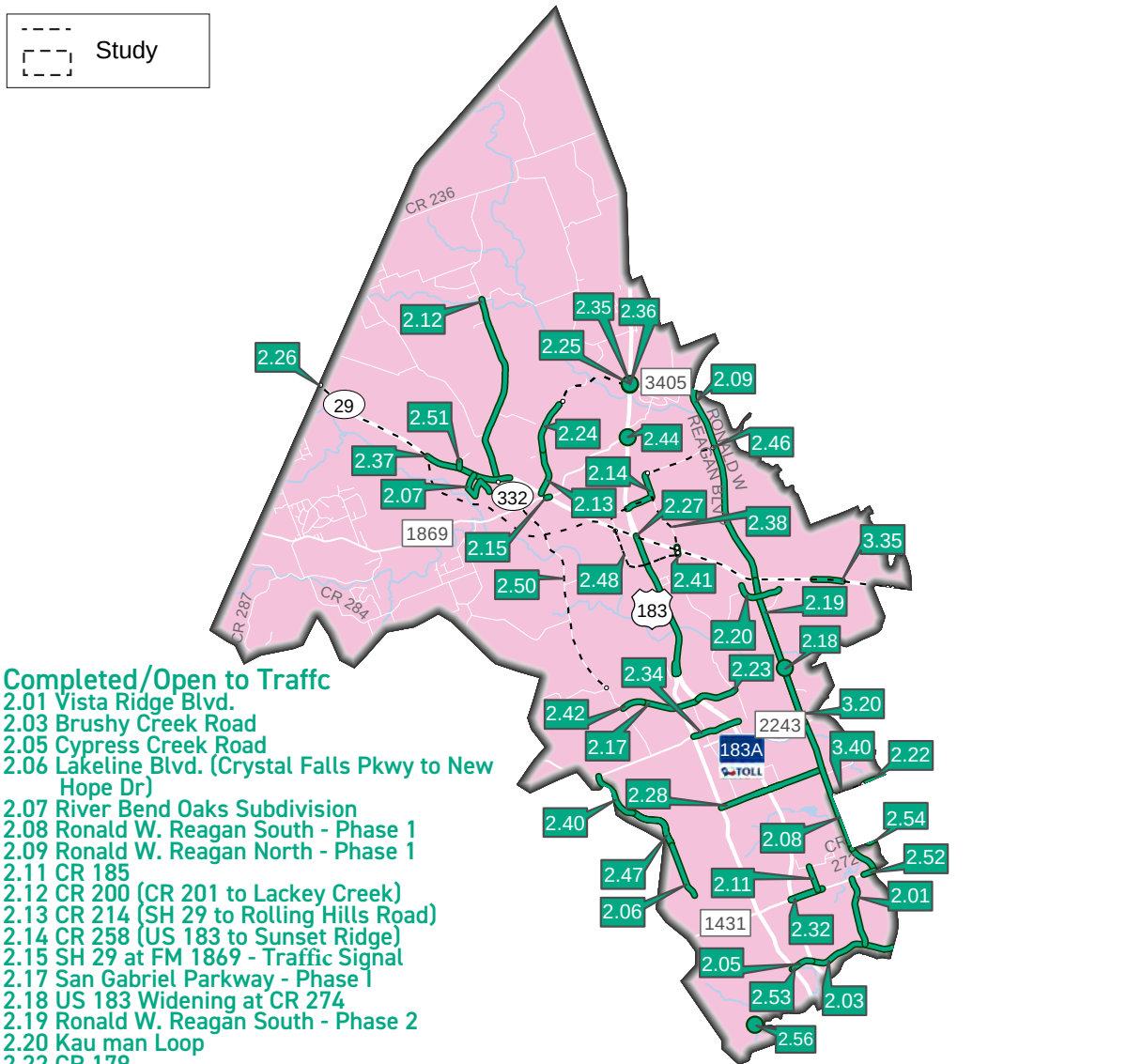
Precinct 1 - Commissioner Cook



In Design

P338 Robinson Ranch Road (SH 45 / RM 620 to McNeil Road)
P340 Parmer Lane at SH 45 (Parmer Lane / SH 45)
P656 Schultz Lane (Louis Henna Blvd to New Meister Lane)
P657 Red Bud Lane Widening (Gattis School Road to Heatherwilde Blvd)
P658 Deepwood Drive (Deepwood Dr to Sam Bass Rd)
P659 Eagles Nest Extension (Cypress Blvd to west of Chisholm Trail Road)

2000/2006 Road Bond Program Projects
Precinct 2 - Commissioner Long

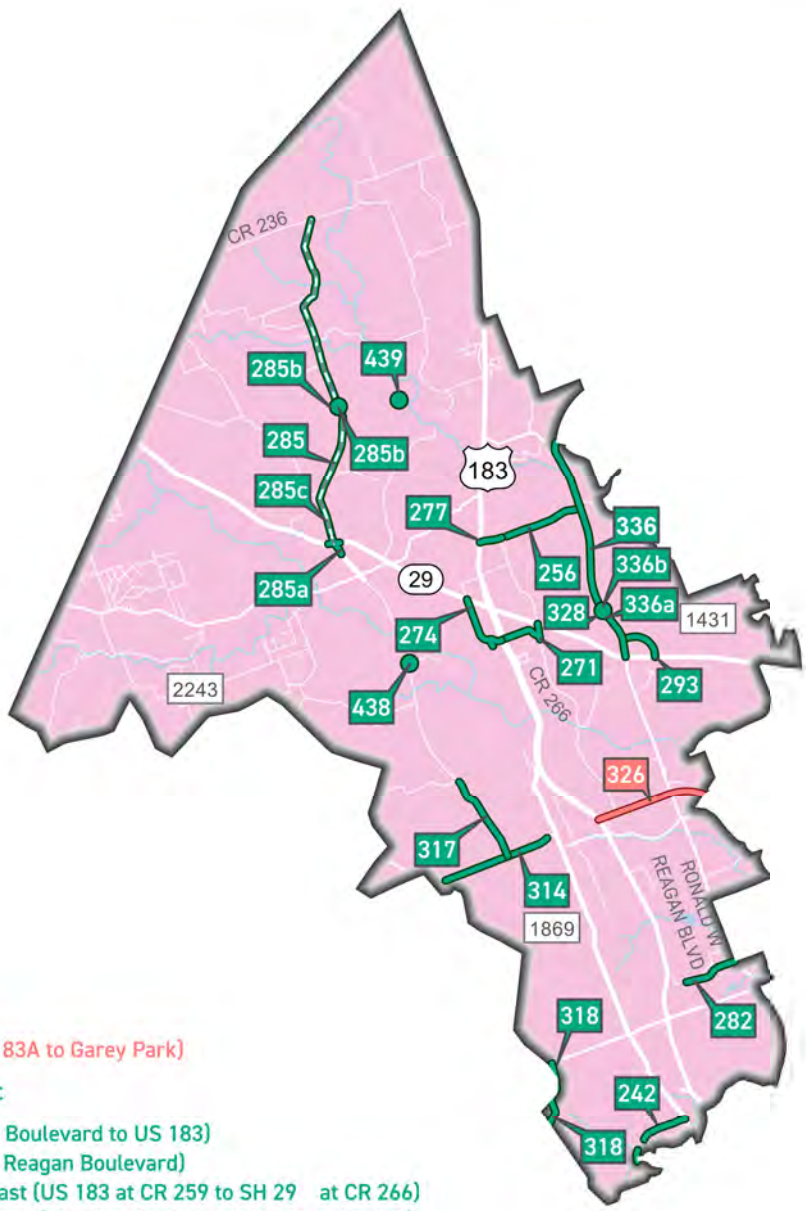


Completed/Open to Traffc

2.01 Vista Ridge Blvd.
2.03 Brushy Creek Road
2.05 Cypress Creek Road
2.06 Lakeline Blvd. (Crystal Falls Pkwy to New Hope Dr)
2.07 River Bend Oaks Subdivision
2.08 Ronald W. Reagan South - Phase 1
2.09 Ronald W. Reagan North - Phase 1
2.11 CR 185
2.12 CR 200 (CR 201 to Lackey Creek)
2.13 CR 214 (SH 29 to Rolling Hills Road)
2.14 CR 258 (US 183 to Sunset Ridge)
2.15 SH 29 at FM 1869 - Traffic Signal
2.17 San Gabriel Parkway - Phase I
2.18 US 183 Widening at CR 274
2.19 Ronald W. Reagan South - Phase 2
2.20 Kau man Loop
2.22 CR 179
2.23 San Gabriel Parkway - Phase 2
2.24 CR 214 - Phase 2A
2.25 CR 214 - Phase 2B Schematic ----
2.26 SH 29 Improvements and Schematic ----
2.27 US 183 (PTF)
2.28 CR 272 Overlay (1st)
2.32 RM 1431
2.34 Hero Way
2.35 US 183 at FM 3405 Traffic Signal
2.36 US 183 at FM 3405 Left Turn Lanes
2.37 SH 29 TWLTL in Liberty Hill
2.38 CR 260 / CR 266 at SH 29
2.40 Lakeline Blvd. Phase 2 (Old Quarry Rd. to Old 2243)
2.41 Seward Junction Improvements ----
2.42 San Gabriel Parkway West
2.44 US 183 at RM 1869
2.46 CR 258 (Sunset Ridge to Reagan Blvd) (Design) ----
2.47 Lakeline Blvd. Phase 3 (Crystal Falls Pkwy. to Old Quarry Rd.)
2.48 Seward Junction Schematic (SE and SW) ----
2.50 Bagdad Rd. North Phase 2 Schematic (CR 280 to SH 29) ----
2.51 CR 277
2.52 RM 1431 at Parmer / Reagan CFI
2.53 Cypress Creek Road at US 183
2.54 CR 272 Overlay
2.56 Cypress Creek Road at Lakeline
2.57 Brushy Creek Road at Parmer Lane
3.20 Ronald W. Reagan South - Phase 2
3.35 SH 29 at Park Place Dr. & Jack Nicklaus Blvd.

2013 ROAD BOND PROGRAM PROJECTS

Precinct 2 - Commissioner Long



In Design

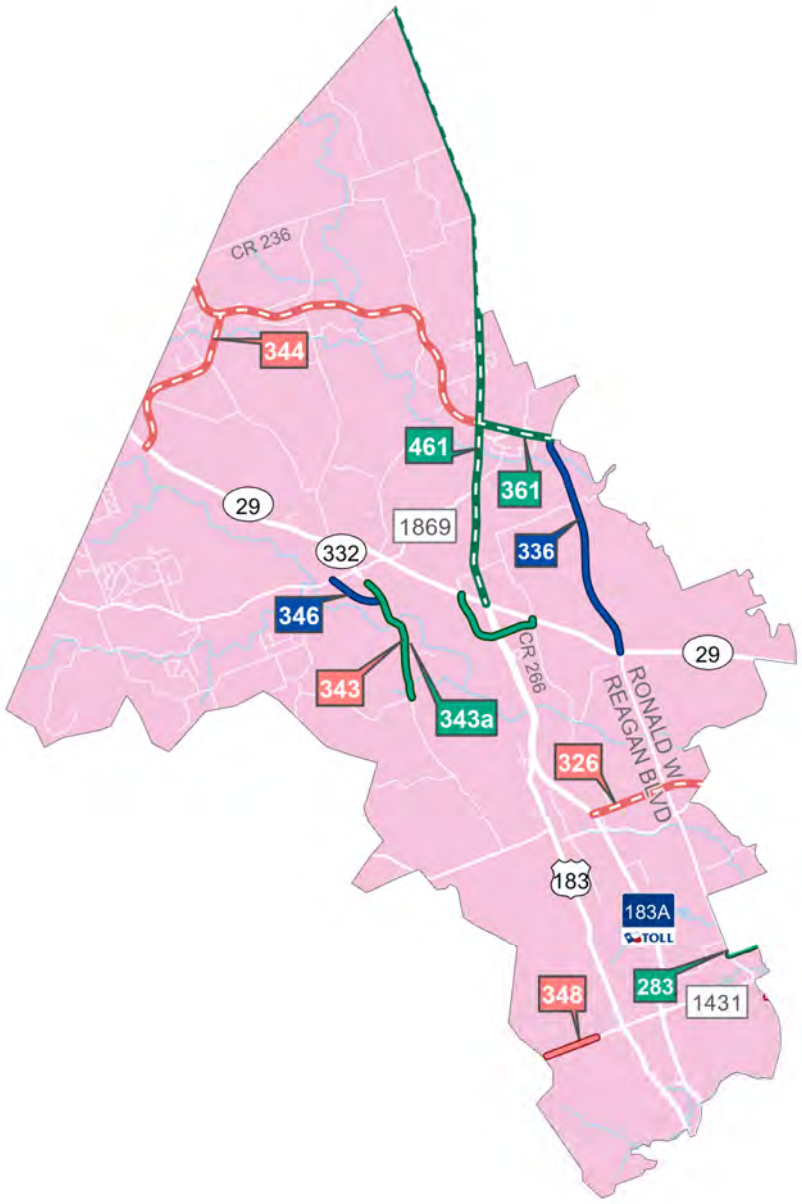
326 RM 2243 Realignment (183A to Garey Park)

Completed/Open to Traffic

242 Little Elm Trail (Lakeline Boulevard to US 183)
256 CR 258 (Sunset Ridge to Reagan Boulevard)
271 Seward Junction Southeast (US 183 at CR 259 to SH 29 at CR 266)
274 Seward Junction Southwest (SH 29 at CR 213 to US 183 at CR 259)
277 CR 258 Extension (US 183 to Sunset Ridge Drive)
282 New Hope Drive Phase 1 (Cottonwood Creek Trail to Ronald Reagan Boulevard)
285 CR 200 Study and Schematic (SH 29 to CR 236)
285a State Highway 29 Intersection at CR 200/Loop 332
285b CR 200 at Bold Sundown Left Turn Lane
285c CR 200 (CMTA Railroad to CR 201)
293 Kauffman Loop Phase 1 - Two Lanes (northeast quadrant of Reagan at SH 29)
314 Old 2243/Hero Way West (Lakeline Boulevard to west of US 183)
317 Bagdad Road North (Collaborative Way to RM 2243)
318 Anderson Mill Road (Gaspar Bend to RM 1431)
328 Ronald Reagan at Santa Rita
336 Ronald Reagan Boulevard Widening (SH 29 to FM 3405)
336a Ronald Reagan Boulevard Widening & Temp Signals at Santa Rita Boulevard
336b Ronald Reagan Safety Improvements
438 Bagdad Road (CR 279) at CR 278 (River Ranch County Park Road)
439 San Gabriel Ranch Road Bridge at Lackey Creek

2019 ROAD BOND PROGRAM PROJECTS

Precinct 2 - Commissioner Long



In Design

326 RM 2243 Realignment (183A to Garey Park)
343 Bagdad Road/ CR 279 (Loop 332 to CR 281/ Leander City Limits to Sam Bass Road)
344 Corridor I2 (Burnet County Line to US 183)
348 Whitestone Boulevard Widening (West of Anderson Mill to Bagdad Road)

Under Construction/ Bidding

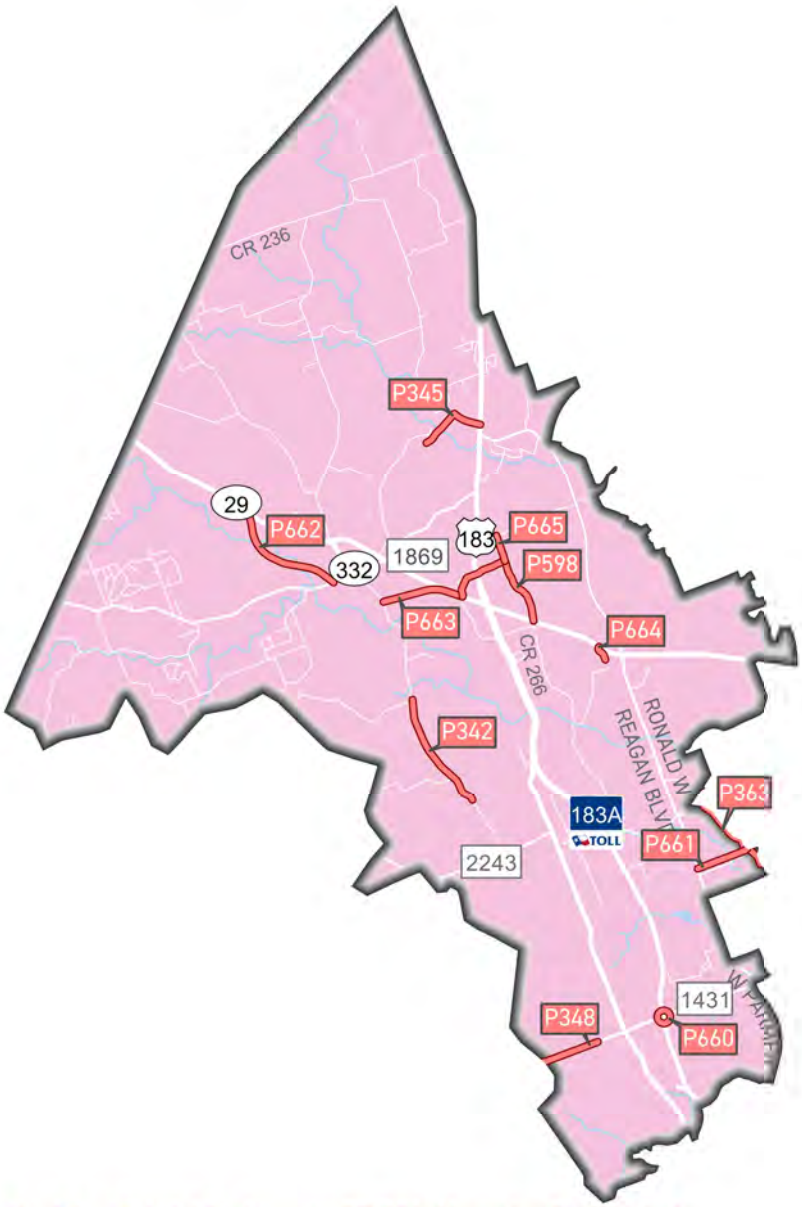
336 Ronald Reagan Boulevard Widening (SH 29 to FM 3405)
346 Liberty Hill (SH 29) Bypass (RM 1869 to CR 279)

Completed/ Open to Traffic

283 New Hope Drive Extension Phase 2A (Ronald Reagan Boulevard to Sam Bass Road)
343a Bagdad Road/ CR 279 (ROW Clearing)(Loop 332 to CR 281/ Leander City Limits to Sam Bass Road)
361 Corridor I1 (FM 3405) (Ronald Reagan Boulevard to US 183)
461 Corridor F/ US 183 (Williamson/Burnet County Line to SH 29)

2023 ROAD BOND PROGRAM PROJECTS

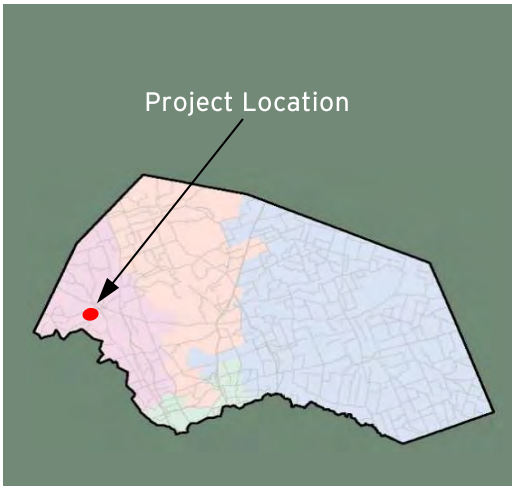
Precinct 2 - Commissioner Long



In Design

P342 Bagdad Road (North of San Gabriel Parkway to CR 281 / Leander City Limits)
P345 CR 214 (End of CR 214 to US 183)
P348 Whitestone Boulevard Widening (west of Anderson Mill to Bagdad Road)
P363 CR 175 (South of Creek Meadow Cove to RM 2243)
P598 Seward Junction Loop (SH 29/CR 260 to SH 29/CR 213)
P660 RM 1431 at 183A Intersection
P661 Crystal Falls Parkway (Ronald Reagan Blvd to CR 175)
P662 Liberty Hill Bypass West (SH 29 (west of Liberty Hill High School) to RM 1869)
P663 Liberty Hill Bypass East (Bagdad Road/CR 279 to SH 29)
P664 Kauffman Loop (SH 29 to north terminus of Kauffman Loop)
P665 CR 258 (Seward Junction Loop to CR 258 Extension)





Liberty Hill Bypass Improvements
(RM 1869 to CR 279)

Project Length: 2.316 Miles
Roadway Classification: Bagdad Road (Arterial);
Liberty Hill Bypass (Minor Arterial)

Project Schedule: February 2024 - Late 2025
Estimated Construction Cost: $14.2 Million



JUNE 2025 IN REVIEW

6/6/2025: Chasco Constructors will resume work once utilities are relocated. Coordination between PEC and the City of Liberty Hill to relocate the confilicting utilities is ongoing.

6/13/2025: Chasco Constructors will resume work once utilities are relocated. Coordination between PEC and the City of Liberty Hill to relocate the confilicting utilities is ongoing.

6/20/2025: Chasco Constructors will resume work once utilities are relocated. Coordination between PEC and the City of Liberty Hill to relocate the confilicting utilities is ongoing.

6/27/2025: Chasco Constructors will resume work once utilities are relocated. PEC is scheduled to start the relocations the week of 6/30/25. The Agreement with the City of Liberty Hill is going to their Board during the first half of July 2025.



Design Engineer: LJA
Contractor: Chasco Constructors
Construction Observation:
Bruce Thurin, HNTB

Williamson County
Road Bond Program

HNTB

Project Name: Liberty Hill Bypass (SH 29) Bypass
Project No. 24IFB15

Original Contract Price = $14,149,449.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate	Total Bid Days	Days Added	Total Days
12/5/2023	12/12/2023	2/5/2024	2/15/2024			652		652

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	2/5/2024	2/29/2024	15	$1,167,168.15	$1,167,168.15	$129,685.35	$129,685.35	9	2
2	3/1/2024	3/31/2024	31	$1,206,856.44	$2,374,024.59	$134,095.16	$263,780.51	18	7
3	4/1/2024	4/30/2024	30	$1,527,575.22	$3,901,599.81	$169,730.58	$433,511.09	30	12
4	5/1/2024	5/31/2024	31	$681,539.40	$4,583,139.21	$75,726.60	$509,237.69	35	16
5	6/1/2024	6/30/2024	30	$661,450.37	$5,244,589.58	$73,494.49	$582,732.18	40	21
6	7/1/2024	7/31/2024	31	$456,995.73	$5,701,585.31	$50,777.30	$633,509.48	44	26
7	8/1/2024	8/31/2024	31	$637,416.74	$6,339,002.05	-$299,877.79	$333,631.69	46	31
8	9/1/2024	9/30/2024	30	$582,204.65	$6,921,206.70	$30,642.35	$364,274.04	50	35
9	10/1/2024	10/31/2024	31	$411,590.27	$7,332,796.97	$21,662.64	$385,936.68	53	40
10	11/1/2024	11/30/2024	30	$621,797.80	$7,954,594.77	$32,726.20	$418,662.88	58	44
11	12/1/2024	12/31/2024	31	$709,248.80	$8,663,843.57	$37,328.89	$455,991.77	63	49
12	1/1/2025	1/31/2025	31	$831,689.33	$9,495,532.90	$43,773.12	$499,764.89	69	54
13	2/1/2025	2/28/2025	28	$228,803.99	$9,724,336.89	$12,042.31	$511,807.20	71	58
14	3/1/2025	3/31/2025	31	$133,386.41	$9,857,723.30	$7,020.34	$518,827.54	72	63
15	4/1/2025	4/30/2025	30	$218,961.64	$10,076,684.94	$11,524.30	$530,351.84	73	68
16	5/1/2025	5/31/2025	31	$60,112.44	$10,136,797.38	$3,163.81	$533,515.65	74	72
17	6/1/2025	6/30/2025	30	$2,375.00	$10,139,172.38	$125.00	$533,640.65	74	77

6/30/2025 Comments - Chasco Constructors will resume work once utilities are relocated. The PEC and waterline relocation schedules are pending.

Change Order Number	Approved	Cost This CO	Total COs
01	4/17/2024	$ 29,260.00	$ 29,260.00

2. Differing Site Conditions (unforeseeable) 2G: Unadjusted utility (unforeseeable): This Change Order compensates the Contractor for lowering and encasing existing water service lines to the Williamson County Adult Probation Center and Parcel 41. The service lines will be lowered and encased 2 and ½ feet below finish grade of the ditches. This will allow for water service to be maintained across the proposed roadway, allows the lines to be removed if needed for any repairs and will not compromise the roadway structure if they do need future repairs.

Change Order Number	Approved	Cost This CO	Total COs
02	6/24/2024	$ 21,500.00	$ 50,760.00

6D. Untimely ROW/Utilities. Right-of-Way not clear (County responsibility for ROW). This Change Order compensates the Contractor for clearing the PEC easement to expedite the relocation process.

Change Order Number	Approved	Cost This CO	Total COs
03	7/3/2024	$ 229,702.00	$ 280,462.00

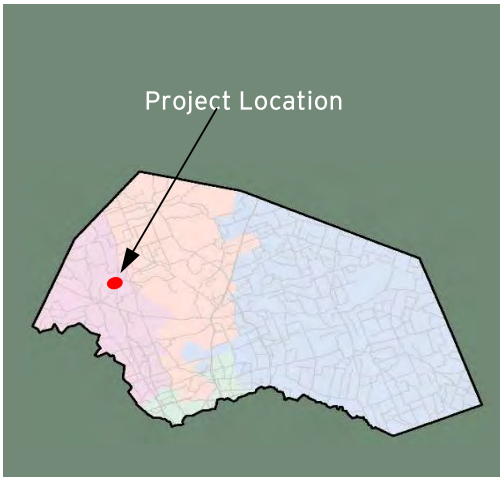
3M. County Convenience. Other.: The City of Liberty Hill's water line project was delayed until the first quarter of 2025, Originally , this was scheduled to be clear in October of 2024. It has been decided to add the water line work to the LHB roadway project via Change Order to Williamson County's project. this will help avoid delays of the roadway construction.

Change Order Number	Approved	Cost This CO	Total COs
04	3/11/2025	$14,900.00	$ 295,362.00

2.Differing Site Conditions (unforeseeable). 2G: Unadjusted utility (unforeseeable): This Change Order compensates the Contractor for relocating an existing water service line that crossed the ROW to provide water to the property owners cattle.

Adjusted Price = $14,444,811.00





Ronald Reagan Boulevard Widening
(SH 29 to FM 3405)

Project Length: 5.217 Miles
Roadway Classification: Arterial

Project Schedule: September 2024 - Summer 2027
Estimated Construction Cost: $52.2 Million



JUNE 2025 IN REVIEW

6/6/2025: Chasco poured the deck for the North Fork San Gabriel River Relief bridge. Chasco began excavating and processing the subgrade at the Ronald Reagan Boulevard and Kauffman Loop intersection and the Ronald Reagan Boulevard and CR 258 intersection.

6/13/2025: Chasco began excavating and installing the box culvert under the west side of Kauffman Loop. Chasco began excavating and installing the temporary drainage pipe under the existing southbound Ronald Reagan Boulevard between Kauffman Loop and SH 29.

6/20/2025: Chasco continued removing the forms and overhang brackets and poured concrete for the Abutment #1 approach slab on the North Fork San Gabriel River Relief bridge.

6/27/2025: Subcontractor Lone Star Paving placed prime coat, seal coat, and asphalt on half of CR 258 and on the proposed southbound Ronald Reagan Boulevard from CR 258 to the north end of the Tributary 2 to Sowe's Branch bridge.



Design Engineer: STV
Contractor: Chasco Constructors
Construction Observation:
Joseph Jones, HNTB

Williamson County
Road Bond Program

Project Name: Ronald Reagan Boulevard Widening
Project No. 24IFB57

Original Contract Price = $52,159,299.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
6/25/2024	7/16/2024	8/22/2024	9/3/2024				1035		1035

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	8/23/2024	9/30/2024	28	$2,029,611.47	$2,029,611.47	$225,512.39	$225,512.39	4	3
2	10/1/2024	10/31/2024	31	$2,645,578.35	$4,675,189.82	$293,953.15	$519,465.54	10	6
3	11/1/2024	11/30/2024	30	$4,173,296.52	$8,848,486.34	$463,699.61	$983,165.15	19	9
4	12/1/2024	12/31/2024	31	$1,533,429.88	$10,381,916.22	$170,381.10	$1,153,546.25	22	12
5	1/1/2025	1/31/2025	31	$2,612,385.98	$12,994,302.20	$290,265.11	$1,443,811.36	28	15
6	2/1/2025	2/28/2025	28	$1,433,194.05	$14,427,496.25	$159,243.78	$1,603,055.14	31	17
7	3/1/2025	3/31/2025	31	$1,290,963.39	$15,718,459.64	$143,440.38	$1,746,495.52	33	20
8	4/1/2025	4/30/2025	30	$1,693,811.24	$17,412,270.88	$188,201.24	$1,934,696.76	37	23
9	5/1/2025	5/31/2025	31	$641,905.86	$18,054,176.74	$71,322.88	$2,006,019.64	38	26
10	6/1/2025	6/30/2025	30	$606,710.97	$18,660,887.71	$67,412.33	$2,073,431.97	40	29

6/30/2025 Comments - Chasco Constructors continued processing the embankment along the proposed southbound roadway and next to Retaining Wall #4. Chasco continued general clean-up and removing the overhang brackets on the North Fork San Gabriel River Relief bridge. Chasco poured the Middle Fork San Gabriel River bridge approach slabs and continued removing the overhang brackets. Chasco continued excavating and processing flexible base at the Ronald Reagan Boulevard and Kauffman Loop intersection. Chasco continued forming and pouring concrete for the various culvert safety-end-treatments throughout the project. Subcontractor Lone Star Paving placed prime coat, seal coat, and asphalt on half of CR 258 and on the proposed southbound Ronald Reagan Boulevard from CR 258 to the north end of the Tributary 2 to Sowe's Branch bridge. Subcontractor Austin Traffic Signal began installing conduit for the proposed signals at Kauffman Loop.

Change Order Number	Approved	Cost This CO	Total COs
01	8/8/2179	$ 145,428.00	$ 145,428.00

1A. Incorrect PS&E: This Change Order adds water line items to the Contract for the change in pipe classification, due to a discrepancy between the plan set and the bid form, as well as additional tonnage for an extra 18-inch fitting that was not accounted for in the original plans.

Change Order Number	Approved	Cost This CO	Total COs
02	11/26/2024	$ 29,362.00	$ 174,790.00

1A. Incorrect PS&E. This Change Order adds an item for encasement pipe to house the water line underneath a crossing of Ronald Reagan Blvd. that is called out in the plans but not included in the bid tabs.

Change Order Number	Approved	Cost This CO	Total COs
03	12/19/2024	$ 28,962.50	$ 203,752.50

3L. County Convenience. Revising safety work/measures desired by the County. This Change Order adds multiple items for pavement markings. Due to the high amount of traffic along Ronald Reagan between SH 29 and FM 3405, the existing striping is difficult to see or is missing. By restriping Ronald Reagan, it will improve the safety of the traveling public.

Change Order Number	Approved	Cost This CO	Total COs
04	3/11/20256	$90,550.00	$ 294,302.50

1A. Design Error or Omission. Incorrect PS&E. This Change Order adds quantities and new items to match the traffic signal poles with the foundation types shown on the plans. In addition, it corrects traffic signal work quantities and missing items not included on the as-bid plan set.

Change Order Number	Approved	Cost This CO	Total COs
05	4/29/2025	$ 16,261.00	$ 310,563.50

1A. Design Error or Omission. Incorrect PS&E.: This Change Order adds an item for the transition sections of the metal beam guard fence (MBGF) to the concrete rail at all of the bridge locations.

Adjusted Price = $52,469,862.50

Project Name: Bagdad Road ROW Clearing
Project No. 25IFB6

Original Contract Price = $1,253,832.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
11/19/2024	11/26/2024	1/17/2025	1/27/2025	4/6/2025			90		90

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	1/1/2025	1/31/2025	5	$88,074.00	$88,074.00	$9,786.00	$9,786.00	8	6
2	2/1/2025	2/28/2025	28	$158,712.30	$246,786.30	$17,634.70	$27,420.70	21	37
3	3/1/2025	3/31/2025	31	$508,387.00	$755,173.30	-$12,009.00	$15,411.70	58	71
4	4/1/2025	4/30/2025	6	$45,043.74	$800,217.04	$919.26	$16,330.96	61	78

6/30/2025 Comments - Project close-out underway.

Change Order Number	Approved	Cost This CO	Total COs
01	4/1/2025	$ 8,547.00	$ 8,547.00

4D. Third Party Accommodation. Other.: This Change Order compensates the Contractor for constructing water gaps on Parcels 21-A and 21-B. The water gaps were included in the ROW acquisition and part of the Real Estate Agreement, but did not make it into the construction plans.

Change Order Number	Approved	Cost This CO	Total COs
02	5/23/2025	$35,000.00	$43,547.00

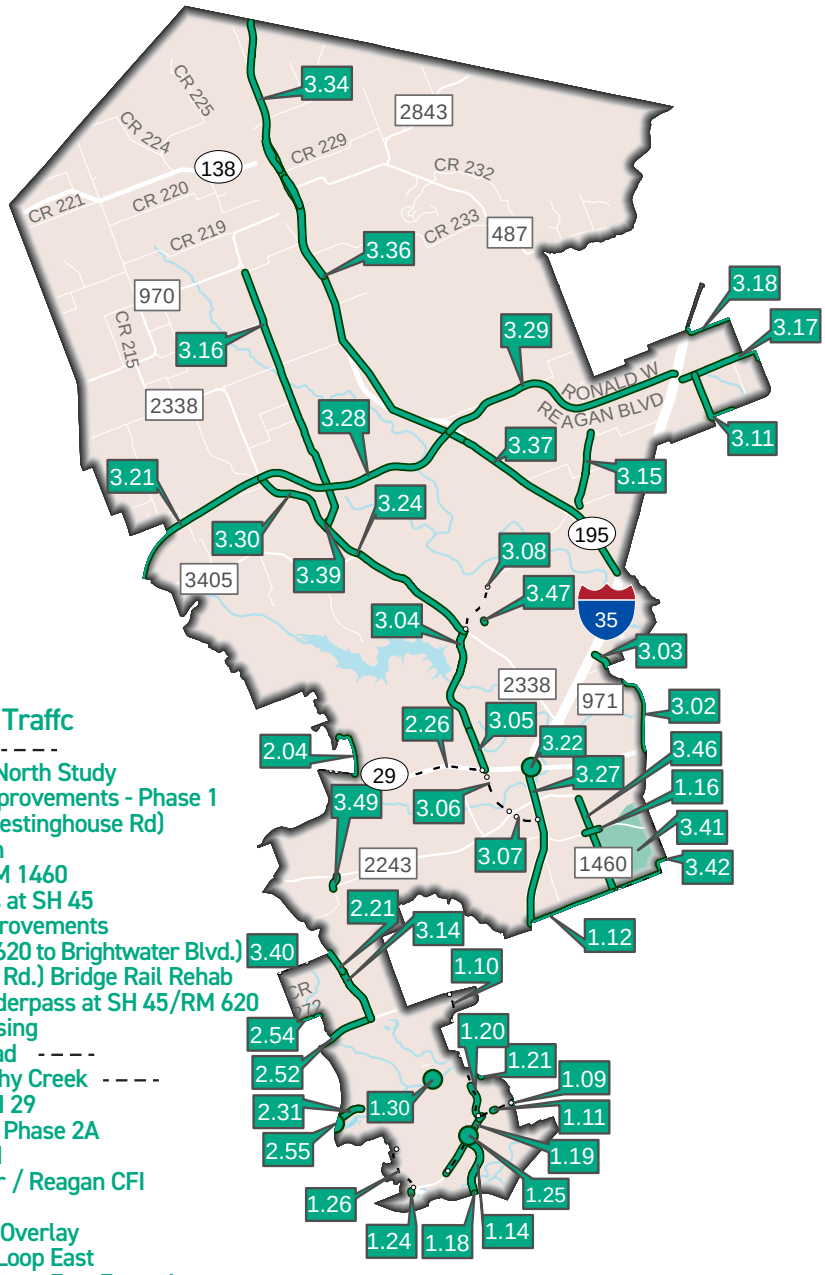
2. Differing Site Conditions 2J. Other: This Change Order adds an item for Vegetative Watering to help establish vegetation throughout the project now that it has been cleared.

Change Order Number	Approved	Cost This CO	Total COs
03	6/17/2025	$39,200.00	82,747.00

3F. County Convenience. Additional work desired by the County.: This Change Order is adding an item to the Contract for demolishing a house that is within the County Right-of-Way (ROW). The house will be demolished to prevent vandalism and to minimize any safety risks to County.

Adjusted Price = $1,336,579.00

2000/2006 Road Bond Program Projects
Precinct 3 - Commissioner Covey



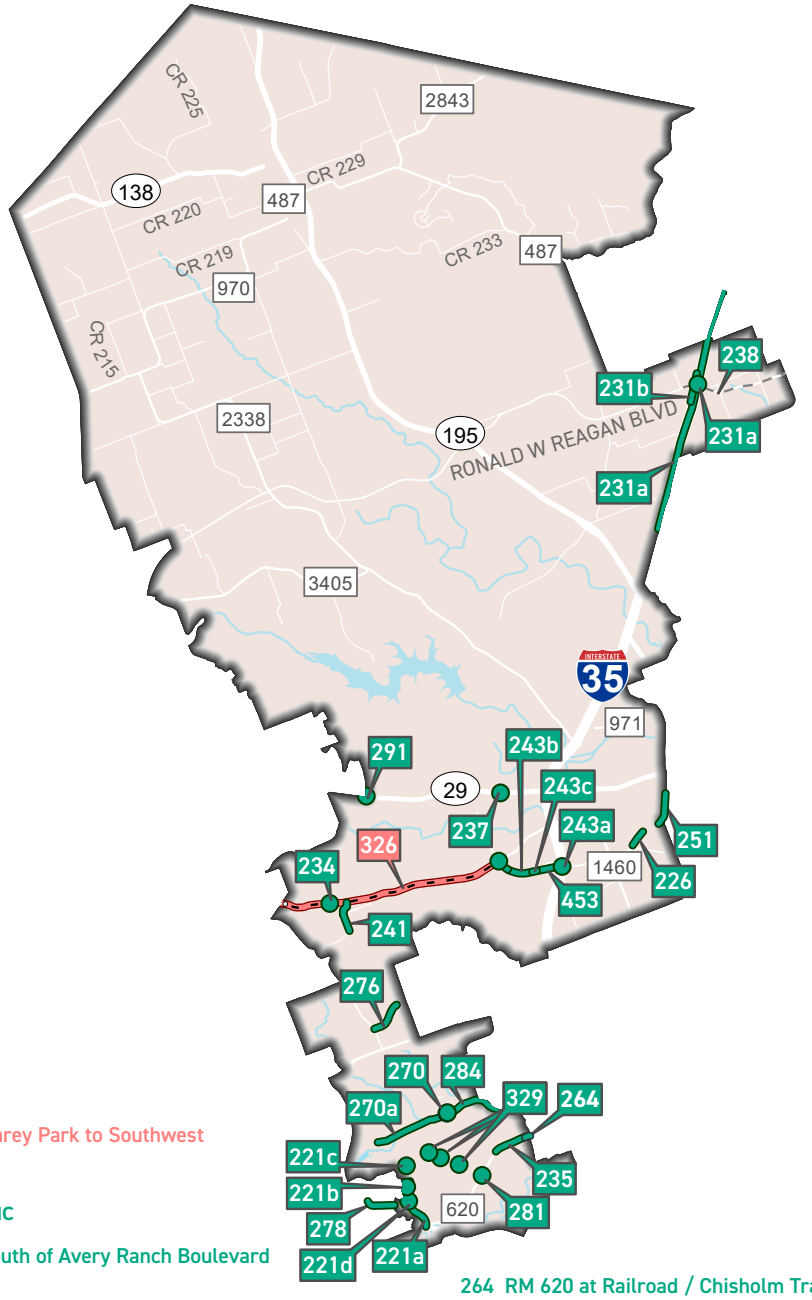
Study

Completed/Open to Traffc

1.09 RM 620 Feasibility - - - -
1.10 Wyoming Springs North Study
1.11 RM 620 Interim Improvements - Phase 1
1.12 CR 111/CR 105 (Westinghouse Rd)
1.14 O'Connor Extension
1.16 SE Inner Loop at FM 1460
1.18 O'Connor Overpass at SH 45
1.19 RM 620 Safety Improvements
1.20 Wyoming Springs (620 to Brightwater Blvd.)
1.21 CR 174 (Hairy Man Rd.) Bridge Rail Rehab
1.24 Pearson Ranch Underpass at SH 45/RM 620
1.25 King of Kings Crossing
1.26 Pearson Ranch Road - - - -
1.30 Great Oaks at Brushy Creek - - - -
2.04 Cedar Hollow at SH 29
2.21 CR 175 Extension - Phase 2A
2.31 Brushy Creek Road
2.52 RM 1431 at Parmer / Reagan CFI
2.54 CR 272 Overlay
2.55 Brushy Creek East Overlay
3.02 Georgetown Inner Loop East
3.03 Georgetown Inner Loop East Extension
3.04 Georgetown Inner Loop - Project 1
3.05 Georgetown Inner Loop - Project 2
3.06 Georgetown Inner Loop - Project 3 - - - -
3.07 Georgetown Inner Loop - Project 4 - - - -
3.08 Georgetown Inner Loop - Project 5 - - - -
3.11 CR 145
3.14 CR 175
3.15 CR 234
3.16 CR 245
3.17 CR 311
3.18 CR 314
3.21 Ronald W. Reagan North - Phase 2
3.22 IH 35 at SH 29 Turnarounds (PTF)
3.24 Williams Drive (RM 2338)
3.27 IH 35 Northbound Frontage Rd. and Ramps
3.28 Ronald W. Reagan North - Phase 3
3.29 Ronald W. Reagan North - Phase 4
3.30 RM 2338 (PTF)
3.34 SH 195 Project 1
3.36 SH 195 Project 2
3.37 SH 195 Project 3
3.39 CR 245 Realignment
3.40 CR 179 - - - -
3.41 CR 110 / Arterial A Study (design)
3.42 CR 111 / CR 105 Westinghouse Rd. (FM 1460 to SH 130) (Design)
3.46 FM 1460 North
3.47 Madrid Drive Extension
3.49 CR 176 At RM 2243 - Intersection/Safety Improvements

2013 ROAD BOND PROGRAM PROJECTS

Precinct 3 - Commissioner Covey



In Design

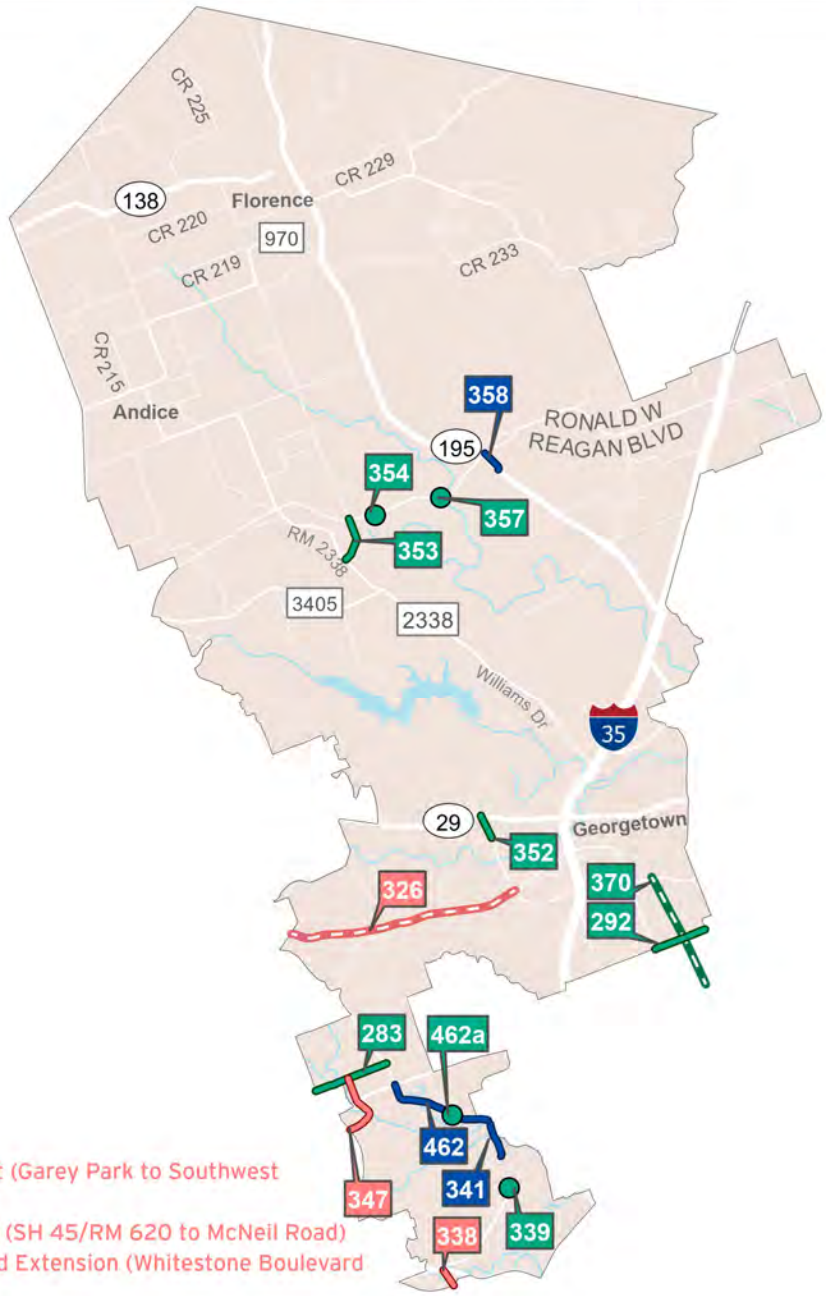
326 RM 2243 Realignment (Garey Park to Southwest Bypass)

Completed/Open to Traffic

221a Pearson Ranch Road (South of Avery Ranch Boulevard to SH 45 ROW)
221b Pearson Ranch Road and Iveans Way Pedestrian Crossing
221c Pearson Ranch Road at Avery Ranch Boulevard Traffic Signal
221d Neenah Avenue and Pearson Ranch Road Traffic Signal
226 Inner Loop Safety Improvements (LTL at Wilco Way)
231a IH 35 Ramp Reversal and Frontage Road Conversion (FM 972 to CR 312)
231b Relocation of 48" Williamson County Regional Raw Waterline - Line B
231c Ronald Reagan Boulevard at IH 35 Bridge Replacement
234 RM 2243 at Escalera Parkway (Intersection Improvements)
235 RM 620 Phase 2 (Wyoming Springs to Deep Wood Drive)
237 SH 29 at DB Wood (Intersection Improvements)
238 Ronald Reagan Boulevard Extension Planning (IH 35 to SH 95)
241 CR 176 at RM 2243 Intersection (Safety Improvements)
243a Southwest Bypass Driveways
243b Southwest Bypass Access Route
243c Southwest Bypass Segment 2 (Southbound IH 35 to RM 2243)
251 Inner Loop Safety Improvements (LTL at Central Maintenance Facility)
264 RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)
270 Great Oaks Drive Bridge at Brushy Creek
270a Great Oaks Drive Waterline Relocations
276 Arterial H Extension Phase 1 (CR 175 to Massey Way)
278 Neenah Avenue Widening (Olive Hill Drive to 0.5 miles east of Olive Hill Drive)
281 O'Connor Drive North of RM 620 Traffic Study and Safety Improvements
284 Hairy Man Road/Brushy Creek Road Safety Improvements (Brushy Bend to Sam Bass Road)
291 SH 29 at Cedar Hollow (Intersection Improvements)
292 Westinghouse Road/CR 111/CR 105 (FM 1460 to SH 130)
329 O'Connor Drive Traffic Signals (Morgan Hill, Great Oaks and Liberty Walk Intersections)
453 Southwest Bypass Segment 1 (Southbound IH 35 to 0.5 miles west)

2019 ROAD BOND PROGRAM PROJECTS

Precinct 3 - Commissioner Covey



In Design

326 RM 2243 Realignment (Garey Park to Southwest Bypass)

338 Robinson Ranch Road (SH 45/RM 620 to McNeil Road)

347 Toro Grande Boulevard Extension (Whitestone Boulevard to Parmer Lane)

Under Construction/ Bidding

341 Wyoming Springs Extension (Brightwater Boulevard/ Creek Bend to Sam Bass Road)

358 SH 195 at Ronald Reagan Boulevard

462 Corridor H/Sam Bass Road (RM 1431 to Wyoming Springs Drive)

Completed/ Open to Traffic

283 New Hope Drive Extension Phase 2A (Ronald Reagan Boulevard to Sam Bass Road)

292 CR 111/ CR 105 Westinghouse (FM 1460 to SH 130)

339 Wyoming Springs Intersection Improvements (At Smyers Lane)

352 Southwest Bypass Extension (SH 29 to Wolf Ranch Parkway)

353 CR 245 (North of RM 2338 to Ronald Reagan Boulevard)

354 Ronald Reagan at Silver Spur Boulevard

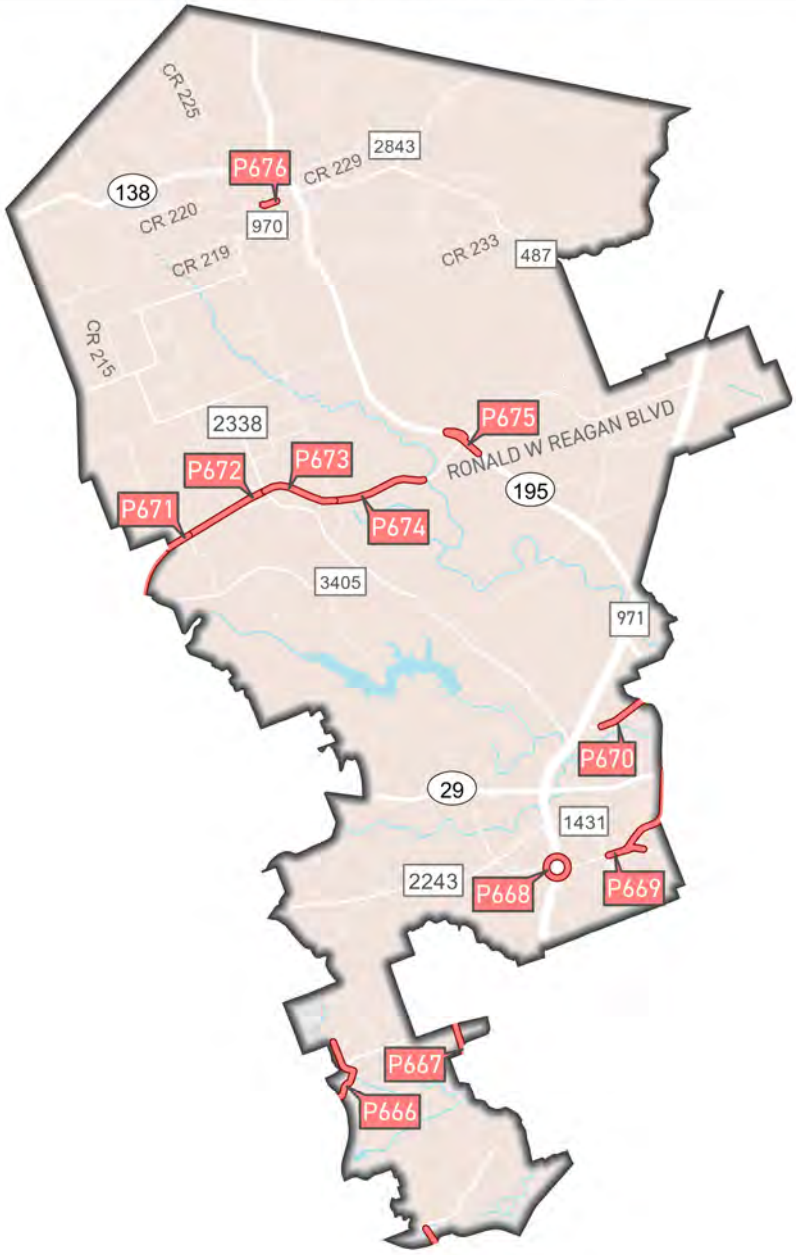
357 Ronald Reagan at Sun City Boulevard

370 MoKan (Georgetown Inner Loop to University Boulevard)

462a Corridor H/ Sam Bass Road Interim Traffic Signals (Walsh Ranch and Great Oaks Drive Intersections)

2023 ROAD BOND PROGRAM PROJECTS

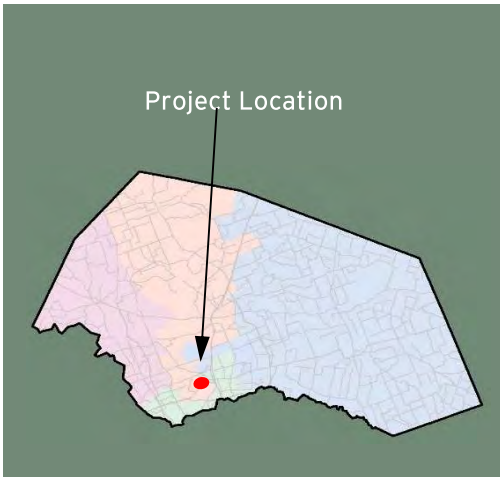
Precinct 3 - Commissioner Covey



In Design

P666 Toro Grande Boulevard Extension (Parmer Lane to New Hope)
P667 Wyoming Springs Drive (End of Wyoming Springs Drive / Behrens Ranch to RM 1431)
P668 I-35 at Inner Loop Interchange (SE Inner Loop / SW Bypass)
P669 SE Inner Loop (FM 1460 to SH 29)
P671 Ronald Reagan Boulevard Widening - Segment C1 (FM 3405 to CR 289)
P672 Ronald Reagan Boulevard Widening - Segment C2 (CR 289 to west of RM 2338)
P673 Ronald Reagan Boulevard Widening - Segment D1 (RM 2338 to CR 245)
P674 Ronald Reagan Boulevard Widening - Segment D2 (CR 245 to Sun City Blvd.)
P670 FM 971 (Gann St to SH 130)
P675 SH 195 at Ronald Reagan Boulevard - Remaining 3 Ramps
P676 West Main Street (S.Patterson Ave to CR 226)





Corridor H/Sam Bass Road
(RM 1431 to Wyoming Springs Drive)

Project Length: 2.578 Miles
Roadway Classification: Urban Minor Arterial

Project Schedule: March 2023 - Fall 2025
Estimated Construction Cost: $33.8 Million





JUNE 2025 IN REVIEW

6/6/2025: Subcontractor Greater Austin formed and poured the wingwalls at the box culverts on both sides of Tonkawa Trail. Greater Austin poured the curb and gutter at RM 1431. Subcontractor Alpha Paving paved asphalt along Mayfield Drive.

6/13/2025: Cash Construction installed the storm sewer pipe at the driveways between Walsh Ranch Boulevard and Tonkawa Trail. Subcontractor Greater Austin formed and poured the riprap median at RM 1431, the curb and gutter median at Great Oaks Drive, and the shared-use-path east of Walsh Drive.

6/20/2025: Cash prepared the flexible base for prime coat between Walsh Drive and Deer Trail Circle. Alpha Paving primed the flexible base between Walsh Drive and Deer Trail Circle. Subcontractor HL Chapman began pre-trenching for the storm sewer trunk line between Deer Trail Circle and Great Oaks Drive.

6/27/2025: Subcontractor Alpha Paving paved asphalt at Walsh Drive and Sam Bass Road east of Walsh Drive. Alpha Paving applied the seal coat on the primed flexible base east of Walsh Drive.

HNTB

Design Engineer: K Friese
Contractor: Cash Construction
Construction Observation:
Tracy Cooper, HNTB

Williamson County
Road Bond Program

Project Name: Corridor H/Sam Bass Road
Project No. 23IFB8

Original Contract Price = $36,145,959.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
12/20/2022	1/13/2023	3/13/2023	3/23/2023				911		911

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	4/1/2023	4/30/2023	30	$21,095.55	$21,095.55	$2,343.95	$2,343.95	0	3
2	5/1/2023	5/31/2023	31	$511,459.79	$532,555.34	$56,828.87	$59,172.82	2	7
3	6/1/2023	6/30/2023	30	$1,024,886.41	$1,557,441.75	$113,876.26	$173,049.08	5	10
4	7/1/2023	7/31/2023	31	$148,136.40	$1,705,578.15	$16,459.60	$189,508.68	5	13
5	8/1/2023	8/31/2023	31	$915,201.56	$2,620,779.71	$101,689.06	$291,197.74	8	17
6	9/1/2023	9/30/2023	30	$510,079.42	$3,130,859.13	$56,675.50	$347,873.24	10	20
7	10/1/2023	10/31/2023	31	$900,115.81	$4,030,974.94	$100,012.86	$447,886.10	13	23
8	11/1/2023	11/30/2023	30	$731,394.97	$4,762,369.91	$81,266.11	$529,152.21	15	27
9	12/1/2024	12/31/2024	31	$241,049.16	$5,003,419.07	$26,783.24	$555,935.45	16	30
10	1/1/2024	1/31/2024	31	$412,213.73	$5,415,632.80	$45,801.53	$601,736.98	17	34
11	2/1/2024	2/29/2024	29	$986,810.97	$6,402,443.77	$109,645.66	$711,382.64	21	37
12	3/1/2024	3/31/2024	31	$909,406.35	$7,311,850.12	$101,045.15	$812,427.79	24	40
13	4/1/2024	4/30/2024	30	$1,012,728.40	$8,324,578.52	$112,525.38	$924,953.17	27	43
14	5/1/2024	5/31/2024	31	$990,023.58	$9,314,602.10	$110,002.62	$1,034,955.79	30	47
15	6/1/2024	6/30/2024	30	$714,854.15	$10,029,456.25	$79,428.24	$1,114,384.03	32	50
16	7/1/2024	7/31/2024	31	$1,590,446.20	$11,619,902.45	$176,716.24	$1,291,100.27	37	54
17	8/1/2024	8/31/2024	31	$2,563,173.18	$14,183,075.63	$284,797.02	$1,575,897.29	46	57
18	9/1/2024	9/30/2024	30	$1,009,381.83	$15,192,457.46	$112,153.54	$1,688,050.83	49	60
19	10/1/2024	10/31/2024	31	$852,486.97	$16,044,944.43	$94,720.77	$1,782,771.60	52	64
20	11/1/2024	11/30/2024	30	$832,378.89	$16,877,323.32	$92,486.55	$1,875,258.15	54	67
21	12/1/2024	12/31/2024	31	$1,329,247.75	$18,206,571.07	-$917,017.57	$958,240.58	56	70
22	1/1/2025	1/31/2025	31	$988,420.59	$19,194,991.66	$52,022.14	$1,010,262.72	59	74
23	2/1/2025	2/28/2025	28	$881,839.30	$20,076,830.96	$46,412.59	$1,056,675.31	61	77
24	3/1/2025	3/31/2025	31	$1,395,534.83	$21,472,365.79	$73,449.20	$1,130,124.51	66	80
25	4/1/2025	4/30/2025	30	$760,607.50	$22,232,973.29	$40,031.98	$1,170,156.49	68	84
26	5/1/2025	5/31/2025	31	$722,818.69	$22,955,791.98	$38,043.09	$1,208,199.58	70	87

6/30/2025 Comments - Cash Construction graded for the concrete driveways and placed flexible base for the asphalt driveways between Walsh Ranch Boulevard and Tonkawa Trail. Cash prepared the subgrade for asphalt paving at Walsh Drive and installed the storm sewer pipe at the driveways between Great Oaks Drive and Walsh Ranch Boulevard. Subcontractor Greater Austin formed and poured a section of concrete riprap on Mayfield Drive. Subcontractor Ranger Excavation continued excavating the existing Sam Bass roadway between Great Oaks Drive and Tonkawa Trail and the pond between Great Oaks Drive and Walsh Ranch Boulevard. Subcontractor Alpha Paving paved asphalt at Walsh Drive and on Sam Bass Road east of Walsh Drive. Alpha Paving applied the seal coat on the primed flexible base east of Walsh Drive. Subcontractor HL Chapman continued pre-trenching for the storm sewer trunk line between Deer Trail Circle and Great Oaks Drive.

Change Order Number	Approved	Cost This CO	Total COs
01	6/27/2023	$ (2,394,078.12)	$ (2,394,078.12)

1B: Design Error or Omission. Other. This Change Order revises the earthwork quantities, BCMUD water line items and driveway quantities, per plan revisions issued after the Bid was awarded. The quantity for Item 110-6001 excavation was reduced by over 25% and the unit price is revised because it is considered a major bid item per the Contract.

Change Order Number	Approved	Cost This CO	Total COs
02	8/22/2023	$ 5,250.00	$ (2,388,828.12)

1B. Design Error or Omission. Other: This Change Order updates incorrect unit prices that were inadvertently used for two existing items in Change Order 1.

Change Order Number	Approved	Cost This CO	Total COs
03	9/11/2024	$ 56,523.26	$ (2,332,304.86)

2E-Differing Site Conditions (unforeseeable) & 2I-Additional Safety Needs : This Change Order adds various items to the Contract to address differing site conditions for the City of Round Rock (CORR) water line work. The proposed CORR water line tie-in to the existing line at RM 1431 varied from what was shown in the plans, which required the removal of a concrete thrust block and installation of a different connection type. In addition, the removal of an existing water line near Wyoming Springs was necessary to install the proposed CORR water line. The CORR also requested blue tape to identify their water line and revised a gate valve, which required revised fabrication drawings. This Change Order also adds items to enhance the safety on the roadway.

Change Order Number	Approved	Cost This CO	Total COs
04	9/11/2024	$ 70,739.02	$ (2,261,565.84)

6. Untimely ROW/Utilities. 6B. Right-of-Way not clear (County responsible for ROW): This Change Order adds revised plans sheets and adjusts plan quantities for the proposed detention pond needed due to Parcel 60 acquisition not being finalized at the time of design. This Change Order also adds a new drainage item due to this redesign.

Change Order Number	Approved	Cost This CO	Total COs
05	9/11/2024	$ 68,580.18	$ (2,192,985.66)

1A. Design Error or Omission. Incorrect PS&E. & 2G. Differing Site Conditions. Unadjusted utility (unforeseeable): This Change Order adds items to compensate the contractor for field adjustments on the BCMUD water line alignment to solve conflicts with existing utilities within the BCMUD water plant and the realignment of the proposed water line at the SW corner of Sam Bass Rd and Tonkawa Trail to remain inside the Right-Of-Way limits. This Change Order also compensates the Contractor for installing additional water services requested by BCMUD and for repairing several leaks on the existing water line to maintain service to BCMUD customers.

Change Order Number	Approved	Cost This CO	Total COs
06	2/25/2025	182,734.17	-2,010,251.49

4. Third Party Accommodation. 4B. This Change Order adds new items requested by City of Round Rock (CORR) for adding a trust block on the backside of the tie-in to an existing line and adding a 36in Gate Valve near FM 1431. Third party requested work: 6. Untimely ROW/Utilities. 6C. Utilities not clear: This Change Order adds various items to compensate the Contractor for additional work needed due to various existing AT&T, PEC, and Charter Utility conflicts with the proposed CORR water line work. These changes are necessary to keep the project moving forward in a timely manner and the CORR has agreed to compensate the Contactor for this additional work.

Change Order Number	Approved	Cost This CO	Total COs
07	2/25/2025	288,195.31	-1,722,056.18

4B. Third Party Accommodation. Third party requested work. This Change Order adds several items for the additional work requested by the City of Round Rock (CORR) to accommodate water line improvements along Sam Bass for a Wyoming Springs permanent connection solution. This Change Order also includes the necessary work and materials for a temporary bypass plan.

Change Order Number	Approved	Cost This CO	Total COs
08	2/25/2025	35,881.14	-1,686,175.04

6C. Untimely ROW/Utilities. Utilities not clear. This Change Order adds an item to compensate the Contractor for rock excavation / hammering required to construct the BCMUD 6-inch water line “A”. This was necessary, due to the AT&T lines not being relocated. Had AT&T been relocated the contractor would have been able to use a trencher instead of the larger track excavator to trench for the water line. This Change Order also adds an item to the contract to relocate conduits for the Walsh Ranch electrical service that powers the existing pond at Walsh Ranch Boulevard.

Adjusted Price = $34,459,783.96

Project Name: CR 255 Realignment
Project No. 25IFB9

Original Contract Price = $20,847,300.93

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
12/18/2024	1/7/2025	1/17/2025	1/27/2025				601		601

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	1/27/2025	2/28/2025	33	$2,590,873.61	$2,590,873.61	$287,874.85	$287,874.85	14	5
2	3/1/2025	3/31/2025	31	$1,941,433.16	$4,532,306.77	$215,714.79	$503,589.64	24	11
3	4/1/2025	4/30/2025	30	$1,177,108.46	$5,709,415.23	$130,789.83	$634,379.47	30	16
4	5/1/2025	5/31/2025	31	$621,695.26	$6,331,110.49	$69,077.25	$703,456.72	34	21

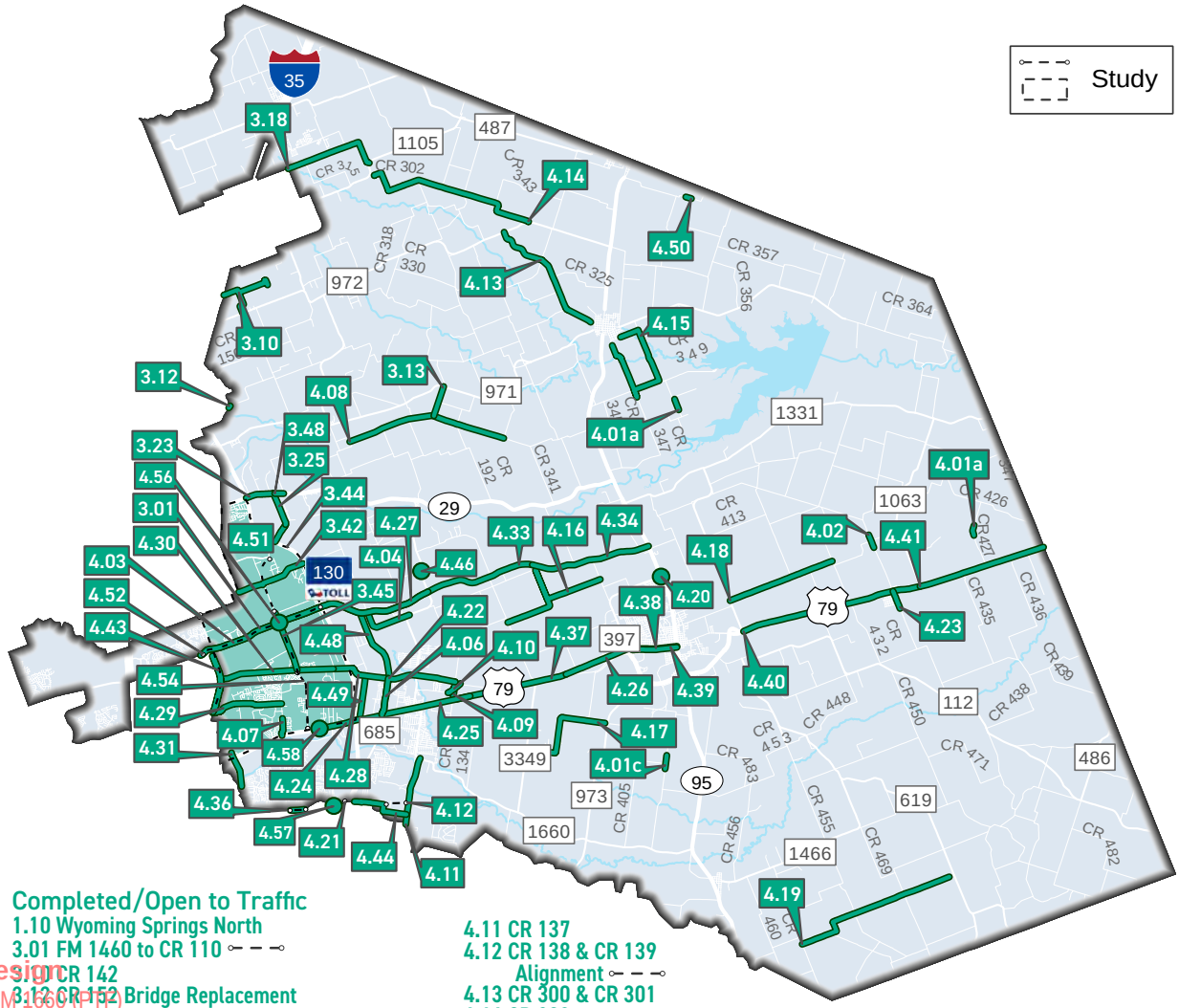
6/30/2025 Comments - Jordan Foster (JF) continued clearing right-of-way and stripping topsoil throughout the project. JF continued processing the subgrade, embankment, and excavation for the drainage swales and continued the excavation, installation, and backfill of the driveway culverts and safety end treatments throughout the project. Subcontractor Royal Vista continued installing the City of Georgetown 30-inch waterline at CR 255 and continued welding and installing the 48-inch casing at various locations. PEC continued relocating the power poles and electric lines.

Change Order Number	Approved	Cost This CO	Total COs
01	3/11/2025	$ (13,235.52)	$ (13,235.52)

1. Design Error or Omission 1B. Other: This Change Order revises some drainage plan sheets and adjusts quantities that were incorrect and did not match the roadway sheets. 2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9). This Change Order also adds items to the Contract for abandoning a water well that was discovered while clearing the ROW and demolition of a mobile home that should have been removed prior to construction.

Adjusted Price = $20,834,065.41

2000/2006 Road Bond Program Projects
Precinct 4 - Commissioner Boles



Completed/Open to Traffic

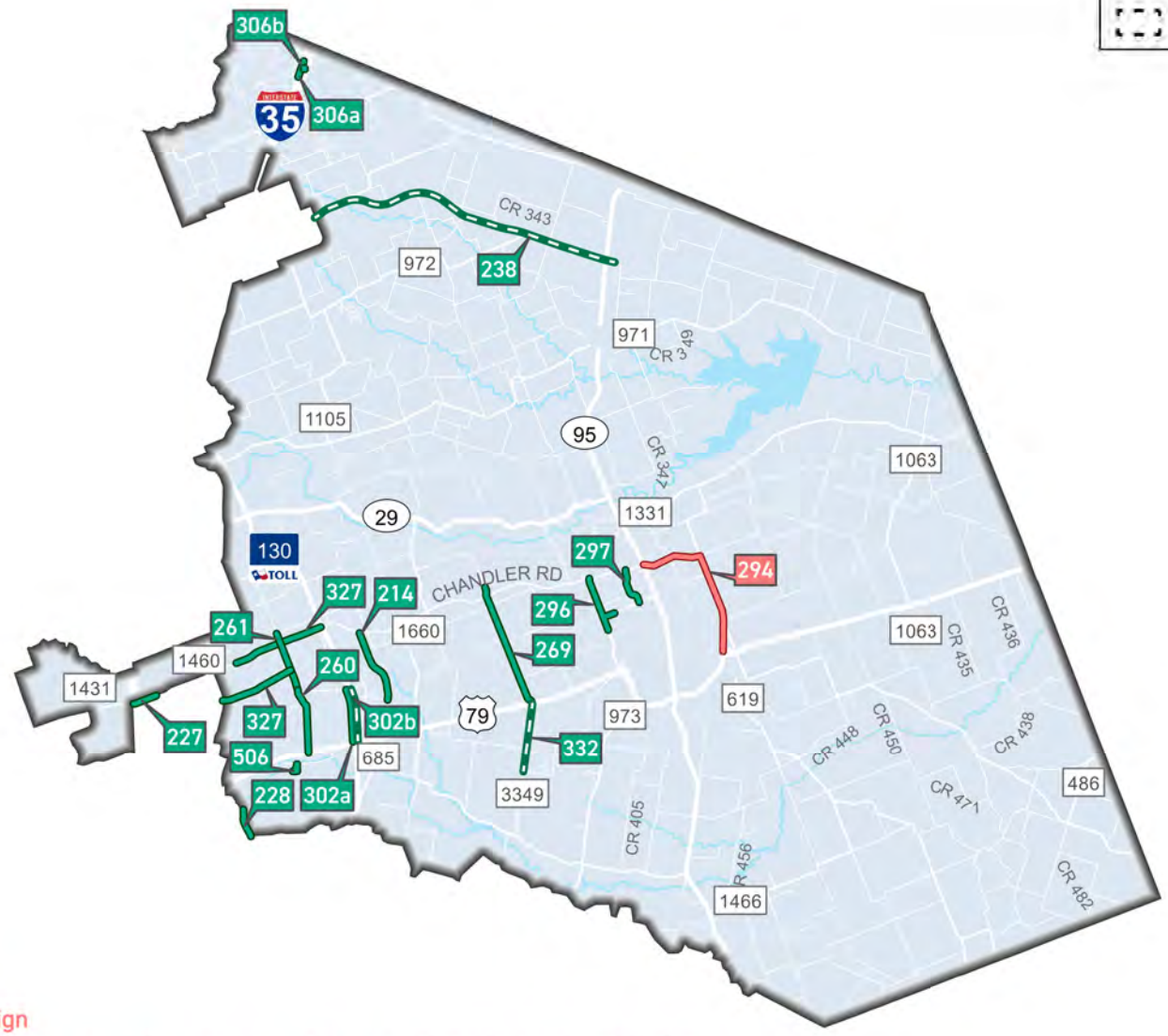
1.10 Wyoming Springs North
3.01 FM 1460 to CR 110
3.02 CR 142
3.12 CR 138 Bridge Replacement
3.13 CR 157
3.18 CR 314
3.23 SH 29/CR 104 – Phase 1
3.25 CR 104 - Phase 2
3.42 CR 111 / CR 105 (Westinghouse Rd.) - FM 1460 to SH 130
3.44 CR 110 North (North of CR 107 to North of Sam Houston)
3.45 CR 110 Middle (North of Limmer Loop to CR 107)
3.48 SH 29 Widening - 12" Water Main Relocation
4.01a CR 427 Bridge Replacement
4.01b CR 390 Bridge Replacement
4.01c CR 406 Bridge Replacement
4.02 CR 424 Bridge Replacement
4.03 Chandler Road - Phase 1
4.04 CR 100
4.06 CR 119
4.07 CR 122 at US 79
4.08 CR 124
4.09 CR 132
4.10 CR 136
4.11 CR 137
4.12 CR 138 & CR 139 Alignment
4.13 CR 300 & CR 301
4.14 CR 302
4.15 CR 347 & CR 348
4.16 CR 368 & CR 369 (CR 101 to CR 366)
4.17 CR 404
4.18 CR 412
4.19 CR 466
4.20 FM 397 at SH 95 Signal
4.21 Gattis School Rd. ROW
4.22 Limmer Loop - Phase 1A
4.23 Thrall School Zone
4.24 US 79 - Section 1
4.25 US 79 - Section 2
4.26 US 79 - Section 3A
4.27 Chandler Rd. - Phase 2
4.28 Limmer Loop - Phase 1B
4.29 CR 113 / Old Settlers Blvd.
4.30 Limmer Loop - Phase 1C
4.31 Kenney Fort Boulevard - Phase 1
4.33 Chandler Rd. - Phase 3A
4.34 Chandler Rd. - Phase 3B
4.36 Gattis School Road
4.37 US 79 - Section 3 (PTF)
4.38 2nd Street Improvements
4.39 2nd Street Drainage Improvements
4.40 US 79 Section 5A (PTF)
4.41 US 79 Section 5B (PTF)
4.43 FM 1460 Section 2
4.44 CR 138
4.46 FM 1660 at Landfill Rd. (CR 128)
4.48 CR 119
4.49 CR 108
4.50 CR 351 at Donahoe Creek
4.51 CR 110 / Arterial A
4.52 University Blvd. (Chandler Rd.) Expansion
4.54 CR 110 South - (US 79 to Limmer Lp)
4.56 CR 110 at University Blvd. (Signal)
4.57 Gattis School Rd. at Winterfield Dr. (Signal)
4.58 Tradesman Park Crossing

In Design

4.35 FM 1460 (PTF)

2013 ROAD BOND PROGRAM PROJECTS

Precinct 4 - Commissioner Boles



In Design

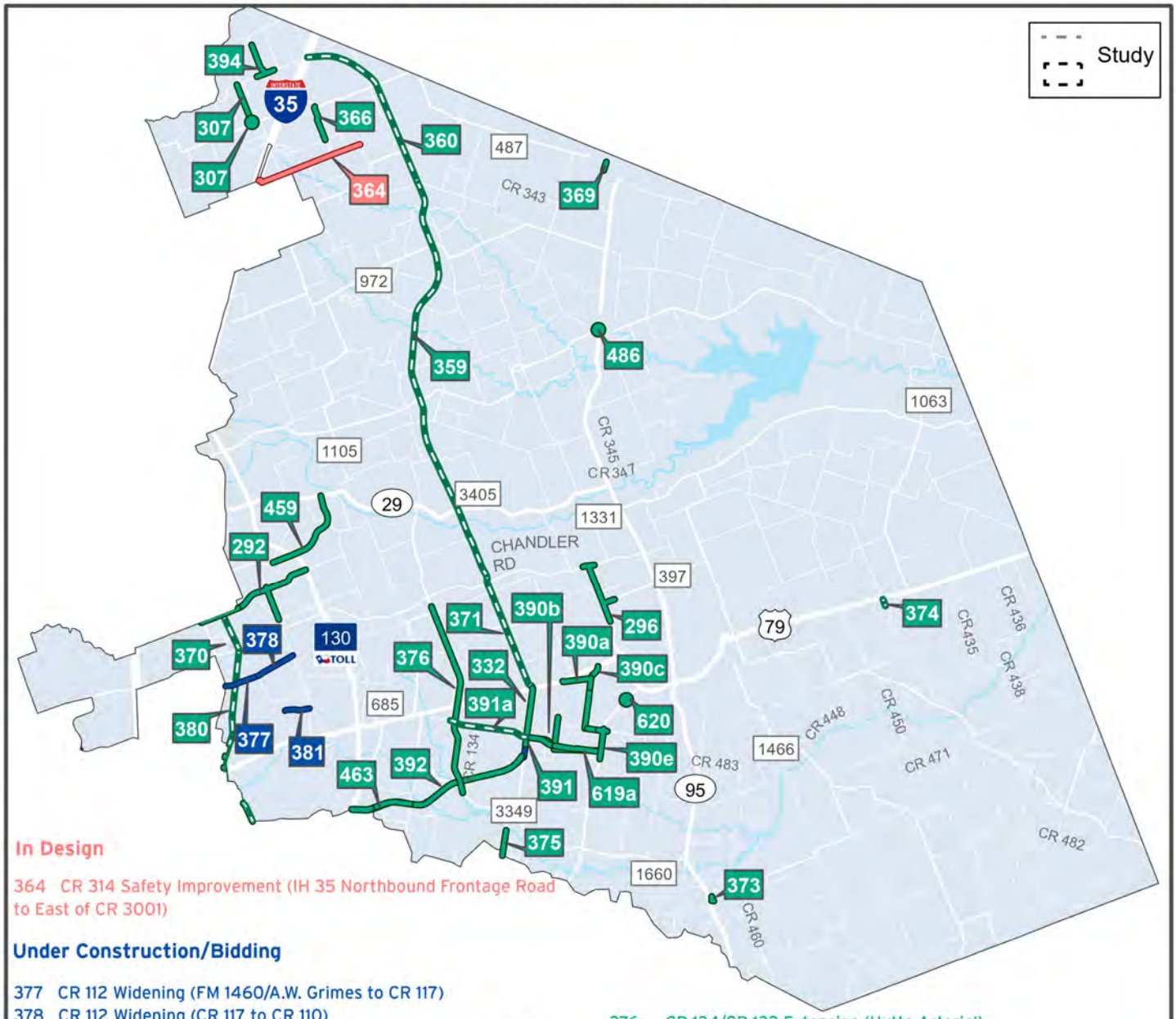
294 Chandler Road Extension Phase 1 (Planning)(SH 95 to US 79 at FM 619)

Completed/Open to Traffic

214 CR 119 (Limmer Loop to Chandler Road)
227 University Boulevard Widening (IH 35 to Sunrise Road)
228 Kenney Fort Blvd Segments 2 and 3 (Forest Creek Boulevard to SH 45)
238 Ronald Reagan Boulevard Extension Planning (IH 35 to SH 95)
260 CR 110 South (US 79 to Limmer Loop)
261 CR 110 Middle (Limmer Loop to CR 107)
269 CR 101 (US 79 to North of Chandler Road)
296 CR 366 Widening (Chandler Road to Carlos G. Parker Boulevard)
297 East Williamson County Park Road / Bill Pickett Trail (Carlos Parker Boulevard to Chandler Road)
302a SH 130 Frontage Roads Phase 3 (Southbound Frontage Road US 79 to Limmer Loop)
302b SH 130 Traffic Study
306a Relocation of 48" Williamson County Regional Raw Waterline - Line A
306b CR 305 at IH 35 Bridge Replacement
327 University Boulevard (Chandler Road) Expansion (FM 1460 to SH 130)
332 FM 3349/US 79 Interchange (US 79 to CR 404)
506 Oak Bluff and Greenfield Drainage Improvements

2019 ROAD BOND PROGRAM PROJECTS

Precinct 4 - Commissioner Boles



In Design

364 CR 314 Safety Improvement (IH 35 Northbound Frontage Road to East of CR 3001)

Under Construction/Bidding

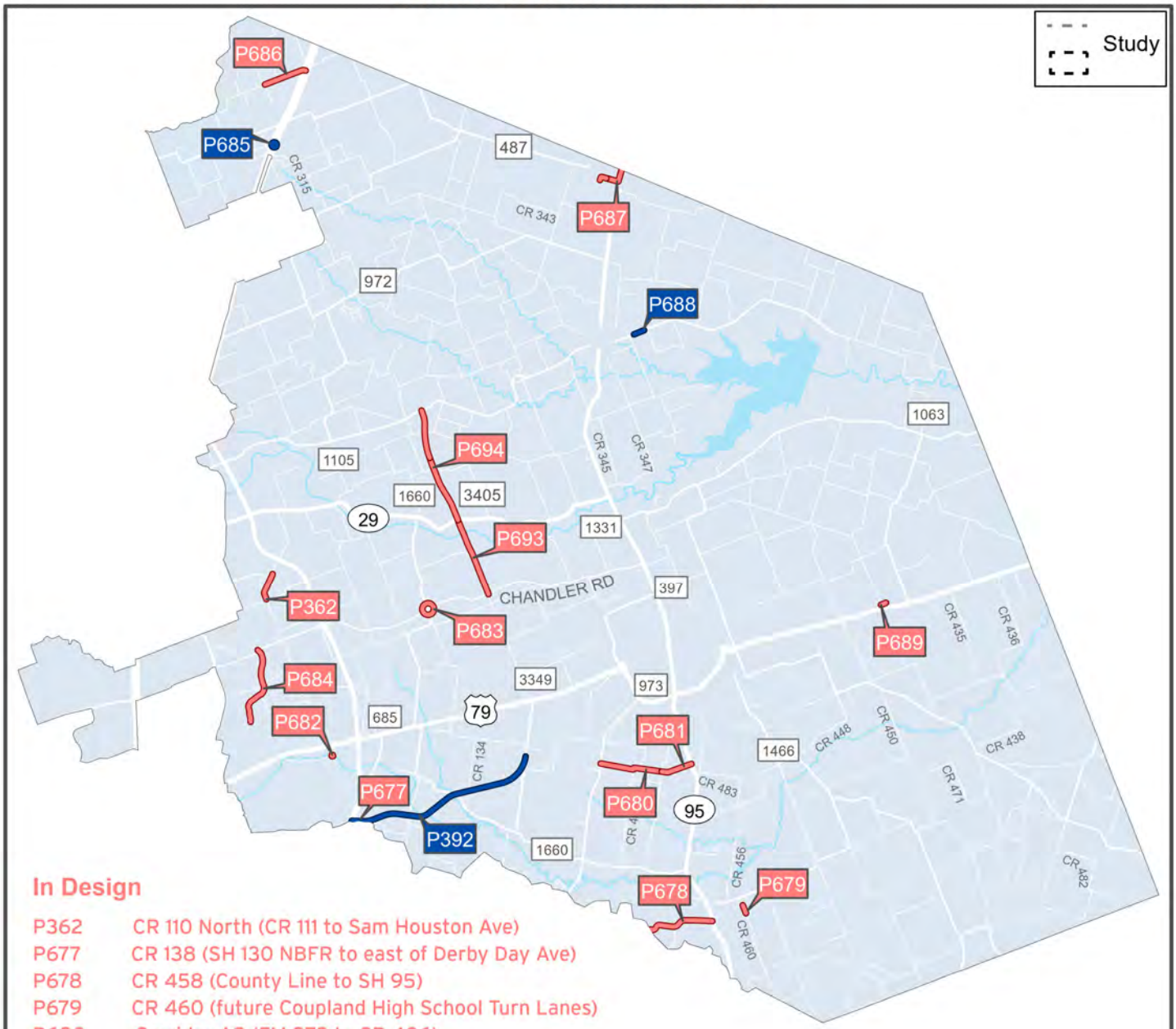
377 CR 112 Widening (FM 1460/A.W. Grimes to CR 117)
378 CR 112 Widening (CR 117 to CR 110)
381 Old Settlers Boulevard (North Red Bud Lane/CR 122 to CR 110)

Completed/Open to Traffic

292 CR111/CR105 Westinghouse (FM 1460 to SH 130)
296 CR 366 (Chandler Road to Carlos G Parker Boulevard Northwest)
307 Bud Stockton Extension (CR 305 to FM 487)
307 Bud Stockton Extension Traffic Signal at FM 487
332 East Wilco Highway (FM 3349/US 79 Interchange) (US 79 to CR 404)
359 East Wilco Highway (Future SH 29 to Ronald Reagan Extension/ Corridor D
360 East Wilco Highway (Ronald Reagan Ext. / Corridor D to IH 35 / CR 305)
366 CR 332 Realignment (South of FM 487 to North of CR 313)
369 Bartlett Project (Cottrell Street)
370 MoKan (Georgetown Inner Loop to University Boulevard)
371 East Wilco Highway (US 79 to Chandler Rd/Corridor B2)
372 East Wilco Highway (Future SH 29 to Chandler Rd)
373 Coupland Street Project (S. Broad & Muery Streets)
374 Thrall Street Project - S Bounds Street
376 CR 134/CR 132 Extension (Hutto Arterial)
380 MoKan (University Boulevard to SH 45)
390a CR Improvements and Paving (CR 401, CR 402, CR 404)
390b CR 404 Hutto Water Line Realignment (Along future CR 404, from CR 404 to CR 404 at FM 973)
390c CR 401/CR 404 Improvements (US 79 to CR 404)
390e CR 404 at FM 973 (CR 404)
391 Samsung Highway (CR 404 Realignment) (CR 404 to FM 3349)
391a CR 132 Realignment
392 East Wilco Highway (Southeast Loop Segment 2, Phase 1) (CR 137 to CR 404)
394 CR 307 Reconstruction (CR 307 North of CR 305 Jarrell)
459 Corridor C / SH 29 Bypass (Sam Houston Avenue at Patriot Way to SH 29)
463 East Wilco Highway (Southeast Loop Segment 1, Phase 1) (CR 138 to CR 137)
463a CR 138 Right Turn Lane at SH 130
486 Granger Project (Davilla Street Culvert) (Davilla Street to N Walton Street)
619a Samsung Highway (Future County Road) (CR 404 to FM 973)
620 FM 973 at Taylor High School Signal

2023 ROAD BOND PROGRAM PROJECTS

Precinct 4 - Commissioner Boles



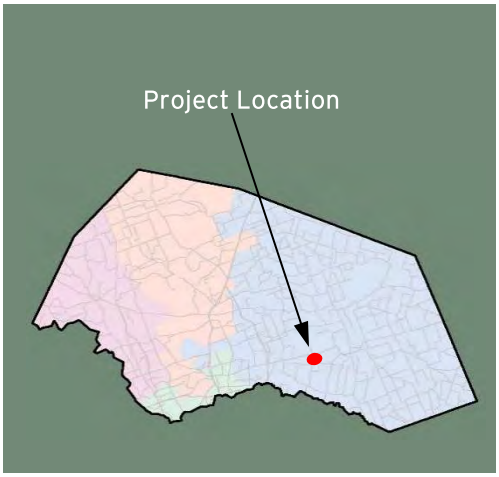
In Design

P362	CR 110 North (CR 111 to Sam Houston Ave)
P677	CR 138 (SH 130 NBFR to east of Derby Day Ave)
P678	CR 458 (County Line to SH 95)
P679	CR 460 (future Coupland High School Turn Lanes)
P680	Corridor A2 (FM 973 to CR 406)
P681	Corridor A2 (CR 406 to SH 95)
P682	CR 123 (Brushy Creek)
P683	Chandler Road (FM 1660 Overpass)
P684	Kenney Fort Boulevard - Segments 5 & 6 (Old Settlers Boulevard to North of University Boulevard)
P686	CR 305 (IH 35 to CR 307)
P687	Salt Lake, Brook, Front Street (Salt Lake Street to Clark Street)
P689	North Barker Street (CR 424 to east end of North Barker Street)
P693	East Wilco Highway (Segment 5) (Chandler Road to SH 29)
P694	East Wilco Highway (Segment 6) (Future SH 29 to FM 971)

Under Construction/Bidding

P392	East Wilco Highway (Southeast Loop - Segment 2)(Corridor E1) (Construction) (CR 137 south of Hutto and CR 404)
P685	Sonterra Boulevard (IH-35 Frontage Road and Sonterra Blvd Intersection)
P688	FM 971 (future Granger High School Turn Lanes)





East Wilco Highway (FM 3349 at US 79)
(FM 3349 from US 79 to CR 404 and new interchange on US 79 at FM 3349 and CR 101)

Project Length: 4.108 Miles
Roadway Classification: Rural Major Collector

Project Schedule: October 2022 - Summer 2025 (Roadwork)
Estimated Construction Cost: $84 Million



JUNE 2025 IN REVIEW

6/6/2025: James Construction Group poured the remaining tie-in sections of concrete rails for both bridges. Subcontractor ATS continued installing the illumination poles, pulling wire, and installing the foundations for the bridge mounted overhead signs over US 79.

6/13/2025: Subcontractor Primate Construction completed grooving the northbound frontage road and southbound frontage road bridges. Subcontractor Lone Star Paving completed paving the final surface of the roadways.

6/20/2025: Subcontractors DIJ completed striping and ESSI continued installing small signs. The Ribbon Cutting Ceremony was held on 6/20/25 at 2:00 p.m. The road opened to traffic on 6/21/25.

6/27/2025: James Construction Group began cleaning up the drainage ditch for the existing box culvert along eastbound US 79 and prepared for riprap in the same area. Subcontractor Austin Traffic Signal began installing lighting underneath the bridge medians and U-turns.



Design Engineer: HDR
Contractor: James Construction
Construction Observation:
Asif Mirzazada, HNTB

Williamson County
Road Bond Program

HNTB

Project Name: East Wilco Highway (FM 3349 at US 79)
Project No. 22IFB139

Original Contract Price = $81,941,038.13

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
8/24/2022	9/26/2022	10/6/2022	10/17/2022				1394	90	1484

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	10/18/2022	11/25/2022	39	$755,690.77	$755,690.77	$0.00	$0.00	1	2
2	11/26/2022	12/25/2022	30	$5,128,955.59	$5,884,646.36	$0.00	$0.00	7	0
3	12/26/2022	1/25/2023	31	$1,448,580.10	$7,333,226.46	$0.00	$0.00	9	7
4	1/26/2023	2/25/2023	31	$1,272,882.90	$8,606,109.36	$0.00	$0.00	10	9
5	2/26/2023	3/25/2023	28	$2,922,159.15	$11,528,268.51	$0.00	$0.00	14	11
6	3/26/2023	4/25/2023	31	$1,453,458.85	$12,981,727.36	$0.00	$0.00	15	13
7	4/26/2023	5/25/2023	30	$1,672,497.88	$14,654,225.24	$0.00	$0.00	17	15
8	5/26/2023	6/25/2023	31	$3,188,150.58	$17,842,375.82	$0.00	$0.00	21	17
9	6/26/2023	7/25/2023	30	$2,251,767.13	$20,094,142.95	$0.00	$0.00	24	19
10	7/26/2023	8/25/2023	31	$2,453,925.93	$22,548,068.88	$0.00	$0.00	27	21
11	8/26/2023	9/30/2023	36	$4,580,138.95	$27,128,207.83	$0.00	$0.00	32	23
12	10/1/2023	10/25/2023	25	$3,017,528.73	$30,145,736.56	$0.00	$0.00	36	25
13	10/26/2023	11/25/2023	31	$2,172,558.80	$32,318,295.36	$0.00	$0.00	38	27
14	11/26/2023	12/25/2023	30	$1,638,115.30	$33,956,410.66	$0.00	$0.00	40	29
15	12/26/2023	1/25/2024	31	$4,633,009.82	$38,589,420.48	$0.00	$0.00	46	31
16	1/26/2024	2/25/2024	31	$4,487,381.38	$43,076,801.86	$0.00	$0.00	51	33
17	2/26/2024	3/25/2024	29	$3,973,465.64	$47,050,267.50	$0.00	$0.00	56	35
18	3/26/2024	4/25/2024	31	$1,993,459.10	$49,043,726.60	$0.00	$0.00	58	37
19	4/26/2024	5/25/2024	30	$1,414,938.37	$50,458,664.97	$0.00	$0.00	60	39
20	5/26/2024	6/25/2024	31	$3,026,457.98	$53,485,122.95	$0.00	$0.00	63	42
21	6/26/2024	7/25/2024	30	$832,712.20	$54,317,835.15	$0.00	$0.00	64	44
22	7/26/2024	8/25/2024	31	$1,793,923.46	$56,111,758.61	$0.00	$0.00	66	46
23	8/26/2024	9/25/2024	31	$940,489.83	$57,052,248.44	$0.00	$0.00	68	48
24	9/26/2024	10/25/2024	30	$1,765,660.58	$58,817,909.02	$0.00	$0.00	70	50
25	10/26/2024	11/25/2024	31	$3,097,560.74	$61,915,469.76	$0.00	$0.00	73	52
26	11/26/2024	12/25/2024	30	$1,310,506.13	$63,225,975.89	$0.00	$0.00	75	54
27	12/26/2024	1/25/2025	31	$1,093,915.48	$64,319,891.37	$0.00	$0.00	76	56
28	1/26/2025	2/25/2025	31	$1,505,889.66	$65,825,781.03	$0.00	$0.00	78	58
29	2/26/2025	3/25/2025	28	$1,043,757.97	$66,869,539.00	$0.00	$0.00	79	60
30	3/26/2025	4/25/2025	31	$1,474,607.51	$68,344,146.51	$0.00	$0.00	81	62
31	4/26/2025	5/25/2025	30	$1,062,665.00	$69,406,811.51	$0.00	$0.00	82	62

6/30/2025 Comments - James Construction Group (JCG) began cleaning up the drainage ditch for the existing box culvert along eastbound US 79 and prepared for riprap in the same area. JCG rubbed and patched various bent caps and columns and removed the asphalt from the detour south of US 79. JCG began working on punch list items and miscellaneous project clean-up. Subcontractor Austin Traffic Signal began installing lighting underneath the bridge medians and U-turns.

Change Order Number	Approved	Cost This CO	Total COs
01	4/25/2023	925,354.41	925,354.41

3. County Convenience. 3L Revising safety work/measures desired by the County: This Change Order provides funds to compensate the contractor for installing safety improvements on US 79 until the permanent overpasses are built. By installing these traffic control measures the drivers traveling north bound on FM 3349 can no longer proceed straight or make a left turn at the US 79 intersection. The same will apply for traffic traveling south on CR 101. Drivers will need to make a right turn on US 79

Change Order Number	Approved	Cost This CO	Total COs
02	4/25/2023	82,000.00	1,007,354.41

3. County Convenience. 3L Revising safety work/measures desired by the County: The original bid item 36-inch Ductile Iron Pipe has long lead time of material procurement and is not readily available. Contractor proposed two options with shorter lead time to the City of Hutto as alternatives. City of Hutto has approved option 2, which is 36-inch PVC DR 18 pipe as an alternative with $82,000 increase in cost to the current item and allows contractor to procure material quicker. The cost of this material change is 100% reimbursable by the City of Hutto.

Change Order Number	Approved	Cost This CO	Total COs
03	7/20/2023	195,302.81	1,202,657.22

3. County Convenience. 3F Additional work desired by the County: This Change Order compensates the contractor for installing one steel utility sleeve casing 24 inches in diameter on FM 3349 at station 421+00.

Change Order Number	Approved	Cost This CO	Total COs
04	8/8/2023	-472,492.20	730,165.02

3. County Convenience. 4D Other "Deletion of work requested by the City of Hutto": This Change Order eliminates City of Hutto 16-inch water main line relocations project and 50 LF of 16-inch water line relocation under City of Hutto water line casing project from the original scope of work. The omission of work was requested by the City of Hutto. The cost for restocking of the ordered material and any other related fee is 100% reimbursable by the City of Hutto.

Change Order Number	Approved	Cost This CO	Total COs
05	0/14/23	-5,274.97	724,890.05

5. Contractor Convenience. 5E Other: This Change Order is to revise the Stone Riprap material cost due to a material substitution request from the contractor. James Construction proposed material that has a specific gravity below the Contract requirements but has been accepted by TxDOT in other projects. The EOR approved the use of this material and recommended a reduction in price. This Change Order will result in a cost savings for the proposed material. This Change Order also adds new items to the Contract to pay the Contractor for additional work that was originally paid under the Force Account Line item.

Change Order Number	Approved	Cost This CO	Total COs
06	10/20/2023	130,053.00	854,943.05

3. County Convenience. 3F Additional work desired by the County: This Change Order compensates the contractor for upsizing 562 LF of 12-inch PVC pipe and fittings to 16-inch PVC pipe for the Jonah waterline project due to increased demand. The decision to upsize the pipe was at Jonah's request and will be 100% funded by the Jonah Water Special Utility District.

Change Order Number	Approved	Cost This CO	Total COs
07	10/20/2023	661,031.30	1,515,974.35

3F. Additional work desired by the County : This Change Order compensates the contractor for installing southbound frontage road right turn lane at FM 3349 for City of Hutto Mega Site. This work was requested by the City of Hutto and is 100% reimbursable by the City of Hutto.

Change Order Number	Approved	Cost This CO	Total COs
08	10/20/2023	327,321.48	1,843,295.83

1. Design Error or Omission. 1B. Other: This Change Order compensates the contractor for installation of 280 linear feet of 36-inch Ductile Iron (DI) pipe for City of Hutto water line project, instead of the previously specified 36-inch PVC pipe. This adjustment is required for the 48-inch bored steel casing under FM 3349 and the transition to a 56-inch casing for the open cut section. This modification was requested by and is 100% reimbursable by the City of Hutto.

Change Order Number	Approved	Cost This CO	Total COs
09	1/30/2024	-368,749.53	1,474,546.30

5. Contractor Convenience. 5A Contractor exercises option to change the traffic control plan: This Change Order revises the as-bid Traffic Control Plan (TCP) and construction phasing of the FM 3349 project. The modified TCP allows the Contractor to work on both, the North Bound and South Bound Frontage Roads simultaneously. The changes to the TCP and construction phasing do not impact the project’s completion date and results in savings on several contract items.

Change Order Number	Approved	Cost This CO	Total COs
10	1/30/2024	67,965.30	1,542,511.60

4. Third Party Accommodation. 4B. Third party requested work: This Change Order compensates the Contractor for installing 390 LF of 4-inch steel casing with 1.5" HDPE water service line and fittings for the Jonah waterline project on FM 3349 at station 475+50. This work was requested by the Jonah Water Special Utility District and is 100% reimbursed by the Jonah Water Special Utility District.

Change Order Number	Approved	Cost This CO	Total COs
11	2/1/2024	271,902.72	1,814,414.32

3. County Convenience. 3F. Additional work desired by the County: This Change Order provides compensation to the Contractor for the installation of a 24-inch Steel Encasement Sleeve spanning 470 linear feet in the Jonah water line project on FM 3349 at station 426+51. The sleeve is part of the Williamson County real estate agreement executed during the ROW acquisition.

Change Order Number	Approved	Cost This CO	Total COs
12	4/16/2024	64,791.00	1,879,205.32

1. Design Error or Omission - 1A. Incorrect PS&E. 4B. Third party requested work: This Change Order provides compensation to the Contractor for modifying the length and elevation of the Jonah water line under US79 and UPRR tracks, and for abandoning the existing 2-lnch Jonah water line located within the UPRR ROW on the south side of US79.

Change Order Number	Approved	Cost This CO	Total COs
13	4/16/2024	82,301.65	1,961,506.97

2. Differing Site Conditions (unforeseeable) 2I. Additional safety needs: This Change Order provides compensation to the Contractor for performing pavement repairs, within the project limits, on the existing FM 3349 roadway. The repairs include fixing ruts and cracks and repairing a crash cushion and MBGF damaged by the public. This Change Order also adds new items to install additional small signs to improve safety on the CR 101 (Jughandle Road), pay for off duty police officers, and locating an existing utility line.

Change Order Number	Approved	Cost This CO	Total COs
14	4/16/2024	101,248.22	2,062,755.19

2C. New Development (Conditions Changing After PS&E Completed). This Change Order provides compensation to the Contractor for relocating box culvert No. 4 on the southbound frontage road, to accommodate the location of the new City of Hutto street (Spine Road). The culvert and crossover to FM 3349 were moved approximately 36ft. to the north to align with the centerline of the Spine Road.

Change Order Number	Approved	Cost This CO	Total COs
15	7/16/2024	24,513.18	2,087,268.37

2. Differing Site Conditions (unforeseeable). 2C. New development (conditions changing after PS&E completed). This Change Order provides compensation to the Contractor for additional construction surveying, traffic control management, and low production asphalt placement due to the different site conditions on driveway No. 5 of the northbound frontage road.

Change Order Number	Approved	Cost This CO	Total COs
16	7/16/2024	35,324.07	2,122,592.44

2. Differing Site Conditions (unforeseeable) 2I. Additional safety needs: This Change Order provides compensation to the Contractor for performing pavement repairs, within the project limits, on the existing US 79 eastern turnaround roadway. The repairs include removal of existing failed asphalt surface and flex base areas and replacing it with full depth hot mixed asphalt.

Change Order Number	Approved	Cost This CO	Total COs
17	7/16/2024	11,849.07	2,134,441.51

1. Design Error or Omission 1A. Incorrect PS&E: This Change Order provides compensation to the Contractor for abandoning the water well and removing the pump house, ancillary pipes and fittings, electrical power supply, concrete slab, and performing dirt work within the project right-of-way (ROW) and the Jonah SUD water line easement. The roadway plans do not show the well, and the Jonah water line plans include a note stating, "County to coordinate abandonment of structure with property owner." However, a pay item was not included in the original Contract.

Change Order Number	Approved	Cost This CO	Total COs
18	8/13/2024	18,623.43	2,153,064.94

2. Differing Site Conditions. 2G Unadjusted Utility (unforeseeable): This Change Order compensates the Contractor for modifying the jacked & bored and open trench sections of the Jonah 36-in steel encased water line on Line A. During construction, a newly installed gas line along the northside of US 79 was found to be in conflict with the proposed water line. To clear the conflict, the jacked & bored section of the water line was lowered by 5 ft. This change created the need for additional shoring and material handling, and fittings to return the water line to its original elevation before continuing with the open cut section. To mitigate the cost, Jonah SUD provided revised plan sheets reducing the length of the jacked & bore section and increasing the length of the open cut section. The unused steel casing and spacers were delivered to Jonah SUD for future use.

Change Order Number	Approved	Cost This CO	Total COs
19	8/13/2024	9,869.00	2,162,933.94

1. Design Error or Omission. 1A Incorrect PS&E : This Change Order compensates the Contractor for replacing the bridge blister anchor bolts for the illumination poles on the northbound and southbound bridges. The as-bid plan set specified the incorrect type of base plate and anchor bolts for the bridge mounted poles. The Contractor submitted an RFI proposing to use the specified base plates with the correct type of anchor bolts. The Engineer of Record (EOR) reviewed the request and agreed with the Contractor's proposal. As a result of this change, 27 previously approved and fabricated anchor bolt sets, will be replaced with the correct type for the specified illumination poles. The supplier did not give the Contractor the option to pay a re-stocking fee for the original anchor bolts. Therefore, 27 anchor bolts will be delivered to Wilco maintenance yard to be used in future projects.

Change Order Number	Approved	Cost This CO	Total COs
20	10/8/2024	167,583.65	2,330,517.59

4B. Third party requested work. This Change Order adds an item for lettering and logos with lighting on both northbound and southbound frontage road bridges over US79. The cost of this work will be split equally between the cities of Hutto and Taylor.

Change Order Number	Approved	Cost This CO	Total COs
21	12/19/2024	5,462.50	2,335,980.09

1B. Design Error or Omission. This Change Order compensates the Contractor for installing long-span metal beam guard fence in the project. At several locations on south bound frontage road (SBFR), the backless concrete inlets conflict with the location of the wooden posts supporting the metal beam guard fence (MBGF) runs. These conflicts were reviewed by the Engineer of Record, and it was recommended to utilize the TxDOT standard long-span MBGF to clear the conflicts. This solution has been agreed to by TxDOT Georgetown Area Office.

Change Order Number	Approved	Cost This CO	Total COs
22	4/1/2025	16,354.80	2,352,334.89

2I. Differing Site Conditions, Additional safety needs (unforeseeable). This Change Order compensates the Contractor for replacing a section of the existing metal beam guard fence (MBGF) on SB FM3349 to meet current TxDOT standards. This section of MBGF connects to the concrete barrier protecting the columns of the new bridge and its height needed to be adjusted to be MASH compliant. The original MBGF was installed according to an older TxDOT standard. The proposed adjustment ensures compliance with current TxDOT standards and improves safety of the traffic traveling south from existing FM 3349 to the new South Bound Frontage Road.

Change Order Number	Approved	Cost This CO	Total COs
23	7/2/2025	147,187.12	2,499,522.01

2. Differing Site Conditions (unforeseeable) 2I. Additional safety needs: This Change Order compensates the Contractor for repairs to crash cushions damaged by the traveling public, locating existing utilities not shown in the plans, and performing pavement repairs at the UPRR crossover at US 79 and FM 3349 that have been damaged within the project limits. This Change Order also compensates the Contractor for off-duty police officers used for traffic control and lane closures. It also reimburses the Contractor for saw cutting and aligning Driveway No. 4 with RCR Taylor's newly placed driveway. This Change Order also corrects line-item numbers from previous Change Orders.

Adjusted Price = $84,440,560.14

Project Name: Corridor C / SH 29 Bypass
Project No. 23IFB67

Original Contract Price = $30,540,848.03

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
8/15/2023	8/22/2023	9/20/2023	9/30/2023	1/6/2025	6/3/2025		973		973

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	9/30/2023	9/30/2023	1	$1,397,211.48	$1,397,211.48	$155,245.72	$155,245.72	5	0
2	10/1/2023	10/31/2023	31	$1,541,032.92	$2,938,244.40	$171,225.88	$326,471.60	11	3
3	11/1/2023	11/30/2023	30	$1,838,538.26	$4,776,782.66	$204,282.03	$530,753.63	17	6
4	12/1/2023	12/31/2023	31	$2,431,249.16	$7,208,031.82	$270,138.79	$800,892.42	26	10
5	1/1/2024	1/31/2024	31	$1,078,672.93	$8,286,704.75	$119,852.55	$920,744.97	30	13
6	2/1/2024	2/29/2024	29	$2,770,832.24	$11,057,536.99	$307,870.25	$1,228,615.22	40	16
7	3/1/2024	3/31/2024	31	$1,644,580.73	$12,702,117.72	$182,731.19	$1,411,346.41	46	19
8	4/1/2024	4/30/2024	30	$3,003,806.67	$15,705,924.39	$333,756.30	$1,745,102.71	57	22
9	5/1/2024	5/31/2024	31	$1,749,723.10	$17,455,647.49	$194,413.68	$1,939,516.39	63	25
10	6/1/2024	6/30/2024	30	$3,336,725.12	$20,792,372.61	-$845,180.99	$1,094,335.40	72	28
11	7/1/2024	7/31/2024	31	$769,078.30	$21,561,450.91	$40,477.81	$1,134,813.21	74	31
12	8/1/2024	8/31/2024	31	$1,686,094.26	$23,247,545.17	$88,741.80	$1,223,555.01	80	35
13	9/1/2024	9/30/2024	30	$1,598,196.81	$24,845,741.98	$84,115.62	$1,307,670.63	86	38
14	10/1/2024	10/31/2024	31	$1,274,170.93	$26,119,912.91	$67,061.63	$1,374,732.26	90	41
15	11/1/2024	11/30/2024	30	$642,378.80	$26,762,291.71	$33,809.41	$1,408,541.67	92	44
16	12/1/2024	12/31/2024	31	$1,108,005.79	$27,870,297.50	$58,316.09	$1,466,857.76	96	47
17	1/1/2025	1/31/2025	31	$1,015,405.81	$28,885,703.31	-$877,353.61	$589,504.15	96	50
18	2/1/2025	2/28/2025	28	$7,955.05	$28,893,658.36	$162.35	$589,666.50	96	53
19	3/1/2025	5/31/2025	0	$171,500.00	$29,065,158.36	$3,500.00	$593,166.50	97	53

6/30/2025 Comments - Project close-out is underway.

Change Order Number	Approved	Cost This CO	Total COs
01	5/2/2024	$ 6,201.00	$ 6,201.00

2. Differing Site Conditions (Unforeseeable) 2J. Other: This Change Order compensates the contractor for installing and removing a temporary 2-strand electric fence to maintain cattle while the Jonah water line is installed across private property.

Change Order Number	Approved	Cost This CO	Total COs
02	7/3/2024	$ 9,568.50	$ 15,769.50

1B. Design Error or Omission. Other.: This Change Order compensates the contractor for maintaining an existing Jonah water meter that was not accounted for in the plans.

Adjusted Price = $30,556,617.53

Project Name: County Road 129
Project No. 24IFB23

Original Contract Price = $2,463,313.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
1/17/2024	1/30/2024	2/21/2024	3/4/2024	9/25/2024			215		215

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	3/4/2024	3/31/2024	28	$81,166.50	$81,166.50	$9,018.50	$9,018.50	4	13
2	4/1/2024	4/30/2024	30	$310,646.25	$391,812.75	$34,516.25	$43,534.75	19	27
3	5/1/2024	5/31/2024	31	$263,047.50	$654,860.25	$29,227.50	$72,762.25	31	41
4	6/1/2024	6/30/2024	30	$231,940.35	$886,800.60	$25,771.15	$98,533.40	42	55
5	7/1/2024	7/31/2024	31	$174,474.36	$1,061,274.96	$19,386.04	$117,919.44	51	70
6	8/1/2024	8/31/2024	31	$670,955.33	$1,732,230.29	-$26,749.42	$91,170.02	78	84
7	9/1/2024	9/30/2024	20	$413,907.85	$2,146,138.14	-$47,371.28	$43,798.74	94	93
8	10/1/2024	3/31/2025	0	$133,302.92	$2,279,441.06	$2,720.47	$46,519.21	100	93
9	4/1/2025	5/31/2025	0	$3,071.72	$2,282,512.78	$62.68	$46,581.89	100	93
10	6/1/2025	6/30/2025	0	$46,581.89	$2,329,094.67	-$46,581.89	$0.00	100	93

6/30/2025 Comments - Project close-out is underway.

Change Order Number	Approved	Cost This CO	Total COs
01	5/23/2025	$ (134,218.33)	$ (134,218.33)

2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9). This Change Order provides the final balancing for the overruns/underruns of Contract quantities on the project that are a result of addressing field conditions not accounted for in the original plans. This Change Order also adds items for potholing utilities and installing a French drain to ensure positive drainage where groundwater was encountered.

Adjusted Price = $2,329,094.67

Project Name: Bud Stockton at FM 487 Traffic Signal
Project No. 24IFB33

Original Contract Price = $553,983.00

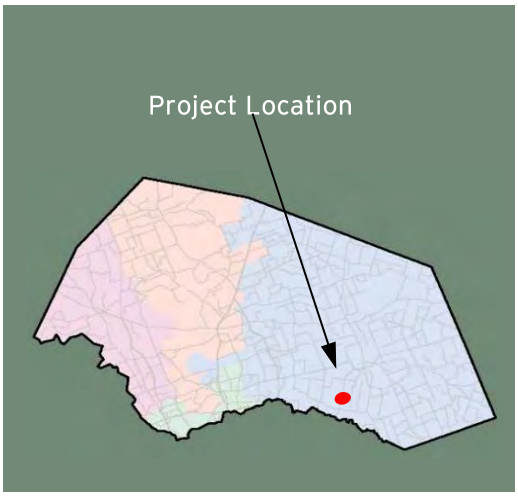
Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
3/14/2024	4/25/2024	7/12/2024	7/22/2024	3/13/2025			263		263

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	7/1/2024	9/30/2024	71	$100,800.00	$100,800.00	$11,200.00	$11,200.00	20	27
2	10/1/2024	10/31/2024	31	$51,615.00	$152,415.00	$5,735.00	$16,935.00	31	39
3	11/1/2024	1/31/2025	92	$250,246.30	$402,661.30	$4,257.70	$21,192.70	77	74

6/30/2025 Comments - Austin Traffic Signal continued working on punch list items.

Adjusted Price = $553,983.00





East Wilco Highway (Southeast Loop - Segment 2)
(CR 137 south of Hutto and CR 404)

Project Length: 4.658 miles
Roadway Classification: Rural Arterial

Project Schedule: September 2024 - Summer 2028
Estimated Construction Cost: $64.4M



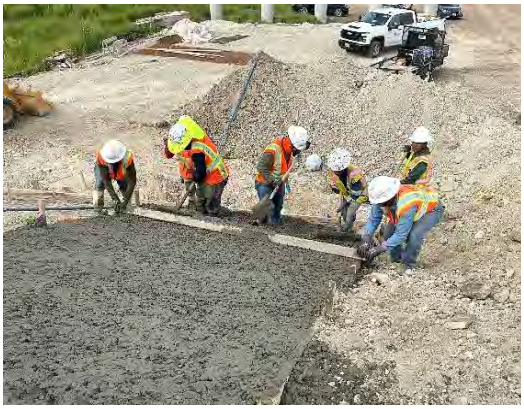
JUNE 2025 IN REVIEW

6/6/2025: Capital Excavation poured concrete for the backwall at Abutment #1 of the Brushy Creek bridge and completed forming and pouring the columns on Bent #15 of the Brushy Creek bridge. Capital Excavation began placing curb and gutter between Cedar Fork Road and the Brushy Creek bridge.

6/13/2025: Capital Excavation began backfilling Abutment #1 of the Brushy Creek bridge and completed forming and pouring the Bent #17 cap and Abutment #22 backwall of the Brushy Creek bridge.

6/20/2025: Capital Excavation completed setting panels and backfilling for Retaining Walls #1 and #3 and placing embankment adjacent to the wall backfill and placed level-up for coping at Wall #1.

6/27/2025: Capital Excavation continued pouring the concrete riprap apron at Abutment #1 and began forming and pouring the concrete at Abutment #22 of the Brushy Creek bridge. Capital Excavation set the bridge beams for spans #1 through #9, #21, and #22 of the Brushy Creek bridge.



Design Engineer: JMT
Contractor: Capital Excavation
Construction Observation:
Kyle McCoy, HNTB

Williamson County
Road Bond Program

HNTB

Project Name: East Wilco Highway (Southeast Loop, Segment 2)
Project No. 24IFB59

Original Contract Price = $64,407,606.63

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
7/17/2024	7/30/2024	8/30/2024	9/12/2024				1345		1345

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	9/12/2024	10/31/2024	50	$4,044,752.86	$4,044,752.86	$449,416.98	$449,416.98	7	4
2	11/1/2024	11/30/2024	30	$3,359,150.02	$7,403,902.88	$373,238.90	$822,655.88	13	6
3	12/1/2024	12/31/2024	31	$4,898,958.06	$12,302,860.94	$544,328.67	$1,366,984.55	22	8
4	1/1/2025	1/31/2025	31	$4,097,979.17	$16,400,840.11	$455,331.02	$1,822,315.57	29	11
5	2/1/2025	2/28/2025	28	$3,405,635.50	$19,806,475.61	$378,403.94	$2,200,719.51	35	13
6	3/1/2025	3/31/2025	31	$2,448,654.07	$22,255,129.68	$272,072.68	$2,472,792.19	40	15
7	4/1/2025	4/30/2025	30	$4,232,053.26	$26,487,182.94	$470,228.14	$2,943,020.33	47	17
8	5/1/2025	5/31/2025	31	$4,846,719.71	$31,333,902.65	-$1,293,867.56	$1,649,152.77	53	19

6/30/2025 Comments - Capital Excavation completed setting the coping and formed and poured the moment slab at Retaining Wall #1. The contractor continued pouring the concrete riprap apron at Abutment #1 and began forming and pouring the concrete at Abutment #22 of the Brushy Creek bridge. Capital set the bridge beams for spans #1 through #9, #21, and #22 of the Brushy Creek bridge. The contractor formed and poured the concrete for Bent #15 cap at Brushy Creek bridge and prepared the Cottonwood Creek bridge area for setting beams. Capital poured curb and gutter at the driveways between Bridge #3 and FM 1660 and formed and poured the safety-end-treatments for the driveway on CR 134, south of the East Wilco Highway travel lanes. The contractor continued tying steel and preparing the Bridge 4 deck to be poured.

Change Order Number	Approved	Cost This CO	Total COs
01	3/11/2025	$41,168.11	$ 41,168.11

6A. Right-of-Way not clear (third party responsibility for ROW). This Change Order compensates the Contractor for plugging and abandoning an existing water well that was discovered while clearing the right-of-way. 3F. Additional work desired by the County. The County requested an abandoned house adjacent to the project on County property to be demolished. 3I. Implementation of improved technology or better process. Added detection system for the temporary signal trailers to make CR 138 intersection safer for the traveling public.

Change Order Number	Approved	Cost This CO	Total COs
02	5/20/2025	-$261,915.65	-$220,747.54

4D. Third Party Accomodation. Other. This Change Order officially issues the "For Construction" plan set for the Jonah Water Line "B", adds new items to the contract, and adjust quantities to reflect the line being installed in the existing Jonah easement instead of in Williamson County's ROW which was shown in the bid set.

Change Order Number	Approved	Cost This CO	Total COs
03	7/2/2025	-$1,686,657.10	-1,907,404.64

3M. County Convenience. Use alternate funding source. This Change Order removes the Shared Use Path (SUP) items from the scope of this project per Williamson County's request.

Adjusted Price = $62,500,201.99

Commissioners Court - Regular Session **56.**

Meeting Date: 07/15/2025

Gray Engineering 21RFSQ14 Contract Amendment No 2 Small Drainage and Roadways

Submitted For: Robert Daigh **Submitted By:** Vicky Edwards, Infrastructure

Department: Infrastructure

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on Contract Amendment No 2 under Williamson County Contract for Engineering Services between Gray Engineering, Inc. and Williamson County dated May 31, 2022, for Small Drainage and Small Roadway Projects. Funding source: 01.0200.0210.004100.

Background

This Contract Amendment No 2 is to update the rate schedule.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Gray Engineering 21RFSQ14 Contract Amendment No 2 Small Drainage and Roadways

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	07/11/2025 08:53 AM
County Judge Exec Asst.	Delia Colon	07/11/2025 09:22 AM
Form Started By: Vicky Edwards		Started On: 07/08/2025 11:55 AM
Final Approval Date: 07/11/2025		

AMENDMENT NO. 2
TO
CONTRACT FOR ENGINEERING SERVICES

This Amendment No. 2 to Contract for Engineering Services ("Amendment No. 2") is by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and **Gray Engineering, Inc.** (the "Engineer").

RECITALS

WHEREAS, the County and the Engineer previously executed that certain Contract for Engineering Services (the "Contract"), being dated effective May 31, 2022, wherein Engineer agreed to perform certain professional engineering services in connection with the 21RFSQ14 Design Engineering Services for Small Drainage and Small Roadway Projects for Williamson County Road and Bridge ("Project");

WHEREAS, pursuant to **Article 14**, the terms of the Contract may be modified by a written, fully executed Contract Amendment;

WHEREAS, the parties wish to amend the Rate Schedule under **Exhibit D** of the Contract; and

WHEREAS, it has become necessary to supplement, modify and amend the Contract in accordance with the provisions thereof.

AGREEMENT

NOW, THEREFORE, premises considered, the County and the Engineer agree that the Contract is supplemented, amended and modified as follows:

I. **<u>Amendment to Exhibit D – Rate Schedule</u>**

Exhibit D – Rate Schedule of the Contract shall be amended and supplanted by the Exhibit D that attached hereto and incorporated herein by reference.

II. **Terms of Contract Control and Extent of Amendment No. 2**

All other terms of the Contract and any prior amendments thereto which have not been specifically amended herein shall remain the same and shall continue in full force and effect.

III. IN WITNESS WHEREOF, the County and the Engineer have executed this Amendment No. 2, to be effective as of the date of the last party's execution below.

ENGINEER:

Gray Engineering, Inc.

By: _____

Printed Name: Colby Harris, P.E.

Title: Managing Partner - Operations

Date: July 7th, 2025

COUNTY:

Williamson County, Texas

By: _____

Printed Name: Steven Snell

Title: County Judge

Exhibit D

Rate Schedule

Please see next pages.

Attachment D – Fee Schedule

Consultant Category	Hourly Rate
Principal	$357.36
Project Manager	$302.38
Project Engineer	$230.91
EIT	$175.93
Designer	$153.94
Project Representative	$142.94
Administration	$164.93

Commissioners Court - Regular Session **57.**

Meeting Date: 07/15/2025

Temporary road closure of Hairy Man Rd from Great Oaks Dr to the Round Rock City Limits

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action regarding the temporary road closure of Hairy Man Rd from Great Oaks Dr to the Round Rock City Limits starting on Monday, July 21, 2025, through Friday, July 25, 2025, and on approval of a temporary diversion plan for traffic during the closure.

Background

This temporary road closure is for the construction of the Wyoming Springs Bridge over Brushy Creek. The temporary road closures are planned to occur nightly, from 7:00 PM to 7:00 AM, weather permitting. Hairy Man Rd will be reopened to traffic during the daytime, from 7:00 AM to 7:00 PM. The temporary road closure is planned to extend into the City of Round Rock to Reprise Bend; however, that portion is under the jurisdiction of the City of Round Rock. A temporary diversion plan for traffic is attached.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Temporary Traffic Diversion Plan

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 12:00 PM
Form Started By: Adam Boatright		Started On: 07/10/2025 11:54 AM
Final Approval Date: 07/10/2025		


N
Road closure
Detour route
Round Rock
Brushy Creek
Hairy Man Rd.
Hairy Man Rd.
Brushy Creek Rd.
Sam Bass Rd.
Creek Bend Blvd.
Hairy Man Rd.
Creek Bend Blvd.
Brightwater Blvd.
Great Oaks Dr.
Fern Bluff Elementary
Wyoming Springs Dr.
WILCO
TEXAS

Commissioners Court - Regular Session **58.**

Meeting Date: 07/15/2025

Award of IFB #25IFB57 to Joe Bland Construction LLC, Inc. for Construction of New Exit Ramp for SH195 at Ronald Reagan Blvd. for HNTB

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding IFB #25IFB57 to Joe Bland Construction LLC, Inc. for the Construction of the New Exit Ramp for SH195 at Ronald Reagan Blvd. Project for HNTB, in the amount of $3,608,141.00, and authorize execution of the agreement, the funding source is P358.

Background

Williamson County sent out Eleven Thousand Three Hundred Forty-Four (11,344) notifications to Eighty-Three (83) document takers and received Five (5) submittals that were reviewed, and the apparent low bid, Joe Bland Construction LLC, was found to be responsive and materially balanced. It is recommended that Williamson County award Joe Bland Construction LLC. The funding source is P358, the Origination ID #2732, and Ade Ashaye, P.E. (HNTB) is the Point of Contact.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

25IFB57 Recommendation Package

Form 1295 Joe Bland Construction LLC

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 08:36 AM
Form Started By: Vickie Johnson		Started On: 07/02/2025 07:51 AM
Final Approval Date: 07/10/2025		

STANDARD FORM OF AGREEMENT

STATE OF TEXAS

WILLIAMSON COUNTY

THIS STANDARD FORM OF AGREEMENT (the "Agreement") is by and between WILLIAMSON COUNTY, TEXAS, a political subdivision of the State of Texas (hereinafter called "County") and Joe Bland Construction, LLC (hereinafter called "Contractor").

The County and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. Work

Contractor shall complete all Work as specified or indicated in the Contract Documents. The "Project" is generally described as follows:

Project No. **P358 - SH 195 at Ronald Reagan Boulevard**

Article 2. Engineer of Record

The Project has been designed by **WGI**, who is hereinafter called the "Engineer of Record" and who is to act as the County's design professional.

Article 3. Contract Time

The Work shall be Substantially Completed in **277** calendar days (the "Contract Time"). Following Substantial Completion, the Contractor shall proceed expeditiously with adequate forces and shall achieve Final Completion within the time specified in the Special Conditions.

Article 4. Contract Price

County shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraph 4.1 below (the "Contract Price"):

4.1 For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item as indicated in the Bid Form, and as totaled below:

TOTAL OF ALL UNIT PRICES Three Million Six Hundred Eight Thousand One Hundred Forty-One Dollars and Zero Cents $3,608,141.00(dollars)

As provided in the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by the Engineer of Record.

Article 5. Contractor's Representations

In order to induce County to enter into this Agreement, Contractor makes the following representations:

5.1 Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents including the "technical data".

5.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.

5.3 Contractor is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

5.4 Contractor has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site which have been identified. Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for Contractor's purposes. Contractor acknowledges that the County and Engineer of Record do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site.

5.5 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

5.6 Contractor has given Engineer of Record written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer of Record is acceptable to Contractor, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

5.7 Contractor represents and agrees that there are no obligations, commitments, or impediments of any kind that will limit or prevent performance of its obligations under the Contract Documents.

5.8 Contractor warrants, represents, and agrees that if (i) it is a corporation or limited liability company, then it is a corporation duly organized, validly existing and in good standing under the laws of the State of Texas, or a foreign corporation or limited liability company duly authorized and in good standing to conduct business in the State of Texas, that it has all necessary corporate power and has received all necessary corporate approvals to execute and deliver this Agreement, and the individual executing the Agreement on behalf of Contractor has been duly authorized to act for and bind Contractor; or (ii) if it is a partnership, limited partnership, or limited liability partnership, then it has all necessary partnership power and has secured all necessary approvals to execute and deliver this Agreement and perform all its obligations under the Contract Documents; and the individual executing this Agreement on behalf of Contractor has been duly authorized to act for and bind Contractor.

5.9 Neither the execution and delivery of this Agreement by Contractor nor the performance of its obligations under the Contract Documents will result in the violation of any provision, if a corporation, of its articles of incorporation or by-laws, if a limited liability company, of its articles of organization or regulations, or if a partnership, by any partnership agreement by which Contractor is bound, or any agreement by which Contractor is bound or to the best of the Contractor's knowledge and belief, will conflict with any order or decree of any court or governmental instrumentality relating to Contractor.

5.10 Except for the obligation of the County to pay Contractor the Contract Price pursuant to the terms of the Contract Documents, and to perform certain other obligations pursuant to the terms and conditions explicitly set forth in the Contract Documents, County shall have no liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement. Notwithstanding any obligation or liability of County to Contractor, no present or future partner or affiliate of County or any agent, officer, director, or employee of County, or of the various departments comprising Williamson County, or anyone claiming under County has or shall have any personal liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement.

Article 6. Contract Documents

The "Contract Documents," which comprise the entire agreement between the County and Contractor concerning the Work, consist of the following:

6.1 This Standard Form of Agreement

6.2 Performance Bond

6.3 Payment Bond

6.4 Maintenance Bond

6.5 Certificate of Insurance

6.6 Wage Rates

6.7 General Conditions

6.8 Special Conditions

6.9 Technical Specifications

6.10 Plan Drawings

6.11 Addenda numbers 1 to 1, inclusive

6.12 Contractor's Bid Affidavit and Bid Form

6.13 Documentation submitted by Contractor prior to Notice of Award.

6.14 The following which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto: All Written Amendments and other documents amending, modifying or supplementing the Contract Documents pursuant to applicable sections in the General Conditions.

The documents listed in paragraphs 6.2 et seq. above are attached to this Agreement (except as expressly noted otherwise above).

There are no Contract Documents other than those listed above in this Article 6. The Contract Documents may only be amended, modified or supplemented as provided in the General Conditions.

Article 7. Miscellaneous

7.1 Terms used in this Agreement, which are defined in the General Conditions, will have the meanings indicated in the General Conditions.

7.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that

may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

7.3 The County and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

7.4 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the County and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken position.

7.5 Each party to this Agreement hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Agreement shall lie exclusively in Williamson County, Texas. Furthermore, this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, excluding, however, its choice of law rules.

7.6 The parties to this Agreement agree that during the performance of the services under this Agreement they will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The parties to this Agreement will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; termination; rates of pay or other forms of compensation, and selection for training, including apprenticeship.

7.7 This Agreement is for the sole and exclusive benefit of the parties hereto, and nothing in this Agreement, express or implied, is intended to confer or shall be construed as conferring upon any other person any rights, remedies or any other type or types of benefits.

7.8 Each party to this Agreement acknowledges that it and its counsel have reviewed this Agreement and that the normal rules of construction are not applicable and there will be no presumption that any ambiguities will be resolved against the drafting party in the interpretation of this Agreement.

7.9 Each party to this Agreement, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or

associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purposes whatsoever.

7.10 Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to County, its past or present officers, employees, or agents or employees, nor to create any legal rights or claim on behalf of any third party. County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

7.11 To the extent, if any, that any provision in this Agreement is in conflict with Tex. Gov't Code 552.001 et seq., as amended (the "Public Information Act"), the same shall be of no force or effect. Furthermore, it is expressly understood and agreed that County, its officers and employees may request advice, decisions and opinions of the Attorney General of the State of Texas in regard to the application of the Public Information Act to any items or data furnished to County as to whether or not the same are available to the public. It is further understood that County's officers and employees shall have the right to rely on the advice, decisions and opinions of the Attorney General, and that County, its officers and employees shall have no liability or obligation to any party hereto for the disclosure to the public, or to any person or persons, of any items or data furnished to County by a party hereto, in reliance of any advice, decision or opinion of the Attorney General of the State of Texas.

7.12 County and Contractor have signed this Agreement in triplicate. One counterpart each has been delivered to the County, Contractor and Engineer of Record. All portions of the Contract Documents have been signed, initialed or identified by County and Contractor or identified by Engineer of Record on their behalf.

7.13 This Agreement and the Contract Documents represent the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either oral or written. This Agreement may be amended only by written instrument signed by each party to this Agreement. NO OFFICIAL, EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND THIS CONTRACT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT.

This Agreement shall be effective as of the date of the last party's execution below (which is the "Effective Date" of the Agreement).

Williamson County, Texas

By: _____

Printed Name: _____

Title: _____

Date: _____

CONTRACTOR Joe Bland Construction, LLC

By: _____

Title: President

Date: 6/27/2025

Williamson County Road Bond Program
SH195 at Ronald Reagan Blvd.
June 25, 2025

Bid Comparison

Bidder	Bid Amount	Rank	Difference from Engineer's Estimate ($)	Difference from Engineer's Estimate (%)	Difference from Low Bid ($)	Difference from Low Bid (%)
Joe Bland Construction, LLC	$ 3,608,141.00	1	$55,965.78	1.6%	$ -	0.0%
Jordan Foster Construction LLC	$ 3,714,073.09	2	$161,897.87	4.6%	$ 105,932.09	2.9%
Capital Excavation CO	$ 3,874,914.69	3	$322,739.47	9.1%	$ 266,773.69	7.4%
Chasco Constructors	$ 3,929,299.00	4	$377,123.78	10.6%	$ 321,158.00	8.9%
Aaron Concrete Contractors, LLC	$ 3,959,894.26	5	$407,719.04	11.5%	$ 351,753.26	9.7%

Williamson County Road Bond Program
SH195 at Ronald Reagan Blvd.
June 25, 2025

BID ITEM	TECH SPEC	DESCRIPTION	BID QUANTITY	UNIT MEASURE	Engineer's Estimate		Joe Bland Construction, LLC		Jordan Foster Construction LLC		Capital Excavation CO		Chasco Constructors		Aaron Concrete Contractors, LLC	
					UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID
1	100-7001	PREPARING ROW	7.1	AC	$ 4,000.00	$ 28,400.00	$ 4,000.00	$ 28,400.00	$ 32,000.00	$ 227,200.00	$ 2,638.16	$ 18,730.94	$20,000.00	$ 142,000.00	$ 5,000.00	$ 35,500.00
2	100-7013	TREE PROTECTION (INSTALL)	8	EA	$ 500.00	$ 4,000.00	$ 200.00	$ 1,600.00	$ 835.00	$ 6,680.00	$ 850.91	$ 6,807.28	$ 725.00	$ 5,800.00	$ 5.00	$ 40.00
3	100-7015	TREE PROTECTION (REMOVE)	8	EA	$ 400.00	$ 3,200.00	$ 100.00	$ 800.00	$ 110.00	$ 880.00	$ 108.05	$ 864.40	$ 365.00	$ 2,920.00	$ 2.00	$ 16.00
4	104-7006	REMOVING CONC (RIPRAP)	689	SY	$ 25.00	$ 17,225.00	$ 35.00	$ 24,115.00	$ 11.00	$ 7,579.00	$ 14.97	$ 10,314.33	$ 45.00	$ 31,005.00	$ 13.00	$ 8,957.00
5	105-7130	REMOVING STAB BASE & ASPHA PAV (12-27)	3,463	SY	$ 10.00	$ 34,630.00	$ 15.00	$ 51,945.00	$ 14.00	$ 48,482.00	$ 15.56	$ 53,884.28	$ 15.00	$ 51,945.00	$ 18.00	$ 62,334.00
6	110-7001	EXCAV (ROADWAY)	6158	CY	$ 30.00	$ 184,740.00	$ 16.00	$ 98,528.00	$ 20.00	$ 123,160.00	$ 26.00	$ 160,108.00	$ 31.00	$ 190,898.00	$ 30.00	$ 184,740.00
7	132-7005	EMBANK (FNL) (OC) (TY C)	5870	CY	$ 30.00	$ 176,100.00	$ 28.00	$ 164,360.00	$ 22.00	$ 129,140.00	$ 41.00	$ 240,670.00	$ 26.00	$ 152,620.00	$ 31.00	$ 181,970.00
8	160-7002	FURN & PLACE TOPSOIL (4")	8365	SY	$ 2.00	$ 16,730.00	$ 3.00	$ 25,095.00	$ 3.50	$ 29,277.50	$ 3.79	$ 31,703.35	$ 3.00	$ 25,095.00	$ 3.00	$ 25,095.00
9	164-7002	BROADCAST SEED (PERM_RURAL_CLAY)	16728	SY	$ 0.50	$ 8,364.00	$ 0.50	$ 8,364.00	$ 0.23	$ 3,847.44	$ 0.24	$ 4,014.72	$ 0.35	$ 5,854.80	$ 0.37	$ 6,189.36
10	164-7005	BROADCAST SEED (TEMP_WARM)	8365	SY	$ 0.50	$ 4,182.50	$ 0.50	$ 4,182.50	$ 0.21	$ 1,756.65	$ 0.22	$ 1,840.30	$ 0.30	$ 2,509.50	$ 0.33	$ 2,760.45
11	164-7006	BROADCAST SEED (TEMP_COOL)	8365	SY	$ 0.50	$ 4,182.50	$ 0.50	$ 4,182.50	$ 0.21	$ 1,756.65	$ 0.22	$ 1,840.30	$ 0.30	$ 2,509.50	$ 0.33	$ 2,760.45
12	166-7002	FERTILIZER	1.00	TON	$ 1,000.00	$ 1,000.00	$ 3,250.00	$ 3,250.00	$ 4,200.00	$ 4,200.00	$ 4,235.77	$ 4,235.77	$ 3,100.00	$ 3,100.00	$ 3,593.00	$ 3,593.00
13	168-7001	VEGETATIVE WATERING	670.0	MG	$ 20.00	$ 13,400.00	$ 40.00	$ 26,800.00	$ 0.01	$ 6.70	$ 41.32	$ 27,684.40	$ 20.00	$ 13,400.00	$ 63.00	$ 42,210.00
14	169-7001	SOIL RET BLKT(SL_MOD_CLAY_SHORT)	8365	SY	$ 2.00	$ 16,730.00	$ 2.00	$ 16,730.00	$ 1.50	$ 12,547.50	$ 1.51	$ 12,631.15	$ 2.00	$ 16,730.00	$ 2.00	$ 16,730.00
15	216-7001	PROOF ROLLING	80	HR	$ 150.00	$ 12,000.00	$ 350.00	$ 28,000.00	$ 65.00	$ 5,200.00	$ 98.02	$ 7,841.60	$ 80.00	$ 6,400.00	$ 493.00	$ 39,440.00
16	247-7179	FL BS (CMP IN PLC)(TY A GR 5)(FNAL POS)	2555	CY	$ 50.00	$ 127,750.00	$ 64.00	$ 163,520.00	$ 55.00	$ 140,525.00	$ 52.00	$ 132,860.00	$ 54.00	$ 137,970.00	$ 84.00	$ 214,620.00
17	260-7005	LIME (COM OR QK)(SLURRY)	5	TON	$ 330.00	$ 1,650.00	$ 375.00	$ 1,875.00	$ 1,000.00	$ 5,000.00	$ 2,690.12	$ 13,450.60	$ 325.00	$ 1,625.00	$ 384.00	$ 1,920.00
18	260-7007	LIME TRT (EXST MATL)(8")	8351	SY	$ 10.00	$ 83,510.00	$ 9.00	$ 75,159.00	$ 1.80	$ 15,031.80	$ 7.50	$ 62,632.50	$ 4.25	$ 35,491.75	$ 6.00	$ 50,106.00
19	310-7015	PRIME COAT (MULTI OPTION)	1672	GAL	$ 7.00	$ 11,704.00	$ 4.00	$ 6,688.00	$ 3.45	$ 5,768.40	$ 3.67	$ 6,136.24	$ 3.60	$ 6,019.20	$ 4.00	$ 6,688.00
20	341-7003	D-GR HMA TY-B PG64-22 (EXEMPT)	1629	TON	$ 150.00	$ 244,350.00	$ 95.00	$ 154,755.00	$ 93.00	$ 151,497.00	$ 94.71	$ 154,282.59	$ 94.00	$ 153,126.00	$ 109.00	$ 177,561.00
21	341-7058	D-GR HMA TY-D SAC-B PG76-22	945	TON	$ 200.00	$ 189,000.00	$ 130.00	$ 122,850.00	$ 124.00	$ 117,180.00	$ 126.63	$ 119,665.35	$ 125.00	$ 118,125.00	$ 146.00	$ 137,970.00
22	342-7002	PFC-C PG 76-22 SAC-B	413	TON	$ 200.00	$ 82,600.00	$ 208.00	$ 85,904.00	$ 205.00	$ 84,665.00	$ 206.44	$ 85,259.72	$ 203.00	$ 83,839.00	$ 238.00	$ 98,294.00
23	347-7002	TOM-C PG76-22 SAC-B	204	TON	$ 180.00	$ 36,720.00	$ 250.00	$ 51,000.00	$ 240.00	$ 48,960.00	$ 244.75	$ 49,929.00	$ 242.00	$ 49,368.00	$ 282.00	$ 57,528.00
24	402-7001	TRENCH EXCAVATION PROTECTION	1088	LF	$ 3.00	$ 3,264.00	$ 5.00	$ 5,440.00	$ 5.75	$ 6,256.00	$ 8.25	$ 8,976.00	$ 3.00	$ 3,264.00	$ 6.00	$ 6,528.00
25	403-7001	TEMPORARY SPL SHORING	3503	SF	$ 20.00	$ 70,060.00	$ 22.00	$ 77,066.00	$ 6.50	$ 22,769.50	$ 1.13	$ 3,958.39	$ 1.00	$ 3,503.00	$ 6.00	$ 21,018.00
26	416-7028	DRILL SHAFT (SIGN MTS) (24 IN)	30	LF	$ 200.00	$ 6,000.00	$ 165.00	$ 4,950.00	$ 155.00	$ 4,650.00	$ 416.00	$ 12,480.00	$ 155.00	$ 4,650.00	$ 193.00	$ 5,790.00
27	416-7040	DRILL SHAFT (RDWY ILL POLE) (30 IN)	32	LF	$ 250.00	$ 8,000.00	$ 220.00	$ 7,040.00	$ 210.00	$ 6,720.00	$ 529.45	$ 16,942.40	$ 210.00	$ 6,720.00	$ 257.00	$ 8,224.00
28	420-7052	CL C CONC (RAIL FOUNDATION)	15	CY	$ 800.00	$ 12,000.00	$ 1,285.00	$ 19,275.00	$ 1,050.00	$ 15,750.00	$ 1,178.67	$ 17,680.05	$ 990.00	$ 14,850.00	$ 1,381.00	$ 20,715.00
29	423-7015	RETAINING WALL (SPREAD FOOTING)	7743	SF	$ 80.00	$ 619,440.00	$ 106.00	$ 820,758.00	$ 132.00	$ 1,022,076.00	$ 116.00	$ 898,188.00	$ 120.00	$ 929,160.00	$ 109.00	$ 843,987.00
30	432-7002	RIPRAP (CONC)(5 IN)	96	CY	$ 700.00	$ 67,200.00	$ 715.00	$ 68,640.00	$ 1,000.00	$ 96,000.00	$ 778.90	$ 74,774.40	$ 1,500.00	$ 144,000.00	$ 671.00	$ 64,416.00
31	432-7013	RIPRAP (MOW STRIP)(4 IN)	259	CY	$ 700.00	$ 181,300.00	$ 718.00	$ 185,962.00	$ 583.00	$ 150,997.00	$ 1,000.00	$ 259,000.00	$ 735.00	$ 190,365.00	$ 842.00	$ 218,078.00
32	432-7023	RIPRAP (STONE TY R)(DRY)(12 IN)	37	CY	$ 200.00	$ 7,400.00	$ 120.00	$ 4,440.00	$ 490.00	$ 18,130.00	$ 195.14	$ 7,220.18	$ 245.00	$ 9,065.00	$ 134.00	$ 4,958.00
33	450-7016	RAIL (TY T551)	1674	LF	$ 100.00	$ 167,400.00	$ 165.00	$ 276,210.00	$ 65.00	$ 108,810.00	$ 90.00	$ 150,660.00	$ 124.00	$ 207,576.00	$ 64.00	$ 107,136.00
34	450-7024	RAIL (TY SSTR)	1089	LF	$ 75.00	$ 81,675.00	$ 100.00	$ 108,900.00	$ 70.00	$ 76,230.00	$ 106.00	$ 115,434.00	$ 76.00	$ 82,764.00	$ 72.00	$ 78,408.00
35	462-7076	CONC BOX CULV (8 FT X 4 FT)(EXTEND)	90	LF	$ 900.00	$ 81,000.00	$ 1,025.00	$ 92,250.00	$ 1,100.00	$ 99,000.00	$ 1,065.70	$ 95,913.00	$ 1,015.00	$ 91,350.00	$ 1,810.00	$ 162,900.00
36	464-7003	RC PIPE (CL III)(18 IN)	8	LF	$ 250.00	$ 2,000.00	$ 110.00	$ 880.00	$ 310.00	$ 2,480.00	$ 537.49	$ 4,299.92	$ 125.00	$ 1,000.00	$ 454.00	$ 3,632.00
37	464-7005	RC PIPE (CL III)(24 IN)	77	LF	$ 400.00	$ 30,800.00	$ 120.00	$ 9,240.00	$ 183.00	$ 14,091.00	$ 162.29	$ 12,496.33	$ 150.00	$ 11,550.00	$ 151.00	$ 11,627.00
38	464-7007	RC PIPE (CL III)(30 IN)	67	LF	$ 500.00	$ 33,500.00	$ 150.00	$ 10,050.00	$ 205.00	$ 13,735.00	$ 208.00	$ 13,936.00	$ 210.00	$ 14,070.00	$ 191.00	$ 12,797.00
39	465-7006	JCTBOX(COMPL)(PJB)(4FTX4FT)	1	EA	$ 6,000.00	$ 6,000.00	$ 4,250.00	$ 4,250.00	$ 12,000.00	$ 12,000.00	$ 7,888.82	$ 7,888.82	$ 7,500.00	$ 7,500.00	$ 4,402.00	$ 4,402.00
40	465-7009	JCTBOX(COMPL)(PJB)(5FTX5FT)	1	EA	$ 7,000.00	$ 7,000.00	$ 8,000.00	$ 8,000.00	$ 12,800.00	$ 12,800.00	$ 16,980.72	$ 16,980.72	$ 9,000.00	$ 9,000.00	$ 4,553.00	$ 4,553.00
41	465-7054	INLET (COMPL)(PSL)(SL)(3FTX3FT)	2	EA	$ 4,000.00	$ 8,000.00	$ 5,250.00	$ 10,500.00	$ 11,100.00	$ 22,200.00	$ 4,568.24	$ 9,136.48	$ 5,000.00	$ 10,000.00	$ 2,831.00	$ 5,662.00
42	465-7055	INLET (COMPL)(PSL)(SL)(4FTX4FT)	3	EA	$ 5,000.00	$ 15,000.00	$ 6,500.00	$ 19,500.00	$ 12,000.00	$ 36,000.00	$ 5,473.69	$ 16,421.07	$ 6,000.00	$ 18,000.00	$ 3,552.00	$ 10,656.00
43	466-7181	WINGWALL (PW - 1) (HW=11 FT)	1	EA	$ 50,000.00	$ 50,000.00	$ 63,250.00	$ 63,250.00	$ 67,000.00	$ 67,000.00	$ 70,000.00	$ 70,000.00	$ 59,000.00	$ 59,000.00	$ 96,224.00	$ 96,224.00
44	467-7328	SET (TY II) (24 IN) (RCP) (6: 1) (P)	2	EA	$ 2,000.00	$ 4,000.00	$ 4,000.00	$ 8,000.00	$ 3,400.00	$ 6,800.00	$ 2,967.16	$ 5,934.32	$ 3,600.00	$ 7,200.00	$ 2,694.00	$ 5,388.00
45	467-7348	SET (TY II) (30 IN) (RCP) (6: 1) (P)	1	EA	$ 3,000.00	$ 3,000.00	$ 6,000.00	$ 6,000.00	$ 4,600.00	$ 4,600.00	$ 3,661.48	$ 3,661.48	$ 5,200.00	$ 5,200.00	$ 3,384.00	$ 3,384.00
46	496-7004	REMOV STR (SET)	2	EA	$ 500.00	$ 1,000.00	$ 750.00	$ 1,500.00	$ 250.00	$ 500.00	$ 960.99	$ 1,921.98	$ 1,000.00	$ 2,000.00	$ 459.00	$ 918.00
47	496-7007	REMOV STR (PIPE)	124	LF	$ 30.00	$ 3,720.00	$ 35.00	$ 4,340.00	$ 17.00	$ 2,108.00	$ 17.19	$ 2,131.56	$ 40.00	$ 4,960.00	$ 18.00	$ 2,232.00
48	500-7001	MOBILIZATION	1	LS	$ 331,859.02	$ 331,859.02	$ 125,000.00	$ 125,000.00	$ 300,000.00	$ 300,000.00	$ 344,000.00	$ 344,000.00	$ 370,300.00	$ 370,300.00	$ 392,000.00	$ 392,000.00
49	502-7001	BARRICADES, SIGNS AND TRAFFIC HANDLING	12	MO	$ 5,000.00	$ 60,000.00	$ 6,675.00	$ 80,100.00	$ 1,850.00	$ 22,200.00	$ 3,219.88	$ 38,638.56	$ 3,500.00	$ 42,000.00	$ 1,787.00	$ 21,444.00
50	503-7002	PORTABLE CHANGEABLE MESSAGE SIGN	2	EA	$ 10,000.00	$ 20,000.00	$ 13,250.00	$ 26,500.00	$ 3,000.00	$ 6,000.00	$ 23,819.21	$ 47,638.42	$ 8,000.00	$ 16,000.00	$ 5,480.00	$ 10,960.00
51	505-7003	TMA (MOBILE OPERATION)	15	DAY	$ 250.00	$ 3,750.00	$ 600.00	$ 9,000.00	$ 900.00	$ 13,500.00	$ 918.56	$ 13,778.40	$ 460.00	$ 6,900.00	$ 929.00	$ 13,935.00
52	506-7002	ROCK FILTER DAMS (INSTALL) (TY 2)	62	LF	$ 50.00	$ 3,100.00	$ 35.00	$ 2,170.00	$ 45.00	$ 2,790.00	$ 40.52	$ 2,512.24	$ 35.00	$ 2,170.00	$ 35.00	$ 2,170.00
53	506-7011	ROCK FILTER DAMS (REMOVE)	62	LF	$ 10.00	$ 620.00	$ 15.00	$ 930.00	$ 33.00	$ 2,046.00	$ 24.31	$ 1,507.22	$ 15.00	$ 930.00	$ 17.00	$ 1,054.00
54	506-7020	CONSTRUCTION EXITS (INSTALL) (TY 1)	222	SY	$ 25.00	$ 5,550.00	$ 20.00	$ 4,440.00	$ 35.00	$ 7,770.00	$ 18.91	$ 4,198.02	$ 18.00	$ 3,996.00	$ 17.00	$ 3,774.00
55	506-7024	CONSTRUCTION EXITS (REMOVE)	222	SY	$ 10.00	$ 2,220.00	$ 10.00	$ 2,220.00	$ 19.00	$ 4,218.00	$ 13.51	$ 2,999.22	$ 10.00	$ 2,220.00	$ 11.00	$ 2,442.00
56	506-7039	TEMP SEDMT CONT FENCE (INSTALL)	5315	LF	$ 4.00	$ 21,260.00	$ 4.00	$ 21,260.00	$ 3.65	$ 19,399.75	$ 3.62	$ 19,240.30	$ 4.00	$ 21,260.00	$ 4.00	$ 21,260.00
57	506-7041	TEMP SEDMT CONT FENCE (REMOVE)	5315	LF	$ 1.00	$ 5,315.00	$ 1.00	$ 5,315.00	$ 0.50	$ 2,657.50	$ 0.49	$ 2,604.35	$ 1.00	$ 5,315.00	$ 1.00	$ 5,315.00
58	540-7001	MTL W-BEAM GD FEN (TIM POST)	2040	LF	$ 40.00	$ 81,600.00	$ 30.00	$ 61,200.00	$ 27.00	$ 55,080.00	$ 28.04	$ 57,201.60	$ 27.00	$ 55,080.00	$ 32.00	$ 65,280.00
59	540-7005	MTL BEAM GD FEN TRANS (THRIE-BEAM)	2	EA	$ 2,200.00	$ 4,400.00	$ 2,450.00	$ 4,900.00	$ 2,250.00	$ 4,500.00	$ 2,164.39	$ 4,328.78	$ 2,300.00	$ 4,600.00	$ 2,587.00	$ 5,174.00
60	542-7001	REMOVE METAL BEAM GUARD FENCE	58	LF	$ 10.00	$ 580.00	$ 15.00	$ 870.00	$ 10.00	$ 580.00	$ 10.81	$ 626.98	$ 10.00	$ 580.00	$ 12.00	$ 696.00
61	542-7002	REMOVE TERMINAL ANCHOR SECTION	1	EA	$ 500.00	$ 500.00	$ 250.00	$ 250.00	$ 200.00	$ 200.00	$ 200.98	$ 200.98	$ 200.00	$ 200.00	$ 227.00	$ 227.00
62	543-7002	CABLE BARRIER SYSTEM (INSTALL) (TL-4)	1135	LF	$ 15.00	$ 17,025.00	$ 24.00	$ 27,240.00	$ 12.75	$ 14,471.25	$ 17.07	$ 19,374.45	$ 42.00	$ 47,670.00	$ 48.00	$ 54,480.00
63	543-7037	CABLE BARRIER (REMOVE)	975	LF	$ 4.00	$ 3,900.00	$ 6.00	$ 5,850.00	$ 4.25	$ 4,143.75	$ 3.04	$ 2,964.00	$ 10.00	$ 9,750.00	$ 5.00	$ 4,875.00
64	544-7001	GUARDRAIL END TREATMENT (INSTALL)	1	EA	$ 4,500.00	$ 4,500.00	$ 4,175.00	$ 4,175.00	$ 4,000.00	$ 4,000.00	$ 3,479.29	$ 3,479.29	$ 4,000.00	$ 4,000.00	$ 4,592.00	$ 4,592.00
65	545-7008	CRASH CUSH ATTEN (INSTL)(L)(W)(TL3)	1	EA	$ 25,000.00	$ 25,000.00	$ 58,975.00	$ 58,975.00	$ 59,000.00	$ 59,000.00	$ 63,489.05	$ 63,489.05	$ 56,000.00	$ 56,000.00	$ 65,779.00	$ 65,779.00
66	552-7003	WIRE FENCE (TY C)	304	LF	$ 25.00	$ 7,600.00	$ 15.00	$ 4,560.00	$ 26.00	$ 7,904.00	$ 13.00	$ 3,952.00	$ 14.00	$ 4,256.00	$ 15.00	$ 4,560.00
67	610-7124	IN RD IL (TY SA) 40T-8 (250W EQ) LED	4	EA	$ 4,500.00	$ 18,000.00	$ 6,000.00	$ 24,000.00	$ 5,700.00	$ 22,800.00	$ 6,158.94	$ 24,635.76	$ 5,600.00	$ 22,400.00	$ 6,935.00	$ 27,740.00
68	618-7054	CONDT (PVC) (SCH 80) (2")	913	LF	$ 20.00	$ 18,260.00	$ 7.00	$ 6,391.00	$ 6.35	$ 5,797.55	$ 25.93	$ 23,674.09	$ 6.50	$ 5,934.50	$ 8.00	$ 7,304.00
69	618-7055	CONDT (PVC) (SCH 80) (2") (BORE)	198	LF	$ 40.00	$ 7,920.00	$ 40.00	$ 7,920.00	$ 38.00	$ 7,524.00	$ 79.96	$ 15,832.08	$ 38.00	$ 7,524.00	$ 46.00	$ 9,108.00
70	620-7007	ELEC CONDR (NO.8) BARE	1111	LF	$ 3.00	$ 3,333.00	$ 3.00	$ 3,333.00	$ 2.10	$ 2,333.10	$ 2.54	$ 2,821.94	$ 2.25	$ 2,499.75	$ 3.00	$ 3,333.00
71	620-7008	ELEC CONDR (NO.8) INSULATED	2222	LF	$ 3.00	$ 6,666.00	$ 3.00	$ 6,666.00	$ 2.65	$ 5,888.30	$ 2.54	$ 5,643.88	$ 2.75	$ 6,110.50	$ 3.00	$ 6,666.00
72	624-7002	GROUND BOX TY A (122311)W/APRON	2	EA	$ 1,000.00	$ 2,000.00	$ 1,650.00	$ 3,300.00	$ 1,600.00	$ 3,200.00	$ 2,052.98	$ 4,105.96	$ 1,600.00	$ 3,200.00	$ 1,926.00	$ 3,852.00
73	628-7044	ELC SRV TY A 240/480 060(NS)SS(E)GC(O)	1	EA	$ 8,000.00	$ 8,000.00	$ 10,500.00	$ 10,500.00	$ 10,000.00	$ 10,000.00	$ 12,750.07	$ 12,750.07	$ 10,000.00	$ 10,000.00	$ 12,200.00	$ 12,200.00
74	636-7001	ALUMINUM SIGNS (TY A)	210	SF	$ 50.00	$ 10,500.00	$ 30.00	$ 6,300.00	$ 29.00	$ 6,090.00	$ 29.23	$ 6,138.30	$ 29.00	$ 6,090.00	$ 34.00	$ 7,140.00
75	636-7002	ALUMINUM SIGNS (TY G)	491	SF	$ 40.00	$ 19,640.00	$ 44.00	$ 21,604.00	$ 42.00	$ 20,622.00	$ 36.74	$ 18,039.34	$ 80.00	$ 39,280.00	$ 51.00	$ 25,041.00
76	644-7001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	19	EA	$ 500.00	$ 9,500.00	$ 1,150.00	$ 21,850.00	$ 1,050.00	$ 19,950.00	$ 1,039.65	$ 19,753.35	$ 815.00	$ 15,485.00	$ 1,218.00	$ 23,142.00
77	644-7072	RELOCATE SM RD SN SUP&AM(SIGN ONLY)	2	EA	$ 200.00	$ 400.00	$ 275.00	$ 550.00	$ 265.00	$ 530.00	$ 263.38	$ 526.76	$ 790.00	$ 1,580.00	$ 304.00	$ 608.00
78	644-7073	REMOVE SM RD SN SUP&AM	16	EA	$ 100.00	$ 1,600.00	$ 165.00	$ 2,640.00	$ 160.00	$ 2,560.00	$ 158.03	$ 2,528.48	$ 160.00	$ 2,560.00	$ 183.00	$ 2,928.00
79	644-7075	REMOVE SM RD SN SUP&AM (SIGN ONLY)	1	EA	$ 100.00	$ 100.00	$ 110.00	$ 110.00	$ 105.00	$ 105.00	$ 105.35	$ 105.35	$ 105.00	$ 105.00	$ 122.00	$ 122.00
80	647-7001	INSTALL LRSS (STRUCT STEEL)	2455	LB	$ 10.00	$ 24,550.00	$ 9.00	$ 22,095.00	$ 8.50	$ 20,867.50	$ 6.48	$ 15,908.40	$ 8.50	$ 20,867.50	$ 10.00	$ 24,550.00
81	647-7002	REMOVE LRSA	2	EA	$ 1,000.00	$ 2,000.00	$ 700.00	$ 1,400.00	$ 680.00	$ 1,360.00	$ 1,080.51	$ 2,161.02	$ 675.00	$ 1,350.00	$ 823.00	$ 1,646.00
82	647-7006	REMOVE LRSA (FOUNDATION ONLY)(24 IN)	4	EA	$ 1,000.00	$ 4,000.00	$ 1,100.00	$ 4,400.00	$ 1,060.00	$ 4,240.00	$ 810.39	$ 3,241.56	$ 1,100.00	$ 4,400.00	$ 1,284.00	$ 5,136.00

Williamson County Road Bond Program
SH195 at Ronald Reagan Blvd.
June 25, 2025

BID ITEM	TECH SPEC	DESCRIPTION	BID QUANTITY	UNIT MEASURE	Engineer's Estimate		Joe Bland Construction, LLC		Jordan Foster Construction LLC		Capital Excavation CO		Chasco Constructors		Aaron Concrete Contractors, LLC	
					UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID
83	666-7023	REFL PAV MRK TY I (W)8"(SLD)(090MIL)	794	LF	$ 2.00	$ 1,588.00	$ 3.00	$ 2,382.00	$ 4.25	$ 3,374.50	$ 2.16	$ 1,715.04	$ 2.75	$ 2,183.50	$ 5.00	$ 3,970.00
84	666-7035	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	274	LF	$ 10.00	$ 2,740.00	$ 16.00	$ 4,384.00	$ 7.45	$ 2,041.30	$ 9.18	$ 2,515.32	$ 15.75	$ 4,315.50	$ 9.00	$ 2,466.00
85	666-7041	REFL PAV MRK TY I (W)(ARROW)(090MIL)	2	EA	$ 250.00	$ 500.00	$ 240.00	$ 480.00	$ 290.00	$ 580.00	$ 270.13	$ 540.26	$ 226.00	$ 452.00	$ 335.00	$ 670.00
86	666-7065	REFL PAV MRK TY I (W)(WORD)(090MIL)	2	EA	$ 250.00	$ 500.00	$ 270.00	$ 540.00	$ 320.00	$ 640.00	$ 351.17	$ 702.34	$ 258.00	$ 516.00	$ 365.00	$ 730.00
87	666-7122	REFL PAV MRK TY I (Y)24"(SLD)(090MIL)	40	LF	$ 10.00	$ 400.00	$ 16.00	$ 640.00	$ 16.00	$ 640.00	$ 9.18	$ 367.20	$ 15.75	$ 630.00	$ 18.00	$ 720.00
88	666-7175	RE PM TY II (W) 6" (SLD)	3057	LF	$ 0.20	$ 611.40	$ 0.50	$ 1,528.50	$ 1.25	$ 3,821.25	$ 0.54	$ 1,650.78	$ 0.50	$ 1,528.50	$ 1.00	$ 3,057.00
89	666-7211	RE PM TY II (Y) 6" (BRK)	4829	LF	$ 0.20	$ 965.80	$ 0.50	$ 2,414.50	$ 1.25	$ 6,036.25	$ 0.54	$ 2,607.66	$ 0.40	$ 1,931.60	$ 1.00	$ 4,829.00
90	672-7006	REFL PAV MRKR TY II-C-R	42	EA	$ 6.00	$ 252.00	$ 22.00	$ 924.00	$ 6.10	$ 256.20	$ 13.51	$ 567.42	$ 21.00	$ 882.00	$ 7.00	$ 294.00
91	677-7001	ELIM EXT PAV MRK & MRKS (4")	2618	LF	$ 0.50	$ 1,309.00	$ 3.00	$ 7,854.00	$ 2.75	$ 7,199.50	$ 2.74	$ 7,173.32	$ 2.25	$ 5,890.50	$ 3.00	$ 7,854.00
92	677-7008	ELIM EXT PAV MRK & MRKS (24")	40	LF	$ 5.00	$ 200.00	$ 14.00	$ 560.00	$ 5.30	$ 212.00	$ 5.27	$ 210.80	$ 12.50	$ 500.00	$ 6.00	$ 240.00
93	3006-7001	UNDERSEAL COURSE	920	GAL	$ 6.00	$ 5,520.00	$ 5.00	$ 4,600.00	$ 3.65	$ 3,358.00	$ 4.26	$ 3,919.20	$ 4.25	$ 3,910.00	$ 5.00	$ 4,600.00
94	3007-7001	BONDING COURSE	1,069	GAL	$ 6.00	$ 6,414.00	$ 4.00	$ 4,276.00	$ 4.25	$ 4,543.25	$ 3.67	$ 3,923.23	$ 3.60	$ 3,848.40	$ 4.00	$ 4,276.00
NON-BID ITEMS TO BE INCLUDED IN BID AND CONTRACT AMOUNT. DO NOT MAKE CHANGES TO THIS SECTION.																
95	999-WC01	FORCE ACCOUNT	25000	DOL	$ 1.00	$ 25,000.00	$ 1.00	$ 25,000.00	$ 1.00	$ 25,000.00	$ 1.00	$ 25,000.00	$ 1.00	$ 25,000.00	$ 1.00	$ 25,000.00
		TOTAL COST ADJUSTED FOR CORRECTNESS				**$ 3,552,175.22**		**$ 3,608,141.00**		**$ 3,714,073.09**		**$ 3,874,914.69**		**$ 3,929,299.00**		**$ 3,959,894.26**
		ACTUAL BID PROPOSAL				$3,552,175.22		$3,608,141.00		$3,714,073.09		$3,874,914.69		$3,929,299.00		$3,959,894.26
		ADJUSTMENT DIFFERENCE				$0.00		$0.00		$0.00		$0.00		$0.00		$0.00
		Acknowledgement of Addendum						Y		Y		Y		Y		Y
		Bid Affidavit						Y		Y		Y		Y		Y
		Bidder References (Minimum of Three)						Y		Y		Y		Y		Y
		Child Support-Business Ownership Form						Y		Y		Y		Y		Y
		Conflict of Interest Questionnaire						Y		Y		Y		Y		Y
		Debarment Certification						Y		Y		Y		Y		Y
		TxDOT Precertified Contractor (if applicable to Contract)						Y		Y		Y		Y		Y

HNTB Corporation
The HNTB Companies
Engineers Architects Planners

101 E. Old Settlers Blvd
Suite 225
Round Rock, TX 78664

Telephone (512) 744-9082
www.hntb.com

June 27, 2025

Williamson County Purchasing Department
100 Wilco Way
Suite P101
Georgetown, Texas 78626

Attention: Kerstin Hancock
Deputy Purchasing Agent

Re: Williamson County Road Bond Program
SH195 at Ronald Reagan Blvd.
Williamson County Project No. 25IFB57
Recommendation of Contractor Award

Dear Ms. Hancock,

Please find attached the bid tabulation for the subject-referenced project. The bids have been reviewed and the apparent low bid (Joe Bland Construction, LLC) was found to be responsive and materially balanced. Following is a summary of the bid totals:

1.	Joe Bland Construction, LLC	$3,608,141.00
2.	Jordan Foster Construction LLC	$3,714,073.09
3.	Capital Excavation CO	$3,874,914.69
4.	Chasco Constructors	$3,929,299.00
5.	Aaron Concrete Contractors, LLC	$3,959,894.26

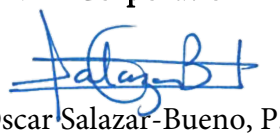
The lowest bidder was 1.6% over the Engineers Estimate. The bidding was competitive with the lowest two bidders being within 2.9% of each other.

In addition to meeting the bid qualifications subject to being low bidder, Joe Bland Construction, LLC has completed previous projects for Williamson County including CR 307 Reconstruction, Southwest Bypass Ext., CR 258 Extension, CR 245 Reconstruction, CR 119 from Limmer Loop to Chandler Road, CR 176 at RM 2243 Intersection, and Ronald Reagan Boulevard at Santa Rita Ranch. Based on the references provided by the bidder, we concur with the recommendation of the Design Engineer, WGI for award of the SH195 at Ronald Reagan Blvd. construction contract to Joe Bland Construction, LLC in the amount of $3,608,141.00.

Please feel free to contact our office with any questions.

Respectfully Submitted,

HNTB Corporation



Oscar Salazar-Bueno, P.E.

VIA E-MAIL

Attachments: Bid Tabulation Analysis, Engineer's Letter of Recommendation, Standard Agreement, Form 1295

Cc: Judge Snell, Williamson County Judge
Commissioner Cook, Williamson County, Pct. 1
Commissioner Long, Williamson County, Pct. 2
Commissioner Covey, Williamson County, Pct. 3
Commissioner Boles, Williamson County, Pct. 4
Robert B. Daigh, Williamson County
Adam Boatright, Williamson County
Matt Williamson, Williamson County
Christen Eschberger, HNTB Corporation

June 26, 2025

TO: Ade Ashaye, P.E.
Project Manager, HNTB Corporation

FROM: David C. Gerber, P.E.
Project Engineer, WGI, Inc.

SUBJECT: Bid Recommendation for SH 195

Ms. Ashaye,

On June 25th, 2025, contractor bids were submitted and opened for the SH 195 at Ronald Reagan Boulevard ramp construction project. We have reviewed the bids and a summary of contractor bid amounts is as follows:

1.	Joe Bland Construction LLC	$3,608,141.00
2.	Jordan Foster Construction LLC	$3,714,073.09
3.	Capital Excavation Co	$3,874,914.69
4.	Chasco Constructors	$3,929,299.00
5.	Aaron Concrete Contractors LLC	$3,959,894.26

A detailed bid analysis and comparison is attached for your records. The bids ranged from 1.58% to 11.48% over the Engineer's Estimate. There were no errors detected, mathematical or otherwise, that would require disqualification of any of the bidders. Joe Bland Construction LLC submitted the lowest bid in the amount of $3,608,141.00 at 1.58% over the Engineer's Estimate.

Based on the low bid amount, we recommend that Joe Bland Construction LLC be awarded the contract. Please let us know if you any questions.

Sincerely,

WGI Inc.

David C. Gerber, P.E.
Project Engineer & Engineer of Record

Attachment: Bid Tabulation Analysis

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329963

Date Filed:
06/27/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Joe Bland Construction, LLC
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

P358
SH 195 at Ronald Reagan Boulevard

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is COLLIN BLAND, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in WILLIAMSON County, State of TEXAS, on the _____ day of _____ (month), 20____ (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329963

Date Filed:
06/27/2025

Date Acknowledged:
07/02/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Joe Bland Construction, LLC
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

P358
SH 195 at Ronald Reagan Boulevard

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **59.**

Meeting Date: 07/15/2025

Award of IFB #25IFB58 to Mills Construction LLC for Construction of Right Turn Lane Sonterra Blvd. for HNTB

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding IFB #25IFB58 to Mills Construction LLC, for the Construction of the Right Turn Lane Sonterra Blvd. Project for HNTB, for the amount of $566,829.31, and authorize execution of this agreement. The Funding source is P685.

Background

Williamson County sent out Two Thousand Two Hundred and Nine (2,209) notifications with Fifty-Nine (59) document takers and received Seven (7) submittals that were reviewed, and the apparent low bid. Mills Construction LLC was found to be responsive and materially balanced. It is recommended that Williamson County award Mills Construction LLC. The funding source is P685, the Origination ID #2733, and Dana Ladzinski, P.E. (HNTB) is the Point of Contact.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

25IFB58 Recommendation Package

1295 Form Mills Construction LLC

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 08:40 AM
Form Started By: Vickie Johnson		Started On: 07/02/2025 08:11 AM
Final Approval Date: 07/10/2025		

STANDARD FORM OF AGREEMENT

STATE OF TEXAS

WILLIAMSON COUNTY

THIS STANDARD FORM OF AGREEMENT (the "Agreement") is by and between WILLIAMSON COUNTY, TEXAS, a political subdivision of the State of Texas (hereinafter called "County") and Mills Construction, LLC (hereinafter called "Contractor").

The County and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. Work

Contractor shall complete all Work as specified or indicated in the Contract Documents. The "Project" is generally described as follows:

Project No. **P685 – Sonterra Boulvevard**

Article 2. Engineer of Record

The Project has been designed by **Huitt-Zollars, Inc.,** who is hereinafter called the "Engineer of Record" and who is to act as the County's design professional.

Article 3. Contract Time

The Work shall be Substantially Completed in **120** calendar days (the "Contract Time"). Following Substantial Completion, the Contractor shall proceed expeditiously with adequate forces and shall achieve Final Completion within the time specified in the Special Conditions.

Article 4. Contract Price

County shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraph 4.1 below (the "Contract Price"):

4.1 For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item as indicated in the Bid Form, and as totaled below:

TOTAL OF ALL UNIT PRICES Five Hundred Sixty-Six Thousand, Eight Hundred Twenty-Nine Dollars and Thirty-One Cents $566,829.31 (dollars)

As provided in the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by the Engineer of Record.

Article 5. Contractor's Representations

In order to induce County to enter into this Agreement, Contractor makes the following representations:

5.1 Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents including the "technical data".

5.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.

5.3 Contractor is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

5.4 Contractor has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site which have been identified. Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for Contractor's purposes. Contractor acknowledges that the County and Engineer of Record do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site.

5.5 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

5.6 Contractor has given Engineer of Record written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer of Record is acceptable to Contractor, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

5.7 Contractor represents and agrees that there are no obligations, commitments, or impediments of any kind that will limit or prevent performance of its obligations under the Contract Documents.

5.8 Contractor warrants, represents, and agrees that if (i) it is a corporation or limited liability company, then it is a corporation duly organized, validly existing and in good standing under the laws of the State of Texas, or a foreign corporation or limited liability company duly authorized and in good standing to conduct business in the State of Texas, that it has all necessary corporate power and has received all necessary corporate approvals to execute and deliver this Agreement, and the individual executing the Agreement on behalf of Contractor has been duly authorized to act for and bind Contractor; or (ii) if it is a partnership, limited partnership, or limited liability partnership, then it has all necessary partnership power and has secured all necessary approvals to execute and deliver this Agreement and perform all its obligations under the Contract Documents; and the individual executing this Agreement on behalf of Contractor has been duly authorized to act for and bind Contractor.

5.9 Neither the execution and delivery of this Agreement by Contractor nor the performance of its obligations under the Contract Documents will result in the violation of any provision, if a corporation, of its articles of incorporation or by-laws, if a limited liability company, of its articles of organization or regulations, or if a partnership, by any partnership agreement by which Contractor is bound, or any agreement by which Contractor is bound or to the best of the Contractor's knowledge and belief, will conflict with any order or decree of any court or governmental instrumentality relating to Contractor.

5.10 Except for the obligation of the County to pay Contractor the Contract Price pursuant to the terms of the Contract Documents, and to perform certain other obligations pursuant to the terms and conditions explicitly set forth in the Contract Documents, County shall have no liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement. Notwithstanding any obligation or liability of County to Contractor, no present or future partner or affiliate of County or any agent, officer, director, or employee of County, or of the various departments comprising Williamson County, or anyone claiming under County has or shall have any personal liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement.

Article 6. Contract Documents

The "Contract Documents," which comprise the entire agreement between the County and Contractor concerning the Work, consist of the following:

6.1 This Standard Form of Agreement

6.2 Performance Bond

6.3 Payment Bond

6.4 Maintenance Bond

6.5 Certificate of Insurance

6.6 Wage Rates

6.7 General Conditions

6.8 Special Conditions

6.9 Technical Specifications

6.10 Plan Drawings

6.11 Addenda numbers 1 to 1, inclusive

6.12 Contractor's Bid Affidavit and Bid Form

6.13 Documentation submitted by Contractor prior to Notice of Award.

6.14 The following which may be delivered or issued after the Effective Date of the Agreement and are not attached hereto: All Written Amendments and other documents amending, modifying or supplementing the Contract Documents pursuant to applicable sections in the General Conditions.

The documents listed in paragraphs 6.2 et seq. above are attached to this Agreement (except as expressly noted otherwise above).

There are no Contract Documents other than those listed above in this Article 6. The Contract Documents may only be amended, modified or supplemented as provided in the General Conditions.

Article 7. Miscellaneous

7.1 Terms used in this Agreement, which are defined in the General Conditions, will have the meanings indicated in the General Conditions.

7.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that

may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

7.3 The County and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

7.4 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the County and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken position.

7.5 Each party to this Agreement hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Agreement shall lie exclusively in Williamson County, Texas. Furthermore, this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, excluding, however, its choice of law rules.

7.6 The parties to this Agreement agree that during the performance of the services under this Agreement they will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The parties to this Agreement will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; termination; rates of pay or other forms of compensation, and selection for training, including apprenticeship.

7.7 This Agreement is for the sole and exclusive benefit of the parties hereto, and nothing in this Agreement, express or implied, is intended to confer or shall be construed as conferring upon any other person any rights, remedies or any other type or types of benefits.

7.8 Each party to this Agreement acknowledges that it and its counsel have reviewed this Agreement and that the normal rules of construction are not applicable and there will be no presumption that any ambiguities will be resolved against the drafting party in the interpretation of this Agreement.

7.9 Each party to this Agreement, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or

associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purposes whatsoever.

7.10 Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to County, its past or present officers, employees, or agents or employees, nor to create any legal rights or claim on behalf of any third party. County does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

7.11 To the extent, if any, that any provision in this Agreement is in conflict with Tex. Gov't Code 552.001 et seq., as amended (the "Public Information Act"), the same shall be of no force or effect. Furthermore, it is expressly understood and agreed that County, its officers and employees may request advice, decisions and opinions of the Attorney General of the State of Texas in regard to the application of the Public Information Act to any items or data furnished to County as to whether or not the same are available to the public. It is further understood that County's officers and employees shall have the right to rely on the advice, decisions and opinions of the Attorney General, and that County, its officers and employees shall have no liability or obligation to any party hereto for the disclosure to the public, or to any person or persons, of any items or data furnished to County by a party hereto, in reliance of any advice, decision or opinion of the Attorney General of the State of Texas.

7.12 County and Contractor have signed this Agreement in triplicate. One counterpart each has been delivered to the County, Contractor and Engineer of Record. All portions of the Contract Documents have been signed, initialed or identified by County and Contractor or identified by Engineer of Record on their behalf.

7.13 This Agreement and the Contract Documents represent the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either oral or written. This Agreement may be amended only by written instrument signed by each party to this Agreement. NO OFFICIAL, EMPLOYEE, AGENT, OR REPRESENTATIVE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS OR IMPLIED, TO AMEND THIS CONTRACT, EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE GRANTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT.

This Agreement shall be effective as of the date of the last party's execution below (which is the "Effective Date" of the Agreement).

Williamson County, Texas

By: _____

Printed Name: _____

Title: _____

Date: _____

CONTRACTOR Mills Construction LLC

By: [signature]

Title: PRESIDENT

Date: 6/30/2025

Williamson County Road Bond Program
Sonterra Blvd.
June 24, 2025

Bid Comparison

Bidder	Bid Amount	Rank	Difference from Engineer's Estimate ($)	Difference from Engineer's Estimate (%)	Difference from Low Bid ($)	Difference from Low Bid (%)
Mills Construction LLC	$ 566,829.31	1	($164,031.14)	-22.4%	$ -	0.0%
Jerdon Enterprise, L.P.	$ 594,480.75	2	($136,379.70)	-18.7%	$ 27,651.44	4.9%
Chasco Constructors	$ 594,944.00	3	($135,916.45)	-18.6%	$ 28,114.69	5.0%
Aaron Concrete Contractors, LLC	$ 597,238.21	4	($133,622.24)	-18.3%	$ 30,408.90	5.4%
MTL Construction	$ 624,703.45	5	($106,157.00)	-14.5%	$ 57,874.14	10.2%
Joe Bland Construciton, LLC	$ 632,763.00	6	($98,097.45)	-13.4%	$ 65,933.69	11.6%
MA Smith Contracting Co., Inc	$ 687,223.45	7	($43,637.00)	-6.0%	$ 120,394.14	21.2%

Williamson County Road Bond Program
Sonterra Blvd.
June 24, 2025

BID ITEM	TECH SPEC	DESCRIPTION	BID QUANTITY	UNIT MEASURE	Engineer's Estimate		Mills Construction LLC		Jerdon Enterprise, L.P.		Chasco Constructors		Aaron Concrete Contractors, LLC		MTL Construction		Joe Bland Construciton, LLC		MA Smith Contracting Co., Inc	
					UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID	UNIT COST	AMOUNT BID
1	100-7002	PREPARING ROW	11	STA	$ 5,250.00	$ 57,750.00	$ 8,800.00	$ 96,800.00	$ 3,625.00	$ 39,875.00	$5,300.00	$ 58,300.00	$ 2,000.00	$ 22,000.00	$ 2,413.43	$ 26,547.73	$ 2,750.00	$ 30,250.00	$ 2,000.00	$ 22,000.00
2	104-7017	REMOVING CONC (CURB AND GUTTER)	60	LF	$ 40.00	$ 2,400.00	$ 50.00	$ 3,000.00	$ 6.00	$ 360.00	$ 25.00	$ 1,500.00	$ 21.00	$ 1,260.00	$ 99.39	$ 5,963.40	$ 75.00	$ 4,500.00	$ 20.00	$ 1,200.00
3	110-7001	EXCAVATION (ROADWAY)	400	CY	$ 70.00	$ 28,000.00	$ 50.00	$ 20,000.00	$ 33.00	$ 13,200.00	$ 80.00	$ 32,000.00	$ 75.00	$ 30,000.00	$ 59.72	$ 23,888.00	$ 75.00	$ 30,000.00	$ 100.00	$ 40,000.00
4	110-7002	EXCAVATION (CHANNEL)	203	CY	$ 70.00	$ 14,210.00	$ 50.00	$ 10,150.00	$ 33.00	$ 6,699.00	$ 80.00	$ 16,240.00	$ 50.00	$ 10,150.00	$ 68.89	$ 13,984.67	$ 75.00	$ 15,225.00	$ 70.00	$ 14,210.00
5	132-7005	EMBANK (FNL)(OC)(TY C)	17	CY	$ 70.00	$ 1,190.00	$ 250.00	$ 4,250.00	$ 55.00	$ 935.00	$ 150.00	$ 2,550.00	$ 375.00	$ 6,375.00	$ 311.72	$ 5,299.24	$ 260.00	$ 4,420.00	$ 150.00	$ 2,550.00
6	160-7002	FURNISHING AND PLACING TOPSOIL (4")	2,056	SY	$ 20.00	$ 41,120.00	$ 6.00	$ 12,336.00	$ 6.00	$ 12,336.00	$ 5.00	$ 10,280.00	$ 5.00	$ 10,280.00	$ 11.85	$ 24,363.60	$ 6.00	$ 12,336.00	$ 5.00	$ 10,280.00
7	164-7004	BROADCAST SEED (PERM_URBAN_CLAY)	3,084	SY	$ 1.55	$ 4,780.20	$ 0.65	$ 2,004.60	$ 1.50	$ 4,626.00	$ 0.25	$ 771.00	$ 0.36	$ 1,110.24	$ 0.42	$ 1,295.28	$ 1.00	$ 3,084.00	$ 0.30	$ 925.20
8	166-7002	FERTILIZER	0.13	TON	$ 2,000.00	$ 260.00	$ 3,125.00	$ 406.25	$ 4,060.00	$ 527.80	$ 4,400.00	$ 572.00	$ 6,019.00	$ 782.47	$ 9,717.40	$ 1,263.26	$ 25,000.00	$ 3,250.00	$ 5,500.00	$ 715.00
9	168-7001	VEGETATIVE WATERING	41.1	TGL	$ 100.00	$ 4,110.00	$ 100.00	$ 4,110.00	$ 157.00	$ 6,452.70	$ 75.00	$ 3,082.50	$ 65.00	$ 2,671.50	$ 430.62	$ 17,698.48	$ 120.00	$ 4,932.00	$ 20.00	$ 822.00
10	169-7001	SOIL RET BLKT(SL_MOD_CLAY_SHORT)	2,056	SY	$ 2.50	$ 5,140.00	$ 1.56	$ 3,212.50	$ 4.50	$ 9,252.00	$ 1.50	$ 3,084.00	$ 4.00	$ 8,224.00	$ 5.30	$ 10,896.80	$ 3.00	$ 6,168.00	$ 2.00	$ 4,112.00
11	260-7003	LIME (QUICKLIME (SLURRY))	14	TON	$ 633.00	$ 8,862.00	$ 375.00	$ 5,250.00	$ 430.00	$ 6,020.00	$ 350.00	$ 4,900.00	$ 384.00	$ 5,376.00	$ 513.00	$ 7,182.00	$ 400.00	$ 5,600.00	$ 500.00	$ 7,000.00
12	260-7007	LIME TRT (EXST MATL) (8")	767	SY	$ 26.00	$ 19,942.00	$ 16.00	$ 12,272.00	$ 16.50	$ 12,655.50	$ 25.00	$ 19,175.00	$ 40.00	$ 30,680.00	$ 59.69	$ 45,782.23	$ 80.00	$ 61,360.00	$ 21.00	$ 16,107.00
13	341-7001	D-GR HMA TY-B PG64-22	409	TON	$ 250.00	$ 102,250.00	$ 182.50	$ 74,642.50	$ 190.00	$ 77,710.00	$ 175.00	$ 71,575.00	$ 205.00	$ 83,845.00	$ 237.83	$ 97,272.47	$ 155.00	$ 63,395.00	$ 195.00	$ 79,755.00
14	341-7022	D-GR HMA TY-C PG70-22	65	TON	$ 805.00	$ 52,325.00	$ 243.75	$ 15,843.75	$ 395.00	$ 25,675.00	$ 225.00	$ 14,625.00	$ 250.00	$ 16,250.00	$ 432.70	$ 28,125.50	$ 345.00	$ 22,425.00	$ 260.00	$ 16,900.00
15	360-7053	CONC PVMT (CRCP)(HES) (14")	293	SY	$ 252.00	$ 73,836.00	$ 400.00	$ 117,200.00	$ 465.00	$ 136,245.00	$ 375.00	$ 109,875.00	$ 336.00	$ 98,448.00	$ 206.02	$ 60,363.86	$ 350.00	$ 102,550.00	$ 600.00	$ 175,800.00
16	432-7001	RIPRAP (CONC)(4 IN)	60	CY	$ 1,000.00	$ 60,000.00	$ 750.00	$ 45,000.00	$ 1,518.00	$ 91,080.00	$ 1,220.00	$ 73,200.00	$ 1,100.00	$ 66,000.00	$ 735.79	$ 44,147.40	$ 1,000.00	$ 60,000.00	$ 1,000.00	$ 60,000.00
17	432-7031	RIPRAP (STONE COMMON)(DRY)(12 IN)	5	CY	$ 375.00	$ 1,875.00	$ 500.00	$ 2,500.00	$ 847.00	$ 4,235.00	$ 365.00	$ 1,825.00	$ 725.00	$ 3,625.00	$ 1,549.26	$ 7,746.30	$ 335.00	$ 1,675.00	$ 700.00	$ 3,500.00
18	500-7001	MOBILIZATION	1	LS	$ 93,905.00	$ 93,905.00	$ 15,000.00	$ 15,000.00	$ 47,700.00	$ 47,700.00	$ 54,707.00	$ 54,707.00	$ 55,000.00	$ 55,000.00	$ 45,977.63	$ 45,977.63	$ 57,500.00	$ 57,500.00	$ 60,000.00	$ 60,000.00
19	502-7001	BARRICADES, SIGNS, AND TRAFFIC HANDLING	4	MO	$ 15,000.00	$ 60,000.00	$ 2,900.00	$ 11,600.00	$ 1,884.00	$ 7,536.00	$ 5,500.00	$ 22,000.00	$ 3,500.00	$ 14,000.00	$ 4,039.88	$ 16,159.52	$ 6,750.00	$ 27,000.00	$ 12,000.00	$ 48,000.00
20	506-7002	ROCK FILTER DAMS (INSTALL)(TY 2)	60	LF	$ 50.00	$ 3,000.00	$ 29.06	$ 1,743.75	$ 47.00	$ 2,820.00	$ 50.00	$ 3,000.00	$ 65.00	$ 3,900.00	$ 90.28	$ 5,416.80	$ 35.00	$ 2,100.00	$ 58.00	$ 3,480.00
21	506-7011	ROCK FILTER DAMS (REMOVE)	60	LF	$ 50.00	$ 3,000.00	$ 10.00	$ 600.00	$ 44.00	$ 2,640.00	$ 20.00	$ 1,200.00	$ 31.00	$ 1,860.00	$ 49.16	$ 2,949.60	$ 18.00	$ 1,080.00	$ 27.00	$ 1,620.00
22	529-7009	CONC CURB & GUTTER (TY II)	60	LF	$ 90.00	$ 5,400.00	$ 55.00	$ 3,300.00	$ 53.00	$ 3,180.00	$ 60.00	$ 3,600.00	$ 37.00	$ 2,220.00	$ 64.98	$ 3,898.80	$ 95.00	$ 5,700.00	$ 70.00	$ 4,200.00
23	644-7057	IN SM RD SN SUP&AM TYTWT(1)WS(P)	1	EA	$ 1,000.00	$ 1,000.00	$ 1,437.50	$ 1,437.50	$ 870.00	$ 870.00	$ 465.00	$ 465.00	$ 2,000.00	$ 2,000.00	$ 1,923.75	$ 1,923.75	$ 1,500.00	$ 1,500.00	$ 1,600.00	$ 1,600.00
24	644-7058	IN SM RD SN SUP&AM TYTWT(1)WS(T)	1	EA	$ 1,000.00	$ 1,000.00	$ 1,552.50	$ 1,552.50	$ 870.00	$ 870.00	$ 465.00	$ 465.00	$ 2,500.00	$ 2,500.00	$ 2,372.63	$ 2,372.63	$ 1,600.00	$ 1,600.00	$ 1,800.00	$ 1,800.00
25	644-7065	RELOCATE SM RD SN SUP&AM TY 10BWG	6	EA	$ 848.00	$ 5,088.00	$ 747.50	$ 4,485.00	$ 580.00	$ 3,480.00	$ 800.00	$ 4,800.00	$ 1,000.00	$ 6,000.00	$ 961.88	$ 5,771.28	$ 750.00	$ 4,500.00	$ 860.00	$ 5,160.00
26	644-7073	REMOVE SM RD SN SUP&AM	6	EA	$ 300.00	$ 1,800.00	$ 115.00	$ 690.00	$ 348.00	$ 2,088.00	$ 270.00	$ 1,620.00	$ 450.00	$ 2,700.00	$ 961.88	$ 5,771.28	$ 120.00	$ 720.00	$ 130.00	$ 780.00
27	662-7065	WK ZN PAV MRK REMOV (W)6"(BRK)	70	LF	$ 4.00	$ 280.00	$ 8.63	$ 603.75	$ 1.25	$ 87.50	$ 7.50	$ 525.00	$ 10.00	$ 700.00	$ 9.62	$ 673.40	$ 9.00	$ 630.00	$ 10.00	$ 700.00
28	662-7068	WK ZN PAV MRK REMOV (W)6"(SLD)	810	LF	$ 3.00	$ 2,430.00	$ 8.05	$ 6,520.50	$ 1.25	$ 1,012.50	$ 6.50	$ 5,265.00	$ 10.00	$ 8,100.00	$ 9.62	$ 7,792.20	$ 9.00	$ 7,290.00	$ 9.25	$ 7,492.50
29	662-7077	WK ZN PAV MRK REMOV (W)24"(SLD)	14	LF	$ 75.00	$ 1,050.00	$ 23.00	$ 322.00	$ 10.00	$ 140.00	$ 21.50	$ 301.00	$ 38.00	$ 532.00	$ 38.48	$ 538.72	$ 25.00	$ 350.00	$ 26.00	$ 364.00
30	662-7082	WK ZN PAV MRK REMOV (W)(ARROW)	10	EA	$ 320.00	$ 3,200.00	$ 230.00	$ 2,300.00	$ 290.00	$ 2,900.00	$ 215.00	$ 2,150.00	$ 630.00	$ 6,300.00	$ 641.25	$ 6,412.50	$ 250.00	$ 2,500.00	$ 265.00	$ 2,650.00
31	662-7083	WK ZN PAV MRK REMOV (W)(DBL ARROW)	2	EA	$ 500.00	$ 1,000.00	$ 345.00	$ 690.00	$ 406.00	$ 812.00	$ 500.00	$ 1,000.00	$ 1,142.00	$ 2,284.00	$ 1,218.38	$ 2,436.76	$ 350.00	$ 700.00	$ 400.00	$ 800.00
32	662-7090	WK ZN PAV MRK REMOV (W)(TPL ARROW)	1	EA	$ 600.00	$ 600.00	$ 460.00	$ 460.00	$ 406.00	$ 406.00	$ 575.00	$ 575.00	$ 1,503.00	$ 1,503.00	$ 1,603.13	$ 1,603.13	$ 485.00	$ 485.00	$ 530.00	$ 530.00
33	662-7098	WK ZN PAV MRK REMOV (Y)6"(BRK)	70	LF	$ 7.00	$ 490.00	$ 8.63	$ 603.75	$ 1.25	$ 87.50	$ 7.50	$ 525.00	$ 9.00	$ 630.00	$ 9.62	$ 673.40	$ 9.00	$ 630.00	$ 10.00	$ 700.00
34	662-7100	WK ZN PAV MRK REMOV (Y)6"(SLD)	339	LF	$ 4.00	$ 1,356.00	$ 8.05	$ 2,728.95	$ 1.25	$ 423.75	$ 6.50	$ 2,203.50	$ 9.00	$ 3,051.00	$ 9.59	$ 3,251.01	$ 9.00	$ 3,051.00	$ 9.25	$ 3,135.75
35	666-7015	REFL PAV MRK TY I (W)8"(BRK)(100MIL)	47	LF	$ 2.25	$ 105.75	$ 5.75	$ 270.25	$ 7.00	$ 329.00	$ 6.50	$ 305.50	$ 10.00	$ 470.00	$ 10.26	$ 482.22	$ 6.00	$ 282.00	$ 6.50	$ 305.50
36	666-7018	REFL PAV MRK TY I (W) 8" (DOT)(100MIL)	118	LF	$ 2.25	$ 265.50	$ 5.75	$ 678.50	$ 5.00	$ 590.00	$ 6.50	$ 767.00	$ 10.00	$ 1,180.00	$ 10.26	$ 1,210.68	$ 6.00	$ 708.00	$ 6.50	$ 767.00
37	666-7024	REFL PAV MRK TY I (W) 8" (SLD)(100MIL)	465	LF	$ 2.50	$ 1,162.50	$ 4.60	$ 2,139.00	$ 4.00	$ 1,860.00	$ 6.00	$ 2,790.00	$ 10.00	$ 4,650.00	$ 10.26	$ 4,770.90	$ 5.00	$ 2,325.00	$ 5.25	$ 2,441.25
38	666-7036	REFL PAV MRK TY I (W) 24" (SLD)(100MIL)	12	LF	$ 50.00	$ 600.00	$ 17.25	$ 207.00	$ 25.00	$ 300.00	$ 27.00	$ 324.00	$ 24.00	$ 288.00	$ 25.65	$ 307.80	$ 18.00	$ 216.00	$ 20.00	$ 240.00
39	666-7042	REFL PAV MRK TY I (W)(ARROW)(100MIL)	4	EA	$ 500.00	$ 2,000.00	$ 345.00	$ 1,380.00	$ 580.00	$ 2,320.00	$ 290.00	$ 1,160.00	$ 541.00	$ 2,164.00	$ 577.13	$ 2,308.52	$ 365.00	$ 1,460.00	$ 400.00	$ 1,600.00
40	666-7066	REFL PAV MRK TY I (W)(WORD)(100MIL)	4	EA	$ 600.00	$ 2,400.00	$ 460.00	$ 1,840.00	$ 580.00	$ 2,320.00	$ 310.00	$ 1,240.00	$ 601.00	$ 2,404.00	$ 641.25	$ 2,565.00	$ 485.00	$ 1,940.00	$ 530.00	$ 2,120.00
41	666-7132	REFL PAV MRK TY I (Y) (MED NOSE) (100MIL)	1	EA	$ 600.00	$ 600.00	$ 632.50	$ 632.50	$ 870.00	$ 870.00	$ 470.00	$ 470.00	$ 1,503.00	$ 1,503.00	$ 1,603.13	$ 1,603.13	$ 675.00	$ 675.00	$ 730.00	$ 730.00
42	666-7175	RE PM TY II (W) 6" (SLD)	542	LF	$ 2.25	$ 1,219.50	$ 2.88	$ 1,558.25	$ 3.00	$ 1,626.00	$ 2.00	$ 1,084.00	$ 5.00	$ 2,710.00	$ 5.13	$ 2,780.46	$ 3.00	$ 1,626.00	$ 3.25	$ 1,761.50
43	666-7176	RE PM TY II (W) 8" (BRK)	47	LF	$ 2.50	$ 117.50	$ 3.74	$ 175.66	$ 5.00	$ 235.00	$ 4.00	$ 188.00	$ 7.00	$ 329.00	$ 7.70	$ 361.90	$ 4.00	$ 188.00	$ 4.25	$ 199.75
44	666-7177	RE PM TY II (W) 8" (DOT)	118	LF	$ 3.00	$ 354.00	$ 4.03	$ 474.95	$ 4.00	$ 472.00	$ 3.50	$ 413.00	$ 7.00	$ 826.00	$ 7.70	$ 908.60	$ 4.00	$ 472.00	$ 4.50	$ 531.00
45	666-7179	RE PM TY II (W) 8" (SLD)	465	LF	$ 2.50	$ 1,162.50	$ 3.45	$ 1,604.25	$ 4.00	$ 1,860.00	$ 3.50	$ 1,627.50	$ 7.00	$ 3,255.00	$ 7.70	$ 3,580.50	$ 3.00	$ 1,395.00	$ 4.00	$ 1,860.00
46	666-7184	RE PM TY II (W) 24" (SLD)	12	LF	$ 45.00	$ 540.00	$ 11.50	$ 138.00	$ 12.00	$ 144.00	$ 5.50	$ 66.00	$ 22.00	$ 264.00	$ 23.09	$ 277.08	$ 12.00	$ 144.00	$ 13.00	$ 156.00
47	666-7186	RE PM TY II (W) (ARROW)	4	EA	$ 250.00	$ 1,000.00	$ 172.50	$ 690.00	$ 290.00	$ 1,160.00	$ 45.00	$ 180.00	$ 421.00	$ 1,684.00	$ 448.88	$ 1,795.52	$ 180.00	$ 720.00	$ 200.00	$ 800.00
48	666-7194	RE PM TY II (W) (WORD)	4	EA	$ 250.00	$ 1,000.00	$ 230.00	$ 920.00	$ 406.00	$ 1,624.00	$ 55.00	$ 220.00	$ 481.00	$ 1,924.00	$ 513.00	$ 2,052.00	$ 250.00	$ 1,000.00	$ 265.00	$ 1,060.00
49	666-7220	RE PM TY II (Y) (MED NOSE)	1	EA	$ 300.00	$ 300.00	$ 402.50	$ 402.50	$ 522.00	$ 522.00	$ 55.00	$ 55.00	$ 1,142.00	$ 1,142.00	$ 1,218.38	$ 1,218.38	$ 425.00	$ 425.00	$ 465.00	$ 465.00
50	666-7411	REFL PAV MRK TY I (W)6"(SLD)(100MIL)	542	LF	$ 2.00	$ 1,084.00	$ 3.45	$ 1,869.90	$ 4.00	$ 2,168.00	$ 5.50	$ 2,981.00	$ 7.00	$ 3,794.00	$ 7.70	$ 4,173.40	$ 4.00	$ 2,168.00	$ 4.00	$ 2,168.00
51	672-7002	REFL PAV MRKR TY I-C	26	EA	$ 20.00	$ 520.00	$ 11.50	$ 299.00	$ 15.00	$ 390.00	$ 14.00	$ 364.00	$ 24.00	$ 624.00	$ 25.65	$ 666.90	$ 12.00	$ 312.00	$ 13.00	$ 338.00
52	677-7004	ELIM EXT PAV MRK & MRKS (8")	506	LF	$ 5.00	$ 2,530.00	$ 34.50	$ 17,457.00	$ 1.25	$ 632.50	$ 4.50	$ 2,277.00	$ 12.00	$ 6,072.00	$ 12.83	$ 6,491.98	$ 35.00	$ 17,710.00	$ 40.00	$ 20,240.00
53	677-7008	ELIM EXT PM & MRKS (24")	12	LF	$ 50.00	$ 600.00	$ 34.50	$ 414.00	$ 4.00	$ 48.00	$ 27.00	$ 324.00	$ 36.00	$ 432.00	$ 38.48	$ 461.76	$ 35.00	$ 420.00	$ 40.00	$ 480.00
54	678-7008	PAV SURF PREP FOR MRK (24")	12	LF	$ 50.00	$ 600.00	$ 2.88	$ 34.50	$ 1.25	$ 15.00	$ 3.50	$ 42.00	$ 12.00	$ 144.00	$ 12.83	$ 153.96	$ 3.00	$ 36.00	$ 3.25	$ 39.00
55	678-7024	PAV SURF PREP FOR MRK (MED NOSE)	1	EA	$ 50.00	$ 50.00	$ 28.75	$ 28.75	$ 58.00	$ 58.00	$ 110.00	$ 110.00	$ 1,022.00	$ 1,022.00	$ 1,090.13	$ 1,090.13	$ 35.00	$ 35.00	$ 33.00	$ 33.00
NON-BID ITEMS TO BE INCLUDED IN BID AND CONTRACT AMOUNT. DO NOT MAKE CHANGES TO THIS SECTION.																				
56	999-WC01	FORCE ACCOUNT	50000	DOL	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00	$ 1.00	$ 50,000.00
		TOTAL COST ADJUSTED FOR CORRECTNESS				**$ 730,860.45**		**$ 566,829.31**		**$ 594,480.75**		**$ 594,944.00**		**$ 597,238.21**		**$ 624,703.45**		**$ 632,763.00**		**$ 687,223.45**
		ACTUAL BID PROPOSAL				$730,860.45		$566,829.31		$594,480.75		$594,944.00		$597,238.21		$624,703.45		$632,763.00		$687,223.45
		ADJUSTMENT DIFFERENCE				$0.00		($0.00)		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00
		Acknowledgement of Addendum						Y		Y		Y		Y		Y		Y		Y
		Bid Affidavit						Y		Y		Y		Y		Y		Y		Y
		Bidder References (Minimum of Three)						Y		Y		Y		Y		Y		Y		Y
		Conflict of Interest Questionnaire						Y		Y		Y		Y		Y		Y		Y

HNTB Corporation
The HNTB Companies
Engineers Architects Planners

101 E. Old Settlers Blvd
Suite 225
Round Rock, TX 78664

Telephone (512) 744-9082
www.hntb.com

June 27, 2025

Williamson County Purchasing Department
100 Wilco Way
Suite P101
Georgetown, Texas 78626

Attention: Kerstin Hancock
Deputy Purchasing Agent

Re: Williamson County Road Bond Program
Sonterra Boulevard
Williamson County Project No. 25IFB58
Recommendation of Contractor Award

Dear Ms. Hancock,

Please find attached the bid tabulation for the subject-referenced project. The bids have been reviewed and the apparent low bid (Mills Construction LLC) was found to be responsive and materially balanced. Following is a summary of the bid totals:

1.	Mills Construction LLC	$566,829.31
2.	Jerdon Enterprise, L.P.	$594,480.75
3.	Chasco Constructors	$594,944.00
4.	Aaron Concrete Contractors, L.LC	$597,238.21
5.	MTL Construction	$624,703.45
6.	Joe Bland Construction, LLC	$632,763.00
7.	MA Smith Contracting Co., Inc	$687,223.45

The lowest bidder was $164,031.14 lower than the Engineers Estimate of $730,860.45, a cost savings of 22.4%. The bidding was competitive with the lowest two bidders being within 4.9% of each other.

In addition to meeting the bid qualifications subject to being low bidder, Mills Construction LLC has successfully completed previous projects for local cities performing similar work. Based on the references provided by the bidder, we concur with the recommendation of the Design Engineer, Huitt-Zollars for award of the Sonterra Boulevard construction contract to Mills Construction LLC in the amount of $566,829.31.

Please feel free to contact our office with any questions.

Respectfully Submitted,

HNTB Corporation

Oscar Salazar-Bueno, P.E.

VIA E-MAIL

Attachments: Bid Tabulation Analysis, Engineer's Letter of Recommendation, Standard Agreement, Form 1295

Cc: Judge Snell, Williamson County Judge
Commissioner Cook, Williamson County, Pct. 1
Commissioner Long, Williamson County, Pct. 2
Commissioner Covey, Williamson County, Pct. 3
Commissioner Boles, Williamson County, Pct. 4
Robert B. Daigh, Williamson County
Adam Boatright, Williamson County
Matt Williamson, Williamson County
Christen Eschberger, HNTB Corporation

HUITT ZOLLARS

June 24, 2025

Ms. Dana Ladzinski, P.E.
Project Manager
HNTB Corporation
200 W. 6th Street, Suite 2400
Austin, TX 78701

Reference: Sonterra Boulevard

Subject: Bid Tabulation and Recommendation for Award

Dear Ms. Ladzinski:

Huitt-Zollars, Inc. has reviewed the seven (7) bids received on June 24, 2025, for the referenced project. Below is a summary of the bid amounts:

1.	Mills Construction, LLC	$566,829.31
2.	Jerdon Enterprise, L.P.	$594,480.75
3.	Chasco Constructors	$594,944.00
4.	Aaron Concrete Contractors, LLC	$597,238.21
5.	MTL Construction	$624,703.45
6.	Joe Bland Construction	$632,763.00
7.	Ma Smith Contracting Co., Inc.	$687,223.45

A detailed bid analysis and comparison is attached. The bids ranged from 6% below to 22% below the Engineer's Estimate. There were no errors detected.

Based on the analysis, Mills Construction, LLC, is the lowest bid in the amount of $566,829.31 which is 22% below the Engineer's Estimate. Therefore, it is our recommendation that Willamson County award the referenced project to Mills Construction, LLC.

Please contact me at (512) 231-1119 or rg@huitt-zollars.com if you have any questions or need additional information.

Sincerely,
Huitt-Zollars Inc.

Rey Gonzalez, P.E.
Vice President/Senior Project Manager

Attachment: Comparison of Bid Tabs

AUSTIN OFFICE
HUITT-ZOLLARS, INC. 9600 N. MoPac Expy., Suite 420, Austin, TX 78759
O: 512.231.1119
F: 512.231.1129
HUITT-ZOLLARS.COM

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329764

Date Filed:
06/26/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Mills Construction LLC
Bastrop, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
P685- Sonterra Boulevard
For the construction of right turn lane (RTL) on the northbound frontage of IH-35 at Sonterra Boulevard.

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Williamson County	Jarrell, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Michael Mills, and my date of birth is [redacted].

My address is [redacted] (street), [redacted] (city), [redacted] (state), [redacted] (zip code), US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 27 day of June (month), 2025 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1329764

Date Filed:
06/26/2025

Date Acknowledged:
07/02/2025

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Mills Construction LLC
Bastrop, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Williamson County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

P685- Sonterra Boulevard
For the construction of right turn lane (RTL) on the northbound frontage of IH-35 at Sonterra Boulevard.

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Williamson County	Jarrell, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Commissioners Court - Regular Session **60.**

Meeting Date: 07/15/2025

Corridor A1&A2 - JMT - PSA Amendment #9

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on Contract Amendment No. 9 to the Corridor A1 and A2 contract executed March 13, 2017, between Williamson County and Johnson, Mirmiran & Thompson, Inc. (JMT), relating to the 2019 Road Bond Program. Project: P392 Fund Source: Road Bonds

Background

This Contract Amendment No. 9 amends the Exhibit D - Rate Schedule in the Master Contract to allow for additional subconsultants and direct expenses.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Corridor A1&A2 - JMT - PSA Amendment #9

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:24 AM
Form Started By: Marie Walters		Started On: 07/09/2025 02:22 PM
Final Approval Date: 07/10/2025		

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

CONTRACT AMENDMENT NO. 9
TO
WILLIAMSON COUNTY CONTRACT FOR ENGINEERING SERVICES

WILLIAMSON COUNTY LONG RANGE TRANSPORTATION CORRIDOR PROJECT:
Corridor A-1 and A-2 ("Project")

THIS CONTRACT AMENDMENT NO. 9 to Williamson County Contract for Engineering Services is by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and Johnson, Mirmiran & Thompson, Inc. (JMT) (the "Engineer") and becomes effective as of the date of the last party's execution below.

WHEREAS, the County and the Engineer executed the Williamson County Contract for Engineering Services dated effective March 13, 2017 (the "Contract");

WHEREAS, pursuant to Article 14 of the Contract, the terms of the Contract may be modified by a written fully executed Contract Amendment;

WHEREAS, the "Compensation Cap" under Article 5 of the Contract limits the maximum amount payable under the Contract to $8,850,000.00; and,

WHEREAS, the Rate Schedule in Exhibit D of the Contract are limited to the rates noted in said Exhibit D; and,

WHEREAS, it has become necessary to amend the Contract.

AGREEMENT

NOW, THEREFORE, premises considered, the County and the Engineer agree that the Contract is amended as follows:

I. The Direct Expenses and Hourly Rates Table for additional resources in the original Exhibit D of the Contract are hereby amended as shown in the attached revised Exhibit D-9.

All other terms of the Contract are unchanged and will remain in full force and effect.

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IN WITNESS WHEREOF, the County and the Engineer have executed this Contract Amendment, in duplicate, to be effective as of the date of the last party's execution below.

ENGINEER:

By: Signed by: Kristi Flagg 940984768AB7473... _____
Signature

Kristi D. Flagg, P.E.
Printed Name

Senior Vice President
Title

7/8/2025 | 5:22:00 PM EDT
Date

COUNTY:

By: _____
Signature

_____
Printed Name

_____
Title

_____
Date

APPROVED
By Christen Eschberger at 8:09 am, Jul 10, 2025

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EXHIBIT D-9

RATE SCHEDULE

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

No changes to PSA rates

Exhibit D-9 -Rate Schedule
TRANSPORTATION CORRIDOR A-1

Johnson, Mirmiran & Thompson, Inc.

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Project Director	$225.00	$278.48	$292.00
Sr. Project Manager	$220.00	$272.29	$285.00
Senior Professional 2	$200.00	$247.54	$259.00
Senior Professional 1	$175.00	$216.60	$227.00
Professional 2 / Sr. Engineering Technician	$150.00	$185.66	$194.00
Professional 1 / Engineering Technician	$115.00	$142.33	$149.00
Admin / Clerical	$65.00	$80.45	$84.00
Sr. ENV Scientist II			$150.00
Sr. ENV Scientist			$140.70
ENV Professional I			$ 95.00
ENV Staff III			$ 85.00
ENV Staff II			$ 75.00

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No changes to PSA rates

Exhibit D-9 – Rate Schedule
TRANSPORTATION CORRIDOR A-1

Alliance Transportation Group, Inc.

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Project Principal	$250.00	$309.43	$324.00
Senior Project Engineer	$244.00	$302.00	$316.00
Senior Engineer	$193.00	$238.88	$250.00
Project Engineer	$144.00	$178.23	$187.00
Engineer-in-Training (EIT)	$101.00	$125.01	$131.00
Senior Engineering Technician	$133.00	$164.61	$172.00
Engineering Technician	$90.00	$111.39	$117.00
Planning Director	$230.00	$284.67	$298.00
Senior Travel Demand Modeler	$182.00	$225.26	$236.00
Travel Demand Modeler III	$137.00	$169.56	$178.00
Travel Demand Modeler II	$117.00	$144.81	$152.00
Senior Planner	$162.00	$200.51	$210.00
Planner II	$125.00	$154.71	$162.00
Planner I	$85.00	$105.20	$110.00
Project Administrator	$104.00	$128.72	$135.00
Clerical	$65.00	$80.45	$84.00

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No changes to PSA rates

Exhibit D-9 – Rate Schedule
TRANSPORTATION CORRIDOR A-1

Buie & Co. Public Relations

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Principal	$185.00	$228.97	$240.00
Account Manager	$140.00	$173.28	$181.00
Graphic Designer	$125.00	$154.71	$162.00
Account Coordinator	$120.00	$148.52	$156.00
Administrative	$58.00	$71.79	$75.00

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Exhibit D-9 - Rate Schedule
TRANSPORTATION CORRIDOR A-1

Stantec Consulting Services, Inc.

No changes to PSA rates

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Sr. Environmental Scientist II	$150.00	$185.66	$194.00
Sr. Environmental Scientist I	$130.00	$160.90	$168.00
Environmental Professional II	$110.00	$136.15	$143.00
Environmental Professional I	$ 95.00	$117.58	$123.00
Environmental Staff III	$ 85.00	$105.20	$110.00
Environmental Staff II	$ 75.00	$92.83	$97.00
Environmental Staff I	$ 65.00	$80.45	$84.00
Environmental Tech II	$ 55.00	$68.07	$71.00
Environmental Tech I	$ 45.00	$55.70	$58.00

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No changes to PSA rates

Exhibit D-9 - Rate Schedule
TRANSPORTATION CORRIDOR A-1

Cobb, Fendley & Associates, Inc.

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Senior Engineer	$235.00	$290.86	$305.00
Project Engineer	$125.00	$154.71	$162.00
Senior Tech	$135.00	$167.09	$175.00
Tech	$110.00	$136.15	$143.00
Senior Utility Specialist	$150.00	$185.66	$194.00
Utility Specialist	$125.00	$154.71	$162.00

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No changes to PSA rates

Exhibit D-9 - Rate Schedule
TRANSPORTATION CORRIDO A-1

HVJ, Inc.

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Senior Project Manager	$175.00	$216.60	$227.00
Project Engineer	$125.00	$154.71	$162.00
Staff Engineer	$100.00	$123.77	$130.00
Senior Technician	$60.00	$74.26	$78.00
Technician	$55.00	$68.07	$71.00

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Exhibit D-9 -Rate Schedule
TRANSPORTATION CORRIDOR A-1

Hardesty & Hanover, LLC

No changes to PSA rates

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Principal Engineer	$200.00	$247.54	$259.00
Senior QC Engineer	$165.00	$204.22	$214.00
Senior Project Manager	$155.00	$191.84	$201.00
Senior Engineer	$145.00	$179.47	$188.00
Project Engineer	$120.00	$148.52	$156.00
Design Engineer	$105.00	$129.96	$136.00
Engineer-in-Training II	$95.00	$117.58	$123.00
Engineering-in-Training	$87.00	$107.68	$113.00
Graduate Engineer	$70.00	$86.64	$91.00
Senior CAD Manager	$120.00	$148.52	$156.00
CAD Technician	$85.00	$105.20	$110.00
Junior CAD Technician	$70.00	$86.64	$91.00
Admin/Clerical	$60.00	$74.26	$78.00

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Exhibit D-9 -Rate Schedule
TRANSPORTATION CORRIDOR A-1

Rifeline, LLC

No changes to PSA rates

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
President	$200.00	$247.54	$259.00
Vice President	$180.00	$222.79	$233.00
Sr. Public Affairs Manager	$180.00	$222.79	$233.00
Director of Communications and Strategy	$170.00	$210.41	$220.00
Public Involvement Manager	$160.00	$198.03	$207.00
Community Outreach Manager	$150.00	$185.66	$194.00
Community Outreach Coordinator	$120.00	$148.52	$156.00
Admin/Clerical	$58.00	$71.79	$75.00

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No changes to PSA rates

Exhibit D-9 - Rate Schedule
TRANSPORTATION CORRIDOR A-1

Surveying and Mapping, LLC

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Principal	$170.00	$210.41	$220.00
Senior Project Manager	$145.00	$179.47	$188.00
Project Manager	$125.00	$154.71	$162.00
Senior Survey Technician	$96.00	$118.82	$124.00
Survey Technician	$88.00	$108.92	$114.00
Administrator/Clerical Support	$70.00	$86.64	$91.00
Two (2) Person Survey Field Crew	$130.00	$160.90	$168.00
Three (3) Person Survey Field Crew	$160.00	$198.03	$207.00
Additional Rodperson, Chainperson, Flagperson	$32.00	$39.61	$41.00
One (1) Person Survey Field Crew w/REceiver or Robotic total station	$105.00	$129.96	$136.00
Project Coordinator - Mobil LiDAR	$120.70	$149.39	$156.00
Mobile LiDAR Processing Technician	$96.56	$119.51	$125.00
Project Coordinator - AM	$131.67	$162.97	$171.00
Certified Photogrametrists	$108.6	$133.99	$140.00
Analytical Triangulation Specialists	$85.35	$105.64	$111.00
Aerial Mapping Technician	$86.32	$106.84	$112.00
Orthophoto Specialist	$86.32	$106.84	$112.00
Mapping Editor (includes QA/QC, Finishing & Finalization)	$75.34	$93.25	$98.00
Aerial Office Technician	$73.15	$90.54	$95.00
Project Coordinator - AP	$115.02	$142.36	$149.00
Aerial Processing Technician	$84.82	$104.98	$110.00
Project Coordinator - FWAL	$110.37	$136.60	$143.00
Airborn LiDAR Processing Technician	$86.29	$106.80	$112.00
Project Coordinator - HAL	$110.46	$136.72	$143.00
Helicopter LiDAR Processing Technician	$107.71	$133.31	$140.00
Geospatial Project Manager, Senior	$215.00	$266.11	$279.00
Geospatial Project Manager	$175.00	$216.60	$227.00
Photogrammetrist/Project Lead	$115.00	$142.34	$149.00
2 Person UAS Crew - Unmanned Pilot & Observer	$195.00	$241.35	$253.00
Pilot	$130.00	$160.90	$168.00

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Exhibit D-9 -Rate Schedule
TRANSPORTATION CORRIDOR A-1

Charles D. Frederick

No changes to PSA rates

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Geoarcheologist II			$140.79
Geoarcheologist I			$100.00

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New Subconsultant

Exhibit D-9 -Rate Schedule
TRANSPORTATION CORRIDOR A-1

SWCA Environmental Consultants

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Specialist IV			$114.00
Specialist VI			$137.00
Specialist IX			$169.00
Specialist X			$189.00

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New Subconsultant

Exhibit D-9 -Rate Schedule
TRANSPORTATION CORRIDOR A-1

BGE

Labor/Staff Classification	FY 2017 Fully Burdened Labor Rates Per Hour	FY 2023 Fully Burdened Labor Rates Per Hour	FY 2024 Fully Burdened Labor Rates Per Hour
Environmental Scientist II			$140.00
Environmental Scientist I			$120.00

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Added Mileage, Meals, Hotel

Exhibit D-9 -Rate Schedule

Direct Expenses

TRANSPORTATION CORRIDOR

A-1

Johnson, Mirmiran & Thompson, Inc.

DESCRIPTION	UNIT	UNIT COST
In-house Photocopies B/W (81/2" X 11")	Per Page	$0.16
In-house Photocopies Color (8 1/2" X 11")	Per Page	$0.75
In-house Photocopies B/W (11" X 17")	Per Page	$0.32
In-house Photocopies Color (11" X 17")	Per Page	$1.50
In-house Plots (B/W on Bond)	SF	$0.75
In-house Plots (Color on Bond)	SF	$1.75
In-house Large Format Plotting	SF	$2.50
In-house Mounting of Large Exhibits	SF	$10.00
Trimble On-Demand	Per Hour	Actual Cost
Backhoe Rental	Per Day	Actual Cost
Radiocarbon Dating	Per Sample	Actual Cost
Records Curation Fees	Per Project	Actual Cost
Collections Curation Fees	Per Project	Actual Cost
TARL Site Form	Per Form	Actual Cost
Paleoethnobotanical Analysis	Per Sample	Actual Cost
Magnetometer Survey	Per Project	Actual Cost
Total Sation Rental	Per Month	Actual Cost
Gradall Rental	Per Day	Actual Cost
Mileage	Mile	IRS Current Rate
Meals	Per Day	Actual Cost
Hotel	Per Night	Actual Cost

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No change to PSA expenses

Exhibit D-9 -Rate Schedule Direct Expenses
TRANSPORTATION CORRIDOR A-1
Alliance Transportation Group, Inc.

DESCRIPTION	UNIT	UNIT COST
In- house Photocopies B/W (8 1/2" X 11")	Per Page	$0.16
In-house Photocopies Color (8 1/2" X 11")	Per Page	$0.75
In-house Photocopies B/W (11" X 17")	Per Page	$0.32
In-house Photocopies Color (11" X 17")	Per Page	$1.50
24 Hour Counts (4)	Each	$135.00
2-Hour Turning Movement Counts (2)	Each	$650.00

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Exhibit D-9 -Rate Schedule
Direct Expenses
TRANSPORTATION CORRIDOR A-1
BUIE & Co. Public Relations

No change to PSA expenses

DESCRIPTION	UNIT	UNIT COST
In- house Photocopies B/W (8 1/2" X 11")	Per Page	$0.16
In-house Photocopies Color (8 1/2" X 11")	Per Page	$0.75
In-house Photocopies B/W (11" X 17")	Per Page	$0.32
In-house Photocopies Color (11" X 17")	Per Page	$1.50

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

No change to PSA expenses

Exhibit D-9 -Rate Schedule
Direct Expenses
TRANSPORTATION CORRIDOR A-1
Stantec Consulting Services, Inc.

DESCRIPTION	UNIT	UNIT COST
In-house Photocopies B/W (8 1/2" X 11")	Per Page	$0.16
In-house Photocopies Color (8 1/2" X 11")	Per Page	$0.75
In-house Photocopies B/W (11" X 17")	Per Page	$0.32
In-house Photocopies Color (11" X 17")	Per Page	$1.50
Hazardous Materials Database Search	Per Search	$550.00
Environmental Database Search	Per Mile	$250.00
Historical Aerial Photographs	Each	$35.00
Noise Meter Rental	Per Project	$165.00
Environmental Field Supplies (lathes, stakes, flagging, spray paint, etc.)	Day	$40.00
Backhoe Rental	Day	$1,350.00
TARL Curation Fee	Drawer	$6,640.00
TARL Site Registration	Site	$96.00
Overnight Mail – Letter Size	Each	$22.95
Overnight Mail – Oversized Box	Each	$70.00

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No change to PSA expenses

Exhibit D-9 -Rate Schedule
Direct Expenses
TRANSPORTATION CORRIDOR A-1
Cobb Fendley & Associates, Inc.

DESCRIPTION	UNIT	UNIT COST
In-house Photocopies B/W (8 1/2" X 11")	Per Page	$0.16
In-house Photocopies Color (8 1/2" X 11")	Per Page	$0.75
In-house Photocopies B/W (11" X 17")	Per Page	$0.32
In-house Photocopies Color (11" X 17")	Per Page	$1.50
In-house Plots (B/W on Bond)	SF	$0.75
In-house Plots (Color on Bond)	SF	$1.75

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

No change to PSA expenses

Exhibit D-9- Rate Schedule
Direct Expenses
TRANSPORTATION CORRIDOR A-1
HVJ, Inc.

DESCRIPTION	UNIT	UNIT COST
Rig Mobilization	EACH	$566.50
Undisturbed Sample Boring w/3” Shelby Tube	LF	$22.50
Add Rock Coring (Rock Voing Cost-Soft&Hard Rock)	LF	$22.50
Texas Cone Penetration	EACH	$22.50
Standard Penetration Test	EACH	$22.50
Grout Backfill	LF	$5.00
Moisture Content	EACH	$18.00
Hydrometer Test	EACH	$200.00
Atterberg Limits Test	EACH	$75.00
Unconfined Compressive Strength Test	EACH	$65.00
Texas Triaxial Test	EACH	$1750.00
Percent Passing No. 200 Sieve Test	EACH	$35.00
Sulfate Testing	EACH	$75.00
Soil pH Testing	EACH	$200.00
Consolidation Testing	EACH	$350.00
Swell Test	EACH	$300.00
Mobilization/Demobilization for Falling Weight	EACH	$400.00
FWD Equipment	DAY	$2,600.00
Sieve Analysis	EACH	$77.25
Consolidated Undrained Triaxial Testing	EACH	$725.00
Unconsolidated Undrained Triaxial Testing	EACH	$135.00
Soil Lime/Cement Compression Testing	EACH	$1750.00
California Bearing Ratio Testing	EACH	$600.00
Traffic Control	DAY	$2,500.00
Clearing	DAY	$3,000.00
ATV Rib Mobilization Surcharge	EACH	$1,500.00

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

No change to PSA expenses

Exhibit D-9 -Rate Schedule
Direct Expenses
TRANSPORTATION CORRIDOR A-1
Hardesty & Hanover, LLC

DESCRIPTION	UNIT	UNIT COST
In-house Photocopies B/W {8 1/2" X 11")	Per Page	$0.16
In-house Photocopies Color {81/2" X 11")	Per Page	$0.75
In-house Photocopies B/W {11" X 17")	Per Page	$0.32
In-house Photocopies Color {11" X 17")	Per Page	$1.50
In-house Plots {B/W on Bond)	SF	$0.75
In-house Plots {Color on Bond)	SF	$1.75
In-house Large Format Plotting	SF	$2.50
In-house Mounting of Large Exhibits	SF	$10.00

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

No change to PSA expenses

Exhibit D-9 -Rate Schedule
Direct Expenses
TRANSPORTATION CORRIDOR A-1
Rifeline, LLC

DESCRIPTION	UNIT	UNIT COST
In- house Photocopies B/W (8 1/2" X 11")	Per Page	$0.16
In-house Photocopies Color (8 1/2" X 11")	Per Page	$0.75
In-house Photocopies B/W (11" X 17")	Per Page	$0.32
In-house Photocopies Color (11" X 17")	Per Page	$1.50

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

No change to PSA expenses

Exhibit D-9 - Rate Schedule
Direct Expenses
TRANSPORTATION CORRIDOR A-1
Surveying and Mapping, LLC

DESCRIPTION	UNIT	UNIT COST
In-house Photocopies B/W (8 1/2" X 11")	Per Page	$0.16
In-house Photocopies Color (8 1/2" X 11")	Per Page	$0.75
In-house Photocopies B/W (11" X 17")	PerPage	$0.32
In-house Photocopies Color (11" X 17")	Per Page	$1.50
In-house Plots (B/W on Bond)	SF	$0.75
In-house Plots (Color on Bond)	SF	$1.75
In-house Large Format Plotting	SF	$2.50
In-house Mounting of Large Exhibits	SF	$10.00
In-house Traffic Control	Day	$1,500.00
GPS Receiver	Hour	$25.00
Terrestrial Laser Scanner	Hour	$80.00
LiDAR Workstation	Hour	$25.00
Helicopter Rate	Hour	$1,650.00
Aerial Lidar System	Day	$6,500.00
Digital Imagery Processing	Each	$20.00
LiDAR Mobile Mapping System	Day	$6,000.00
Aerial Photography Flight Crew Fixed Wing Aircraft	Hour	$180.00
LiDAR Flight Crew Fixed Wing Aircraft (includes Pilot and LiDAR Operator)	Hour	$192.00
Helicopter Flight Crew (Includes Pilot and LiDAR Operator)	Hour	$190.00
AP Transit Miles	Mile	$5.90
AP Project Flight Miles	Mile	$20.00
AP ABGPS Processing	Project	$2,250.00
FWAL Transit Miles	Mile	$6.00
FWAL Project Flight Miles	Mile	$20.00
B&W processing (film, development, scanning)	Each	$16.00
CIR processing (film, development, scanning)	Each	$23.00
Color processing (film, development, scanning)	Each	$26.00
Digital Image Processing	Each	$20.00

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

Exhibit D-9 -Rate Schedule

Direct Expenses

TRANSPORTATION CORRIDOR

A-1

Charles D. Frederick

No change to PSA expenses

DESCRIPTION	UNIT	UNIT COST
Organic Carbon Analysis	Each	$25.00
Dating (Radiocarbon/OSL)	Each	$10.00
Soil Micromorphology	Each	$400.00

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

Exhibit D-9 -Rate Schedule

Direct Expenses
TRANSPORTATION CORRIDOR
A-1

SWCA Environmental Consultants

New Sub consultant expenses

DESCRIPTION	UNIT	UNIT COST
Mileage	Mile	IRS Current Rate
Photocopies B/W (8.5X11)	Each	$.15
Artifact Bags and Tags	Each	$20.00

Docusign Envelope ID: 9CF6815B-7647-47D5-83D3-0B0F5BDDCAD7

Exhibit D-9 -Rate Schedule

Direct Expenses

TRANSPORTATION CORRIDOR

A-1

BGE

New Sub consultant expenses

DESCRIPTION	UNIT	UNIT COST
Mileage	Mile	IRS Current Rate
Meals	Day	Actual Cost
Lodging	Night	Actual Cost

Commissioners Court - Regular Session **61.**

Meeting Date: 07/15/2025

Corridor I2 CAR Curation Agreement

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding the Center for Archeological Research (CAR) Governmental Agency Curation Agreement for the Corridor I2 project, a Road Bond Project in Commissioner Pct. 2. P344

Background

The Texas Historical Commission requires that, as part of the Environmental Due Diligence Investigations, any records are to be kept by the Center for Archeological Research (CAR). This agreement documents the transfer of archeologic records from Williamson County to the Center for Archeological Research per 13 TAC 26.16 and 26.17 for their records.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Corridor I2 CAR Curation Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 09:26 AM
Form Started By: Marie Walters		Started On: 07/09/2025 02:25 PM
Final Approval Date: 07/10/2025		

Accession Number: TARL_____

TEXAS ARCHEOLOGICAL RESEARCH LABORATORY
THE UNIVERSITY OF TEXAS AT AUSTIN • 1 UNIVERSITY STATION, #R7500 • AUSTIN, TX 78712

GOVERNMENTAL AGENCY CURATION AGREEMENT

This letter documents the placement of archeological collections (specimens and/or records) from:

_____
(Submitting Governmental Agency)

with the Texas Archeological Research Laboratory (TARL), The University of Texas at Austin, for the following:

GENERAL INFORMATION

Project Number / Name: _____
Agency / Company: _____
Dates of Investigation: _____
Permit Number(s) / Expiration: _____ PI: _____
Landowner on permit: _____
Sponsor on permit: _____
Area / County(ies) / Site Number(s): _____
(attach addt. sheets if needed, listed by county and site number)

Description of Materials: _____

Date material received on site: _____
(to be supplied by TARL)

As the designated curatorial repository, TARL will manage the collection in accordance with applicable federal and state regulations (36CFR, Part 79 and the Texas Historical Commission rules and Collections Management Policy), as well as the terms of any cooperative or contractual agreements. TARL is acknowledged as holding these materials in trust; however, actual ownership of the specimens and records rests with the State of Texas or the submitting governmental entity noted above.

_____	Melanie Nichols
Signature of Authorized Agent of Sub. Govt. Agy.	Signature of Authorized Agent of Sub. Arch.
Print name Authorized Agent of Sub. Govt. Agy.	Print name Authorized Agent of Sub. Arch.
Title	Title
Company / Agency	Company / Agency
Date	Date
Address:	Address:

Commissioners Court - Regular Session **62.**

Meeting Date: 07/15/2025

CR 255 Conditional Mediation Settlement Agreement

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a conditional mediation settlement agreement with Benjamin Perry regarding 0.604 AC acquired as right of way on the CR 255 project (Parcel 25). Funding Source: TANS P588

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 11:29 AM
Form Started By: Don Childs		Started On: 07/09/2025 03:01 PM
Final Approval Date: 07/10/2025		

No. 23-2040-CC3

WILLIAMSON COUNTY, TEXAS	§	EMINENT DOMAIN PROCEEDING
	§	
	§	
V.	§	IN THE COUNTY COURT AT LAW NO. 3
	§	
	§	
BENJAMIN KYLE PERRY, ET AL.	§	WILIAMSON COUNTY, TEXAS

CONDITIONAL MEDIATION SETTLEMENT AGREEMENT

The parties hereto, Benjamin Kyle Perry and Williamson County, Texas, having mediated this cause on June 25, 2025, have agreed to conditionally settle this case upon the following terms, conditioned upon approval of this agreement by the Williamson County Commissioners' Court:

1. Williamson County will acquire the property it seeks in this case as described in its Original Petition for Condemnation.

2. Williamson County will pay Benjamin Kyle Perry a settlement sum of Two Hundred Seventy-Seven Thousand Five Hundred Dollars ($277,500.00) for its acquisition of said property.

3. The settlement sum is inclusive of all pre-judgment interest which may be due.

4. Williamson County is given a credit against the settlement sum in the amount of the Award of Special Commissioners, to wit: $201,470.

5. Williamson County will pay the balance due on the settlement within 60 days of final entry of the judgment in this case. Payment of the balance due shall be made to Brady Hamilton LLP as Trustee.

6. Each party shall be responsible for its own attorney's fees and court costs.

Conditionally Agreed to Subject to Approval of the Williamson County Commissioners' Court:

Adam Hill, Esq.
Attorney for Williamson County, Texas
Date: 6-05-25

Dan Foster, Esq. and Alex Smith, Esq.
Attorneys for Benjamin Kyle Perry
Date: 6-25-25

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell, County Judge

Date;_____

Conditional Mediation Settlement Agreement
Cause No. 23-2040-CC#3
Williamson County, Texas v Benjamin Kyle Perry, et al
In the County Court at Law No. 3
Wiliamson County, Texas
(Page 2 – Final Signature Page)

Meeting Date: 07/15/2025

Corridor C Rule 11 Settlement Agreement

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a Rule 11 Settlement Agreement with J.A. Davidson Holdings, L.P., Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr. (Parcel 11 parts 1-3) to acquire a total of 71.951 acres required for the construction of Corridor C. Funding Source: TANS P588

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 11:30 AM
Form Started By: Don Childs		Started On: 07/10/2025 09:01 AM
Final Approval Date: 07/10/2025		

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

John@scrrlaw.com

July 9, 2025

Via e-mail: clough@barronadler.com
Chris Clough
Barron Adler Clough & Oddo, PLLC
808 Nueces Street
Austin, Texas 78701
Attorney for J.A. Davidson Holdings, L.P., Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr.

RULE 11 SETTLEMENT AGREEMENT

Re: 1) *Williamson County, Texas v. J.A. Davidson Holdings, L.P., et al.*; Cause No. 20-0999-CC2; filed in the County Court at Law No. Two of Williamson County, Texas; Corridor C project; Parcel 11, Part 1; and 2) *Williamson County, Texas v. J.A. Davidson Holdings, L.P., et al.*; Cause No. 20-1000-CC3; filed in the County Court at Law No. Three of Williamson County, Texas; Corridor C project; Parcel 11, Parts 2 and 3.

Dear Mr. Clough:

This letter will serve as a Rule 11 Settlement Agreement ("Agreement") between Williamson County, Texas ("Condemnor"), J.A. Davidson Holdings, L.P., a Texas Limited Partnership, Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr. (hereinafter "Condemnees"), (collectively the "Parties") as to the following:

1. This Rule 11 Settlement Agreement is for the resolution of the above referenced condemnation cases brought by the Condemnor.

2. Cause No. 20-0999-CC2, Parcel 11, Part 1:

   a. Condemnor agrees to pay the total compensation amount of $2,913,000.00 in complete settlement of any and all claims which have been or which could have been made by the parties as a result of the events giving rise to the filing of the live petition in the case under Cause No. 20-0999-CC2, including, but not limited to, compensation for Condemnor's fee simple acquisition, described in Exhibit "A" ("Parcel 11, Part 1") attached hereto, damages to the remainder, if any, and any costs to cure.

   b. The Parties agree to settle this condemnation case for the acquisition of Parcel 11, Part 1, via an agreed or final judgment for the total compensation amount of $2,913,000.00.

c. The Parties agree that $2,913,000.00 is the final and total compensation amount payable to all parties in this case and is inclusive of any pre-judgment interest. The Condemnor shall receive a credit of $1,391,321.00 previously paid pursuant to the Award in this case, leaving a balance of $1,521,679.00 to be paid pursuant to this agreement for Parcel 11, Part 1.

d. Post-judgment interest, if any, is tolled for a period of 60 days after the Court signs a judgment in this case. If Condemnor fails to pay the $1,521,679.00 amount within the 60 days of the Court signing a judgment in this case, then Condemnees shall be entitled to post-judgment interest only on the $1,521,679.00 balance at the statutory rate as of the date the judgment is signed by the Court until paid.

e. Plaintiff shall make such check or warrant payable to "Barron, Adler, Clough & Oddo, PLLC, Client Trust Account, FBO J.A. Davidson Holdings, L.P., a Texas Limited Partnership, Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr." and deliver such payment to Barron, Adler, Clough & Oddo, PLLC, at 808 Nueces Street, Austin, Texas 78701; and that Condemnees or its attorneys shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event Condemnees are unable to provide necessary documents to effectuate payment, or be available to accept payment, as directed above, Condemnor may deposit the unpaid balance in the registry of the Court to satisfy payment obligations.

f. Condemnor's sole compensation obligation shall be the total payment of $2,913,000.00 for Parcel 11, Part 1. Any compensation claims made in this case by parties to this lawsuit shall be satisfied from this payment without further recourse to Condemnor.

3. Cause No. 20-1000-CC3, Parcel 11, Parts 2 and 3:

a. Condemnor agrees to pay the total compensation amount of $4,437,000.00 in complete settlement of any and all claims which have been or which could have been made by the parties as a result of the events giving rise to the filing of the live petition in the case under Cause No. 20-1000-CC3, including, but not limited to, compensation for Condemnor's fee simple acquisitions, described in Exhibits "B" and "C" ("Parcel 11, Parts 2 and 3") attached hereto, damages to the remainder, if any, and any costs to cure.

b. The Parties agree to settle this condemnation case for the acquisition of Parcel 11, Parts 2 and 3, via an agreed or final judgment for the total compensation amount of $4,437,000.00.

c. The Parties agree that $4,437,000.00 is the final and total compensation amount payable to all parties in this case and is inclusive of any pre-judgment interest. The Condemnor shall receive credits of $803,682.00 and $196,318.00, previously paid pursuant to the PUA and Award in this case respectively, leaving a balance of $3,437,000.00 to be paid pursuant to this agreement for Parcel 11, Parts 2 and 3.

d. Post-judgment interest, if any, is tolled for a period of 60 days after the Court signs a judgment in this case. If Condemnor fails to pay the $3,437,000.00 amount within the 60 days of the Court signing a judgment in this case, then Condemnees shall be entitled to post-judgment interest only on the $3,437,000.00 balance at the statutory rate as of the date the judgment is signed by the Court until paid.

e. Plaintiff shall make such check or warrant payable to "Barron, Adler, Clough & Oddo, PLLC, Client Trust Account, FBO J.A. Davidson Holdings, L.P., a Texas Limited Partnership, Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr." and deliver such payment to Barron, Adler, Clough & Oddo, PLLC, at 808 Nueces Street, Austin, Texas 78701; and that Condemnees or its attorneys shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event Condemnees are unable to provide necessary documents to effectuate payment, or be available to accept payment, as directed above, Condemnor may deposit the unpaid balance in the registry of the Court to satisfy payment obligations.

f. Condemnor's sole compensation obligation shall be the total payment of $4,437,000.00 for Parcel 11, Parts 2 and 3. Any compensation claims made in this case by parties to this lawsuit shall be satisfied from this payment without further recourse to Condemnor.

4. If any party outside of this Agreement contests compensation and/or this settlement at any proceeding after this Agreement is fully executed in either case, Condemnor may terminate this contract, and the Parties may proceed with both lawsuits as if there had never been an agreement.

5. This agreement is contingent on final approval by Condemnor. In the event this Agreement is not approved by Condemnor and executed by an authorized representative, this agreement is null and void and the Parties may continue with both cases as if there had never been an agreement.

6. This Agreement may be filed as a Rule 11 agreement in both cases.

7. The Parties bear their own cost of court as incurred.

If this letter correctly sets forth the terms of our agreement and the settlement reached between Condemnor and Condemnees, please indicate by having the appropriate person execute this letter in the space indicated below and return it to my attention for filing with the Clerk.

Sincerely,

/s/John Kelley
John Kelley
Sheets & Crossfield, PLLC
Attorney for Williamson County, Texas

[Signature page follow]

AGREED AND ACCEPTED:

Glorieni Azeredo on behalf of Chris Clough

Chris Clough
SBN: 24044802
Barron, Adler, Clough & Oddo, PLLC
808 Nueces Street,
Austin, Texas 78701
clough@barronadler.com
Office: (512) 478-4995
Fax: (512) 478-6022

ATTORNEY FOR CONDEMNEES
J.A. DAVIDSON HOLDINGS, L.P., PAMELA G. MARTIN, DENNIS L. DAVIDSON, AND JAMES A. DAVIDSON, JR.

AGREED AND ACCEPTED:

Williamson County, Texas

By: _____

Print/title: _____

Date: _____

EXHIBIT “A”

EXHIBIT____
PROPERTY DESCRIPTION FOR PARCEL 11, PART 1

DESCRIPTION OF A 41.194 ACRE (1,794,404 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 83.23 ACRE TRACT 4, A PORTION OF THAT CALLED 89.1 ACRE TRACT 5 (DESCRIBED IN VOLUME 401, PAGE 221 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS) AND A PORTION OF THE REMAINDER OF THAT CALLED 92.0 ACRE TRACT 6 OF LAND (DESCRIBED IN VOLUME 401, PAGE 225 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS), CITED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO CITED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 41.194 ACRE (1,794,404 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" ID pipe found, being in the easterly boundary line of said Tract 4, same being the northwesterly corner of said Tract 5, also being the southwesterly corner of said remainder of Tract 6;

THENCE, departing said remainder of Tract 6, with the common boundary line of said Tract 4 and said Tract 5, S 34°08'29" E at a distance of 944.28 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10202470.14, E=3157629.29 TxSPC Zone 4203) set 213.00 feet left of proposed Corridor C baseline station 192+40.15 in the proposed northwesterly Right-of-Way (ROW) line of Corridor C (ROW width varies), for the **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said Tract 4, through the interior of said Tract 5 and said remainder of Tract 6, with said proposed northwesterly ROW line, the following eight (8) courses:

1) **N 46°39'53" E** for a distance of **287.37** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 195+27.52, for an ell corner;

2) **S 43°20'07" E** for a distance of **10.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet left of proposed Corridor C baseline station 195+27.52, for an ell corner;

3) **N 46°39'53" E** for a distance of **486.89** feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet left of proposed Corridor C baseline station 200+14.41, for the beginning of a curve to the left;

4) Along said curve to the left, having a delta angle of **01°24'32"**, a radius of **4540.00** feet, an arc length of **111.64** feet and a chord which bears **N 45°57'37" E** for a distance of **111.63** feet to an iron rod with aluminum cap stamped "ROW 4933" set 204.23 feet left of proposed Corridor C baseline station 201+27.63, for a point of non-tangency;

5) **N 44°44'39" W** for a distance of **30.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 234.22 feet left of proposed Corridor C baseline station 201+27.10, for the beginning of a non-tangent curve to the left;

6) Along said curve to the left, having a delta angle of **24°14'38"**, a radius of **4510.00** feet, an arc length of **1908.35** feet and a chord which bears **N 33°08'02" E** for a distance of **1894.14** feet to an iron rod with aluminum cap stamped "ROW 4933" set 287.08 feet left of proposed Corridor C baseline station 221+38.20, for a point of compound curvature;

7) Along said curve to the left, having a delta angle of **07°33'34"**, a radius of **1906.00** feet, an arc length of **251.47** feet and a chord which bears **N 15°14'14" E** for a distance of **251.29** feet to an iron rod with aluminum cap stamped "ROW 4933" set 315.18 feet left of proposed Corridor C baseline station 224+03.95, for a point of non-tangency;

8) **N 70°31'29" W** for a distance of **166.51** feet to an iron rod with aluminum cap stamped "ROW 4933" set 481.68 feet left of proposed Corridor C baseline station 224+01.83, for a point in the fenced existing ostensible southerly ROW line of County Road (C.R.) 106;

THENCE, with the fenced ostensible southerly and westerly existing ROW line of said C.R. 106, same being the north and easterly boundary lines of said Tracts 6 and 5 the following five (5) courses:

9) **N 76°06'06" E** for a distance of **301.04** feet to an angle point;

10) **N 75°59'17" E** for a distance of **184.07** feet to the northeasterly corner of the herein described tract;

11) **S 60°30'01" E** for a distance of **70.73** feet to an angle point;

12) **S 21°27'37" E** for a distance of **675.71** feet to the calculated approximate northeasterly corner of said Tract 5, same being the southeasterly corner of said remainder of Tract 6, for an angle point;

13) **S 21°51'32" E** for a distance of **545.06** feet to an iron rod with aluminum cap stamped "ROW 4933" set 18.70 feet left of proposed C.R. 106 baseline station 99+99.85 and 839.67 feet right of proposed Corridor C baseline station 218+44.45, for the southeasterly corner of the herein described tract, and from which a corner cedar fence post found, held as the southeasterly corner of said Tract 5, same being the northeasterly corner of that called 134.52 acre tract of land cited in Special Warranty Deed to Kathryn J. Carlton as Trustee of the Kathryn J. Carlton Revocable Living Trust recorded in Document No. 2016089829 and described in Document No. 2016027127 both of the Official Public Records of Williamson County, Texas bears, with said fenced ostensible westerly ROW line of said C.R. 106, S 21°51'32" E at a distance of 782.42 feet;

THENCE, departing said existing ostensible westerly ROW line, through the interior of said Tract 5 and said remainder of Tract 6, with said proposed southeasterly ROW line, the following eight (8) courses:

14) **S 68°37'18" W** for a distance of **61.56** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline station 100+00.00 and 798.60 feet right of proposed Corridor C baseline station 218+05.05, for an ell corner;

15) **N 21°22'42" W** for a distance of **568.91** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline station 105+68.91 and 386.61 feet right of proposed Corridor C baseline station 221+56.12, for an angle point;

16) **S 89°08'28" W** for a distance of **140.48** feet to an iron rod with aluminum cap stamped "ROW 4933" set 258.41 feet right of proposed Corridor C baseline station 221+02.15, for the beginning of a non-tangent curve to the right;

17) Along said curve to the right, having a delta angle of **26°41'14"**, a radius of **3350.00** feet, an arc length of **1560.36** feet and a chord which bears **S 33°00'14" W** for a distance of **1546.29** feet to an iron rod with aluminum cap stamped "ROW 4933" set 232.82 feet right of proposed Corridor C baseline station 206+23.07, for a point of non-tangency;

18) **S 43°39'09" E** for a distance of **10.05** feet to an iron rod with aluminum cap stamped "ROW 4933" set 242.82 feet right of proposed Corridor C baseline station 206+22.10, for an ell corner;

19) **S 46°39'53" W** for a distance of **900.39** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet right of proposed Corridor C baseline station 197+46.56, for an ell corner;

20) **N 43°20'07" W** for a distance of **10.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet right of proposed Corridor C baseline station 197+46.56, for an ell corner;

21) **S 46°39'53" W** for a distance of **396.43** feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet right of proposed Corridor C baseline station 193+50.13, for a point in the southerly boundary line of said Tract 5, same being in the northerly boundary line of said 134.52 acre tract, for the southwesterly corner of the herein described tract;

THENCE, departing said proposed southeasterly ROW line, with the common boundary line of said Tract 5 and said 134.52 acre tract, the following two (2) courses:

22) **S 76°44'17" W** for a distance of **187.33** feet to the calculated southwesterly corner of said Tract 5, same being an angle point in the northerly boundary line of said 134.52 acre tract;

23) **N 34°08'29" W** for a distance of **10.61** feet to a calculated point, being the southeasterly corner of said Tract 4, same being an angle point in the northerly boundary line of said 134.52 acre tract;

24) **THENCE**, departing said Tract 5, with the common boundary line of said Tract 4 and said 134.52 acre tract, **S 78°01'31" W** for a distance of **527.69** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 187+74.32 in said proposed northwesterly ROW line, for the northwesterly corner of the herein described tract, and from which, a 1/2" iron rod found 264.85 feet left of proposed Corridor C baseline station 187+22.53, being an angle point in said proposed northwesterly ROW line, same being the southwesterly corner of said Tract 4, also being the northwesterly corner of said 134.52 acre tract and also being an angle point in the easterly boundary line of that called 172.51 acre tract of land described in Warranty Deed to Richard Charles Schmickrath and Wife, Carol Jean Schmickrath recorded in Volume 959, Page 961 of the Deed Records of Williamson County, Texas, bears S 78°01'31" W at a distance of 77.35 feet;

THENCE, departing said 134.52 acre boundary line, through the interior of said Tract 4, with said proposed northwesterly ROW line, the following two (2) courses:

25) Along said non-tangent curve to the right, having a delta angle of **10°03'05"**, a radius of **2413.00** feet, an arc length of **423.31** feet and a chord which bears **N 41°38'21" E** for a distance of **422.77** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 191+60.26, for a point of tangency;

26) **N 46°39'53" E** for a distance of **79.89** feet to the **POINT OF BEGINNING**, containing 41.194 acre, (1,794,404 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale — 3 DEC 2019

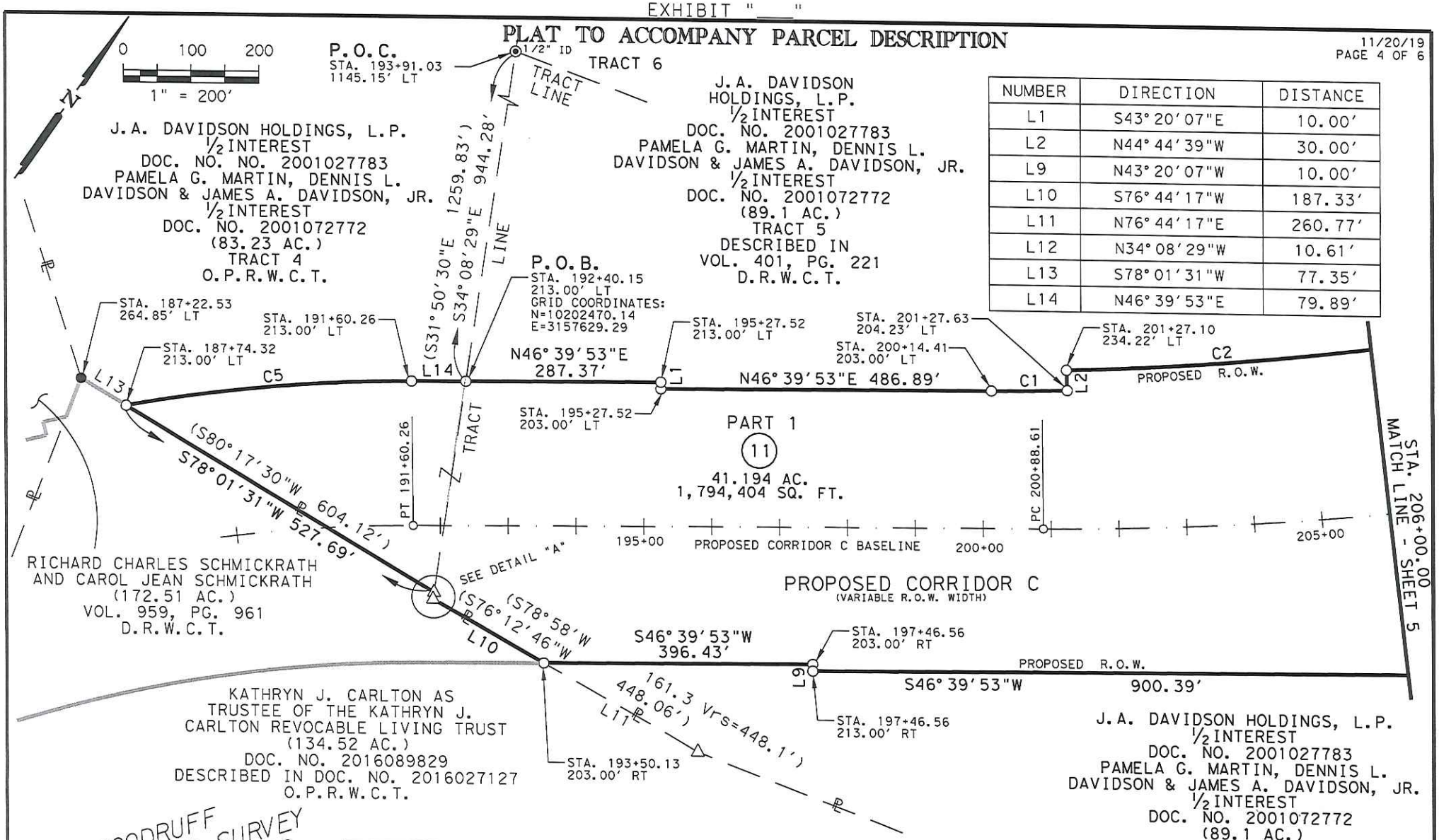
M. Stephen Truesdale — Date
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "___"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

11/20/19
PAGE 4 OF 6



NUMBER	DIRECTION	DISTANCE
L1	S43° 20' 07"E	10.00'
L2	N44° 44' 39"W	30.00'
L9	N43° 20' 07"W	10.00'
L10	S76° 44' 17"W	187.33'
L11	N76° 44' 17"E	260.77'
L12	N34° 08' 29"W	10.61'
L13	S78° 01' 31"W	77.35'
L14	N46° 39' 53"E	79.89'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 24' 32"	4540.00'	111.64'	111.63'	N45° 57' 37"E
C2	24° 14' 38"	4510.00'	1908.35'	1894.14'	N33° 08' 02"E
C5	10° 03' 05"	2413.00'	423.31'	422.77'	N41° 38' 21"E

WOODRUFF
STUBBLEFIELD SURVEY
ABSTRACT NO. 556

INLAND GEODETICS LLC
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON HOLDINGS, L.P., ET AL

SCALE	WILLIAMSON COUNTY	PROJECT
1" = 200'		CORRIDOR C

PARCEL 11
PART 1

S:*ATKINS\CORRIDOR C\PARCELS\PARCEL 11-DAVIDSON HOLDINGS-PART 1\PARCEL 11-PART 1-DAVIDSON-REV.dgn

EXHIBIT "___"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	24°14'38"	4510.00'	1908.35'	1894.14'	N33°08'02"E
C3	07°33'34"	1906.00'	251.47'	251.29'	N15°14'14"E
C4	26°41'14"	3350.00'	1560.36'	1546.29'	S33°00'14"W

NUMBER	DIRECTION	DISTANCE
L3	N70°31'29"W	166.51'
L4	S60°30'01"E	70.73'
L5	S68°37'18"W	61.56'
L6	S89°08'28"W	140.48'
L7	S43°39'09"E	10.05'
L8	S46°39'53"W	900.39'

J.A. DAVIDSON HOLDINGS, L.P.
½ INTEREST
DOC. NO. 2001027783
PAMELA G. MARTIN, DENNIS L. DAVIDSON
& JAMES A. DAVIDSON, JR.
½ INTEREST
DOC. NO. 2001072772
(REMAINDER OF 92.0 AC.)
TRACT 6
DESCRIBED IN VOL. 401, PG. 225
O.P.R.W.C.T.

J.A. DAVIDSON HOLDINGS, L.P.
½ INTEREST
DOC. NO. 2001027783
PAMELA G. MARTIN, DENNIS L.
DAVIDSON & JAMES A. DAVIDSON, JR
½ INTEREST
DOC. NO. 2001072772
(89.1 AC.)
TRACT 5
DESCRIBED IN VOL. 401, PG. 221
D.R.W.C.T.

PART 1
(11)
41.194 AC.
1,794,404 SQ. FT.

PROPOSED CORRIDOR C
(VARIABLE R.O.W. WIDTH)

PROPOSED R.O.W.

PROPOSED CORRIDOR C BASELINE

TRACT LINE

OSTENSIBLE C.R. 106 R.O.W.

OSTENSIBLE SURVEY LINE

OSTENSIBLE R.O.W.

APPROXIMATE LOCATION OF CR106 BASED ON AERIAL DIGITIZED AND FIELD LOCATED FENCE LINES CONTAINING 4.9 ACRE AREA OF COUNTY ROAD DESCRIBED AS 4.2 ACRES IN VOL. 340, PG. 120, D.R.W.C.T.

STA. 224+01.83
481.68' LT

STA. 224+03.95
315.18' LT

STA. 221+38.20
287.08' LT

STA. 221+02.15
258.41' RT

CR 106
STA. 105+68.91
80.00' LT
STA. 221+56.12
386.61' RT

CR 106
STA. 100+00.00
80.00' LT
STA. 218+05.05
798.60' RT

CR 106
STA. 99+99.85
18.70' LT
STA. 218+44.45
839.67' RT

STA. 206+23.07
232.82' RT

STA. 206+22.10
242.82' RT

STA. 206+00.00
MATCH LINE - SHEET 4

N76°06'06"E 301.04'

N75°59'17"E 184.07'

(S18°49'E C.R. 106 442.7'Vrs=1229.7')

S21°27'37"E 675.71'

N21°22'42"W 568.91'

S21°51'32"E 545.06'

(S18°49'E 472.4Vrs=1312.2')

JOHN F. FERGUSON SURVEY
ABSTRACT NO. 231

WOODRUFF
STUBBLEFIELD SURVEY
ABSTRACT NO. 556

SEE DETAIL "B"

0 100 200
1" = 200'

PARCEL PLAT SHOWING PROPERTY OF J.A. DAVIDSON HOLDINGS, L.P., ET AL			PARCEL 11 PART 1
SCALE 1" = 200'	WILLIAMSON COUNTY	PROJECT CORRIDOR C	

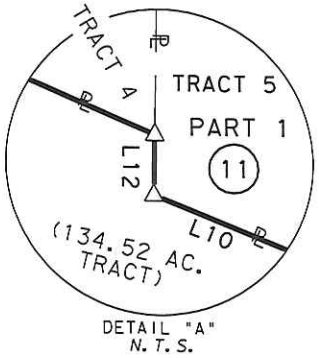
S:*ATKINS\CORRIDOR C\PARCELS\PARCEL 11-DAVIDSON HOLDINGS-PART 1\PARCEL 11-PART 1-DAVIDSON-PG2-REV.dgn

EXHIBIT "___"

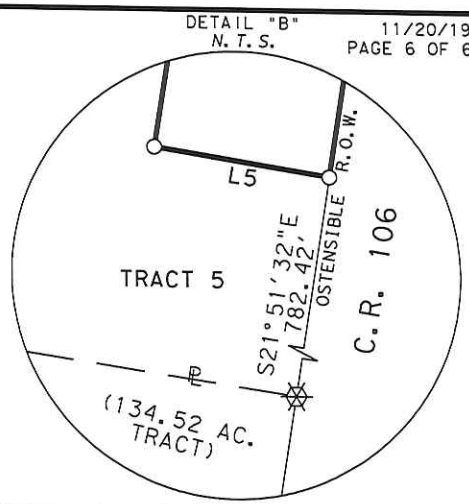
PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP
●	½" IRON ROD FOUND UNLESS NOTED
⊙	½" IRON ROD FOUND W/PLASTIC CAP, AS NOTED
✡	FENCE POST FOUND
△	CALCULATED POINT
○	IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)
◉	IRON PIPE FOUND
◎	AXLE FOUND
℄	CENTER LINE
ℙ	PROPERTY LINE
( )	RECORD INFORMATION
	LINE BREAK
	LAND HOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
N.T.S.	NOT TO SCALE
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS



DETAIL "A"
N.T.S.



1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1933226-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 27, 2019, ISSUE DATE SEPTEMBER 13, 2019.

10F. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 414, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.

G. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 338, PAGE 383, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.

H. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 362, PAGE 74, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.

I. FLOODWATER RETARDING STRUCTURE TO DONAHOE CREEK WATERSHED AUTHORITY RECORDED IN VOLUME 485, PAGE 144, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

J. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 493, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

K. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 494, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

L. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 495, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

M. TERMS, CONDITIONS AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT AND RECIPROCAL EASEMENT AGREEMENT RECORDED DOC. NO. 9729468, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 3 DEC 2019

DATE:

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



	ACRES	SQUARE FEET
ACQUISITION	41.194	1,794,404
CALC/DEED AREA	245.813	10,707,611
REMAINDER AREA	204.619	8,913,207

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON HOLDINGS, L.P., ET AL

SCALE		PROJECT
1" = 200'	WILLIAMSON COUNTY	CORRIDOR C

PARCEL 11
PART 1

S:*ATKINS\CORRIDOR C\PARCELS\PARCEL 11-DAVIDSON HOLDINGS-PART 1\PARCEL 11-PART 1-DAVIDSON-REV.dgn

EXHIBIT “B”

EXHIBIT____
PROPERTY DESCRIPTION FOR PARCEL 11, PART 2

DESCRIPTION OF A 29.534 ACRE (1,286,502 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 AND THE JOHN F. FERGUSEN SURVEY, ABSTRACT NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 92.0 ACRE TRACT 6 (DESCRIBED IN VOLUME 401, PAGE 225 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS), A PORTION OF THE REMAINDER OF THAT CALLED 134.09 ACRE TRACT 7 (DESCRIBED IN VOLUME 401, PAGE 217 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS) AND A PORTION OF THE REMAINDER OF THAT CALLED 134.4 ACRE TRACT 2 CITED AND/OR DESCRIBED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO CITED AND/OR DESCRIBED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 29.534 ACRE (1,286,502 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found, being an angle point in the northerly boundary line of said remainder of the 134.09 acre Tract 7, same being in the southerly boundary line of that called 80.35 acre tract of land described in Special Warranty Deed to Davidson Brothers Partnership recorded in Document No. 2011088303 of the Official Public Records of Williamson County, Texas, said boundary line established by Boundary Line and Reciprocal Easement Agreement described in Document No. 199729468 of the Official Records of Williamson County, Texas;

THENCE, with the common boundary line of said remainder of Tract 7 and said 80.35 acre tract, N 54°49'39" E for a distance of 95.50 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10206705.87, E=3158779.55 TxSPC Zone 4203) set 170.05 feet left of proposed County Road (C.R.) 106 baseline station 131+30.27 in the proposed westerly Right-of-Way (ROW) line of said C.R. 106 (ROW width varies), being an angle point in the northerly boundary line of said remainder of Tract 7, same being the southeasterly corner of said 80.35 acre tract, for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE,** continuing with said common boundary line, same being said proposed westerly ROW line, **N 09°25'00" W** for a distance of **68.75** feet to a calculated point in the approximate centerline of Mankin's Branch, being an angle point in the northerly boundary of said remainder of Tract 7, same being an angle point in the easterly boundary line of said 80.35 acre tract, also being the southwesterly corner of the remainder of that called 144.83 acre (Tract I) described in Special Warranty Deed to Georgetown Independent School District recorded in Document No. 2003103794 of the Official Public Records of Williamson County, Texas;

THENCE, departing said 80.35 acre tract and said proposed westerly ROW line, with the common boundary line of said remainder of Tract 7 and said remainder of the 144.83 acre tract, being the approximate centerline of said Mankin's Branch the following five (5) courses:

2) **N 27°06'42" E** for a distance of **54.16** feet to an angle point;

3) **N 16°07'22" E** for a distance of **48.06** feet to an angle point;

4) **N 03°14'25" W** for a distance of **41.19** feet to an angle point;

5) **N 20°07'23" E** for a distance of **144.78** feet to an angle point;

6) **N 29°03'44" E** for a distance of **68.04** feet to a point in the proposed easterly ROW line of said C.R. 106 100.00 feet right of proposed C.R. 106 baseline station 134+40.65, for an angle point, and from which, the northeasterly corner of said remainder of Tract 7, same being the northwesterly corner of said remainder of Tract 2 bears, with said common boundary line, N 29°55'07" E at a distance of 70.7 feet;

7) **THENCE**, departing said remainder of the 144.83 acre boundary line, same being said approximate centerline of Mankin's Branch, through the interior of said remainder of Tract 7, with said proposed easterly ROW line, along a curve to the left, passing at an arc distance of 100.00 feet an iron rod with aluminum cap stamped "REF WITNESS ROW 4933" set 100.00 feet right of proposed C.R. 106 baseline station 133+38.61 and continuing for a total delta angle of **06°05'36"**, a radius of **4900.00** feet, an arc length of **521.10** feet and a chord which bears **S 27°01'23" E** for a distance of **520.86** feet to an iron rod with aluminum cap stamped "ROW 4933" set 100.00 feet right of proposed C.R. 106 baseline station 129+08.93 in the easterly boundary line of said remainder of Tract 7, same being the westerly boundary line of said remainder of Tract 2, also being in the ostensible survey line of said Woodruff Stubblefield and the J. F. Ferguson Survey, for a point of non-tangency;

8) **THENCE**, continuing in said proposed easterly ROW line, with the common boundary line of said remainder of Tract 7 and said remainder of Tract 2, same being said ostensible survey line, **S 20°58'46" E** for a distance of **126.74** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet right of proposed C.R. 106 baseline station 127+83.79, for an angle point;

THENCE, departing said Tract 7, same being said ostensible survey line, through the interior of said remainder of Tract 2, with in part the proposed ROW line of said C.R. 106 and in part the proposed ROW line of Corridor C (ROW width varies), the following seven (7) courses:

9) **S 30°03'33" E** for a distance of **261.74** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet right of proposed C.R. 106 baseline PT station 125+22.04, for the beginning of a curve to the right;

10) Along said curve to the right, having a delta angle of **05°56'05"**, a radius of **5080.00** feet, an arc length of **526.18** feet and a chord which bears **S 27°05'31" E** for a distance of **525.94** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet right of proposed C.R. 106 baseline station 120+04.15 and 367.49 feet left of proposed Corridor C baseline station 233+94.01, for a point of non-tangency;

11) **N 85°45'20" E** for a distance of **141.06** feet to an iron rod with aluminum cap stamped "ROW 4933" set 230.20 feet left of proposed Corridor C baseline station 234+26.40, for an angle point;

12) **N 15°38'08" E** for a distance of **95.41** feet to an iron rod with aluminum cap stamped "ROW 4933" set 219.22 feet left of proposed Corridor C baseline station 235+21.18, for the beginning of a curve to the left;

13) Along said curve to the left, having a delta angle of **06°36'21"**, a radius of **3950.00** feet, an arc length of **455.41** feet and a chord which bears **N 12°19'57" E** for a distance of **455.16** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline station 239+75.58, for a point of tangency;

14) **N 09°01'47" E** for a distance of **453.52** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline station 244+29.10, being the beginning of a curve to the right;

15) Along said curve to the right, having a delta angle of **01°44'33"**, a radius of **2393.00** feet, an arc length of **72.77** feet and a chord which bears **N 09°54'03" E** for a distance of **72.77** feet to a calculated point 193.00 feet left of proposed Corridor C baseline station 244+96.00 in the approximate centerline of said Mankin's Branch, same being the northerly boundary line of said remainder of Tract 2, also being the southerly boundary line of that called 33.16 acre tract of land (Exhibit "C") described in Warranty Deed to the City of Georgetown recorded in Document No. 2004004043 of the Official Public Records of Williamson County, Texas, for an angle point, and from which the calculated westerly corner of said 33.16 acre tract, in the approximate centerline of said Mankin's Branch, same being the northerly boundary line of said remainder of Tract 2, bears, with a direct tie line, N 65°05'11" W at a distance of 483.94 feet;

THENCE, departing said proposed ROW line, with the common boundary line of said remainder of Tract 2 and said 33.16 acre tract, with the record (Doc. No. 2004004043) meander lines of said Mankin's Branch, the following three (3) courses:

16) **N 76°42'03" E** for a distance of **202.77** feet to a calculated angle point;

17) **N 85°37'01" E** for a distance of **169.96** feet to a calculated angle point;

18) **S 64°45'37" E** for a distance of **43.92** feet to a calculated point 195.34 feet right of proposed Corridor C baseline station 246+23.56, in the proposed easterly ROW line of said Corridor C, for the northeasterly corner of the herein described tract;

THENCE, departing said 33.16 acre tract, same being the approximate centerline of said Mankin's Branch, through the interior of said remainder of Tract 2, with the proposed easterly ROW line, the following six (6) courses:

19) Along a curve to the left, having a delta angle of **07°59'34"**, a radius of **2007.00** feet, an arc length of **279.98** feet and a chord which bears **S 09°58'35" W** for a distance of **279.75** feet to an iron rod with aluminum cap stamped "ROW 4933" set 198.55 feet right of proposed Corridor C baseline station 243+26.35, for a point of tangency;

20) **S 05°58'48" W** for a distance of **508.98** feet to an iron rod with aluminum cap stamped "ROW 4933" set 225.62 feet right of proposed Corridor C baseline station 238+18.09, for an ell corner;

21) **S 84°01'12" E** for a distance of **30.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 255.58 feet right of proposed Corridor C baseline station 238+19.68, for an ell corner;

22) **S 05°58'48" W** for a distance of **371.11** feet to an iron rod with aluminum cap stamped "ROW 4933" set 275.32 feet right of proposed Corridor C baseline station 234+49.10, for the beginning of a curve to the right;

23) Along said curve to the right, having a delta angle of **13°00'35"**, a radius of **3080.00** feet, an arc length of **699.35** feet and a chord which bears **S 12°29'05" W** for a distance of **697.84** feet to an iron rod with aluminum cap stamped "ROW 4933" set 269.91 feet right of proposed Corridor C baseline station 227+82.93, for a point of tangency;

24) **S 18°59'23" W** for a distance of **226.98** feet to an iron rod with aluminum cap stamped "ROW 4933" set 262.12 feet right of proposed Corridor C baseline station 225+67.53, being in the northerly boundary line of that called 0.783 acre (Tract 2) described in Warranty Deed With Vendor's Lien to Dennis L. Davidson recorded in Volume 1705, Page 816 of the Official Records of Williamson County, Texas, for the southeasterly corner of the herein described tract;

25) **THENCE**, departing said proposed easterly ROW line, with the common boundary of said remainder of Tract 2 and said 0.783 acre tract, **S 73°15'41" W** for a distance of **95.91** feet to a calculated point in the ostensible easterly ROW line of C.R. 106, being the northwesterly corner of said 0.783 acre tract, same being an ell corner in the westerly boundary line of said remainder of Tract 2, for an ell corner of the herein described tract, and from which, a 1 1/4" ID pipe found, being the southwesterly corner of said remainder of Tract 2 bears S 21°19'31" E at a distance of 1098.17 feet;

THENCE, departing said 0.783 acre tract, with the existing ostensible easterly and northerly ROW lines of C.R. 106, generally along an existing fence, same being the westerly boundary line of said remainder of Tract 2, the following three (3) courses:

26) **N 21°45'33" W** for a distance of **292.83** feet to a calculated angle point;

27) **N 56°33'34" W** for a distance of **43.41** feet to a calculated angle point;

28) **S 78°24'04" W** for a distance of **22.47** feet to a large cedar fence corner post in the westerly boundary line of said remainder of Tract 2, same being the easterly boundary line of said remainder of Tract 6, for an angle point herein;

29) **THENCE**, departing said remainder of Tract 2, with the existing ostensible northerly ROW line of said C.R. 106, **S 75°43'07" W** for a distance of **326.20** feet to an iron rod with aluminum cap stamped "ROW 4933" set 347.82 feet left of proposed C.R. 106 baseline station 113+57.82 and 341.12 feet left of proposed Corridor C baseline station 225+61.07 in the proposed westerly ROW line of said C.R. 106, for the southwesterly corner of the herein described tract;

THENCE, departing said ostensible northerly ROW line of C.R. 106, through the interior of said remainder of Tract 6 and said remainder of Tract 7, with the proposed westerly ROW line of said C.R. 106, the following five (5) courses:

30) Along a non-tangent curve to the left, having a delta angle of **34°15'23"**, a radius of **1906.00** feet, an arc length of **1139.58** feet and a chord which bears **N 10°09'11" W** for a distance of **1122.68** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline station 124+72.68, for a point of tangency;

31) **N 29°46'35" W** for a distance of **48.58** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline PT station 125+22.04, for an angle point;

32) **N 30°03'33" W** for a distance of **387.78** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline PC station 129+09.82, for the beginning of a curve to the right;

33) Along said curve to the right, having a delta angle of **02°31'34"**, a radius of **5080.00** feet, an arc length of **223.98** feet and a chord which bears **N 28°47'46" W** for a distance of **223.96** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R 106 baseline station 131+30.27, for a point of non-tangency;

34) **S 62°28'01" W** for a distance of **90.05** feet to the **POINT OF BEGINNING**, containing 29.534 acre, (1,286,502 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made partially on the ground and partially from record information under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale 3DEC 2019

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

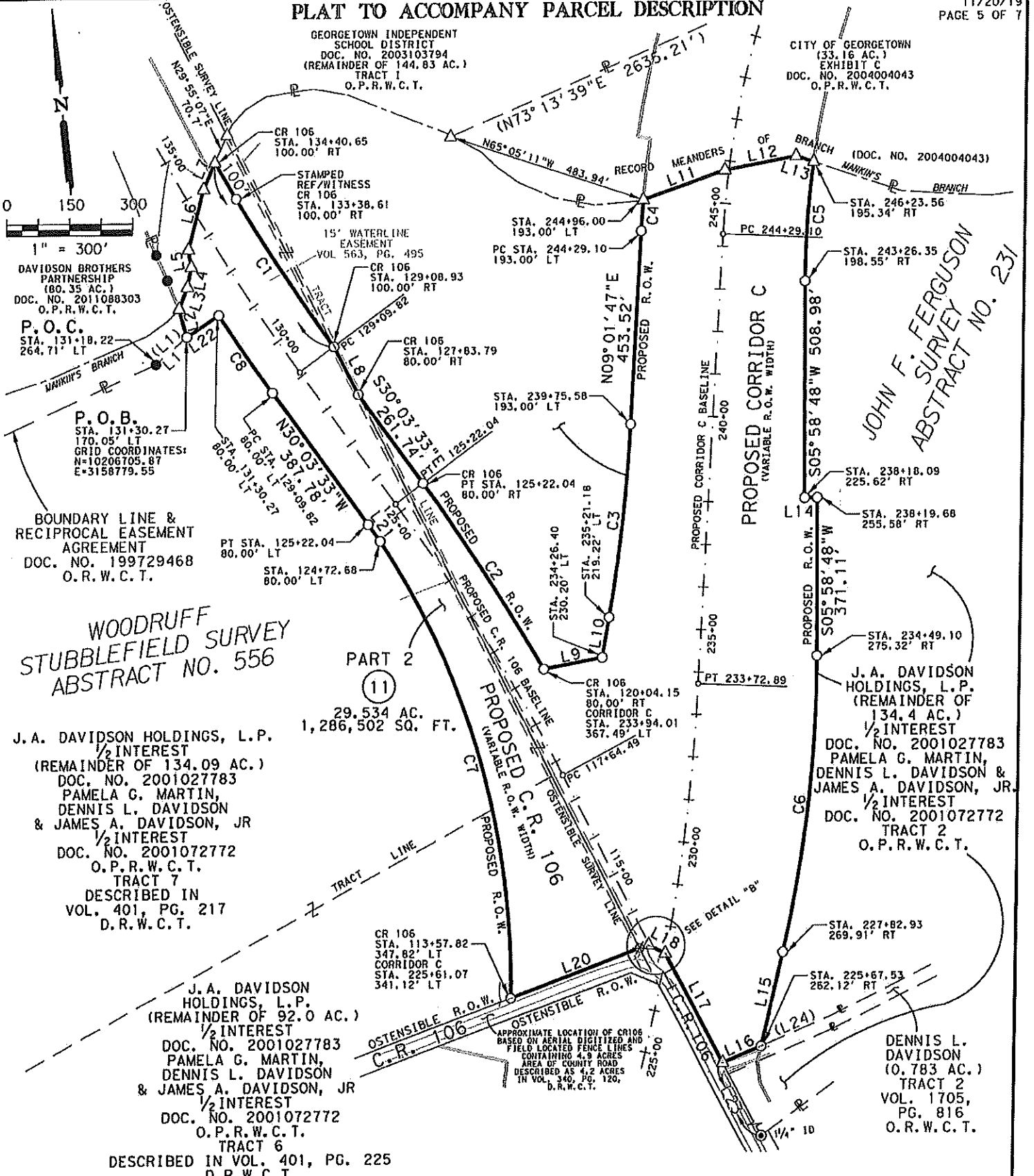
Date



EXHIBIT "___"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

11/20/19
PAGE 5 OF 7



INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON HOLDINGS, L.P., ET AL

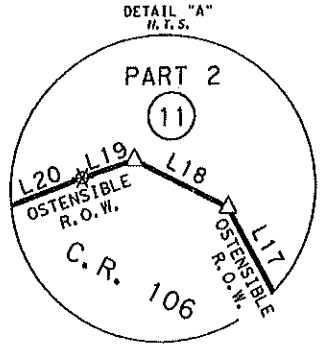
SCALE		PROJECT
1" = 300'	WILLIAMSON COUNTY	CORRIDOR C

PARCEL 11 PART 2

S:*ATKINS\CORRIDOR C\PARCELS\PARCEL 11-DAVIDSON HOLDINGS-PART 2\PARCEL 11-PART 2-DAVIDSON-REV.dgn

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION



NUMBER	DIRECTION	DISTANCE
L1	N54° 49' 39"E	95.50'
(L1)	(N59° 56' E)	(95.50')
L2	N09° 25' 00"W	68.75'
L3	N27° 06' 42"E	54.16'
L4	N16° 07' 22"E	48.06'
L5	N03° 14' 25"W	41.19'
L6	N20° 07' 23"E	144.78'
L7	N29° 03' 44"E	68.04'
L8	S20° 58' 46"E	126.74'
L9	N85° 45' 20"E	141.06'
L10	N15° 38' 08"E	95.41'
L11	N76° 42' 03"E	202.77'
L12	N85° 37' 01"E	169.96'

NUMBER	DIRECTION	DISTANCE
L13	S64° 45' 37"E	43.92'
L14	S84° 01' 12"E	30.00'
L15	S18° 59' 23"W	226.98'
L16	S73° 15' 41"W	95.91'
L17	N21° 45' 33"W	292.83'
L18	N56° 33' 34"W	43.41'
L19	S78° 24' 04"W	22.47'
L20	S75° 43' 07"W	326.20'
L21	N29° 46' 35"W	48.58'
L22	S62° 28' 01"W	90.05'
L23	S21° 19' 31"E	1098.17'
(L23)	(S18° 58' 55"E)	(1098.17')
(L24)	(N75° 36' 45"E)	(269.0')

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06° 05' 36"	4900.00'	521.10'	520.86'	S27° 01' 23"E
C2	05° 56' 05"	5080.00'	526.18'	525.94'	S27° 05' 31"E
C3	06° 36' 21"	3950.00'	455.41'	455.16'	N12° 19' 57"E
C4	01° 44' 33"	2393.00'	72.77'	72.77'	N09° 54' 03"E
C5	07° 59' 34"	2007.00'	279.98'	279.75'	S09° 58' 35"W
C6	13° 00' 35"	3080.00'	699.35'	697.84'	S12° 29' 05"W
C7	34° 15' 23"	1906.00'	1139.58'	1122.68'	N10° 09' 11"W
C8	02° 31' 34"	5080.00'	223.98'	223.96'	N28° 47' 46"W

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PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON HOLDINGS, L.P., ET AL

SCALE		PROJECT
1" = 300'	WILLIAMSON COUNTY	CORRIDOR C

PARCEL 11
PART 2

S:*ATKINS\CORRIDOR C\PARCELS\PARCEL 11-DAVIDSON HOLDINGS-PART 2\PARCEL 11-PART 2-DAVIDSON-REV.dgn

EXHIBIT "___"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP
●	½" IRON ROD FOUND UNLESS NOTED
⊙	½" IRON ROD FOUND W/PLASTIC CAP, AS NOTED
⊛	FENCE POST FOUND
△	CALCULATED POINT
○	IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)
◉	IRON PIPE FOUND
◎	AXLE FOUND
℄	PROPERTY LINE
( )	RECORD INFORMATION
	LINE BREAK
	LAND HOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
N.T.S.	NOT TO SCALE
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas tate Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1933226-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 27, 2019, ISSUE DATE SEPTEMBER 13, 2019.

10F. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 414, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.

G. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 338, PAGE 383, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.

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L. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 495, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECT AS SHOWN.

M. TERMS, CONDITIONS AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT AND RECIPROCAL EASEMENT AGREEMENT RECORDED DOC. NO. 9729468, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE PARTIALLY ON THE GROUND AND PARTIALLY FROM RECORD INFORMATION UNDER MY DIRECT SUPERVISION.

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

M. Stephen Truesdale 3DEC 2019

DATE:

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

	ACRES	SQUARE FEET
ACQUISITION PART 2	29.534	1,286,502
ACQUISITION PART 3	1.223	53,291
TOTAL ACQUISITION	30.757	1,339,793
DEED AREA	238.904	10,406,642
REMAINDER AREA	208.147	9,066,849

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
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PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON HOLDINGS, L.P., ET AL

SCALE		PROJECT
1" = 300'	WILLIAMSON COUNTY	CORRIDOR C

PARCEL 11 PART 2

S:*ATKINS\CORRIDOR C\PARCELS\PARCEL 11-DAVIDSON HOLDINGS-PART 2\PARCEL 11-PART 2-DAVIDSON-PG2-REV.dgn

EXHIBIT “C”

County: Williamson
Parcel: 11 Part 3
Project: Corridor C

November 20, 2019

EXHIBIT___
PROPERTY DESCRIPTION FOR PARCEL 11 PART 3

DESCRIPTION OF A 1.223 ACRE (53,291 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN F. FERGUSEN SURVEY, ABSTRACT NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 134.4 ACRE TRACT 2 DESCRIBED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO DESCRIBED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.223 ACRE (53,291 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1 1/4" ID iron pipe found, being the southwesterly corner of the remainder of said Tract 2, same being an angle point in the ostensible easterly Right-of-Way (ROW) line of said C.R. 106 (ROW width varies);

THENCE, with the westerly boundary line of said remainder of Tract 2, same being said ostensible easterly ROW line, N 21°19'31" W for a distance of 112.78 feet to an iron rod with aluminum cap stamped "ROW 4933" set 868.25 feet right of proposed Corridor C baseline station 218+71.34 and 24.08 feet right of C.R. 106 baseline station 100+00.00 (Grid Coordinates determined as N=10203939.66, E=3160224.62 TxSPC Zone 4203), in said ostensible easterly ROW line of C.R. 106, for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE**, departing said proposed easterly ROW line, with the westerly boundary line of said remainder of Tract 2, same being said ostensible existing easterly ROW line, **N 21°19'31" W** for a distance of **955.38** feet to a calculated ell corner in the westerly boundary line of said remainder of Tract 2, same being the southwesterly corner of that called 0.783 acre (Tract Two) tract described in Warranty Deed With Vendor's Lien to Dennis L. Davidson recorded in Volume 1705, Page 816 of the Official Records of Williamson County, Texas, for the northwesterly corner of the herein described tract;

2) **THENCE**, departing said ostensible easterly ROW line, with the common boundary line of said remainder of Tract 2 and said 0.783 acre tract, **N 73°15'41" E** for a distance of **71.99** feet to an iron rod with aluminum cap stamped "ROW 4933" set 261.78 feet right of proposed Corridor C baseline station 225+32.51, in the proposed easterly ROW line of said Corridor C, for the northeasterly corner of the herein described tract;

THENCE, departing said 0.783 acre tract, through the interior of said remainder of Tract 2, with said proposed easterly ROW line, the following three (3) courses:

3) **S 01°53'29" E** for a distance of **60.10** feet to an iron rod with aluminum cap stamped "ROW 4933" set 279.58 feet right of proposed Corridor C baseline station 224+88.09 and 80.00 feet right of proposed C.R. 106 baseline station 109+02.33, for an angle point:

4) **S 21°22'42" E** for a distance of **902.33** feet to an iron rod with aluminum cap stamped "ROW 4933" set 906.09 feet right of proposed Corridor C baseline station 219+06.31 and 80.00 feet right of proposed C.R. 106 baseline station 100+00.00, for the southeasterly corner of the herein described tract;

5) **S 68°37'18" W** for a distance of **55.92** feet to the **POINT OF BEGINNING**, containing 1.223 acre, (53,291 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale 3DEC 2019

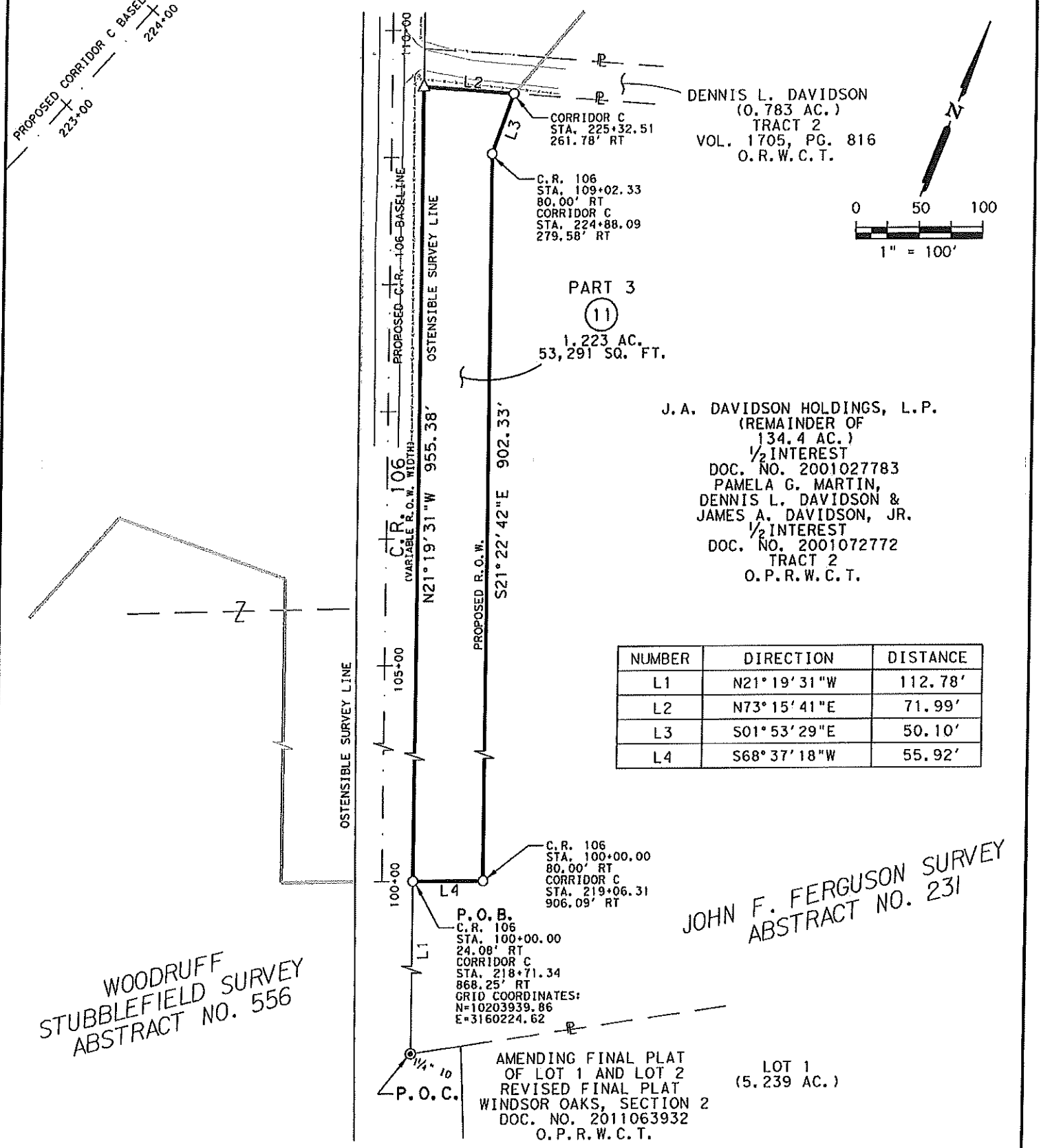
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Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "___"

PLAT TO ACCOMPANY PARCEL DESCRIPTION



NUMBER	DIRECTION	DISTANCE
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L2	N73°15'41"E	71.99'
L3	S01°53'29"E	50.10'
L4	S68°37'18"W	55.92'

INLAND GEODETICS LLC
PROFESSIONAL LAND SURVEYORS
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PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON HOLDINGS, L.P., ET AL

SCALE		PROJECT
1" = 200'	WILLIAMSON COUNTY	CORRIDOR C

PARCEL 11 PART 3

S:*ATKINS\CORRIDOR C\PARCELS\PARCEL 11-DAVIDSON HOLDINGS-PART 3\PARCEL 11-PART 3-DAVIDSON-REV.dgn

EXHIBIT "___"

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◉	IRON PIPE FOUND
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℄	CENTER LINE
ℙ	PROPERTY LINE
( )	RECORD INFORMATION
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P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
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M. Stephen Truesdale 3 DEC 2019

DATE:

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
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PARCEL PLAT SHOWING PROPERTY OF

J. A. DAVIDSON HOLDINGS, L.P., ET AL

SCALE		PROJECT
1" = 200'	WILLIAMSON COUNTY	CORRIDOR C

PARCEL 11 PART 3

S:\WATKINS\CORRIDOR C\PARCELS\PARCEL 11-DAVIDSON HOLDINGS-PART 3\PARCEL 11-PART 3-DAVIDSON-REV.dgn

Commissioners Court - Regular Session **64.**

Meeting Date: 07/15/2025

The Place Subdivision- Donation Deeds and TCE

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on accepting a Donation Deed and Temporary Construction Easement from Richard A. Guerrero and Barbara A. Howard for 0.1384 AC and Jan A. Hutchinson and Ryan Saathoff for 0.1635 AC required as right of way on the Skyview Bridge project. Funding Source: Road & Bridge 708

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Deed

Easement

Deed

Easement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 11:32 AM
Form Started By: Don Childs		Started On: 07/10/2025 10:34 AM
Final Approval Date: 07/10/2025		

DONATION GENERAL WARRANTY DEED
The Place Subdivision (Unrecorded) Right of Way

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: July 2, 2025

Grantor: JAN A. HUTCHINSON and RYAN SAATHOFF

Grantor's Mailing Address (including county):

651 Skyview Drive
Cedar Park, Texas 78613
Williamson County

Grantee: WILLIAMSON COUNTY, TEXAS

Grantee's Mailing Address (including county):

710 Main Street, Suite 101
Attention: County Auditor
Georgetown, Texas 78626
Williamson County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

All of that certain 0.1635 acre (7,121 square foot) tract of land located in the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein **(Parcel 2).**

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any encroachments or overlapping of improvements; and taxes following the date of this Deed, the payment of which Grantee assumes.

By acceptance of this Deed, Grantee acknowledges that Grantor may have landscape or other improvements existing on the Property as of the date of this Deed, and Grantee shall to the extent reasonably possible not disturb those improvements, but Grantee shall also not otherwise have any obligation or responsibility to rebuild, replace, repair, reconstruct or otherwise maintain any such existing improvements.

Grantee acknowledges that donation of the Property to the Grantee by Grantor may cause individual Lots within The Place Subdivision (Unrecorded) to fall below two acres. Grantee further acknowledges the donation of the Property was requested and initiated by the Grantee for the public purpose of right-of-way acquisition and public roadway use and that any lot within The Place Subdivision that was at least two acres prior to the donation of the Property shall be deemed in compliance of any two acre minimum requirement in any ordinances, restrictions, or other requirements promulgated by the Grantee at the time of this action.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, donates, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular solely the portion of the Property which lies and is situated adjacent to any remaining property of Grantor and larger parcel out of which the Property was conveyed, to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

[signature pages follow]

GRANTOR:

Jan A. Hutchinson

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

The instrument was acknowledged before me on July 2nd, 2025 by Jan A. Hutchinson, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

GREYSON D DUNNAHOO
Notary Public, State of Texas
Comm. Expires 04-22-2029
Notary ID 135510897

GRANTOR:

Ryan Saathoff

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

The instrument was acknowledged before me on July 2nd, 2025 by Ryan Saathoff, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

GREYSON D DUNNAHOO
Notary Public, State of Texas
Comm. Expires 04-22-2029
Notary ID 135510897

ACCEPTED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell, County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2025 by Steven Snell, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main Street
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main Street
Round Rock, Texas 78664

EXHIBIT "A"

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 2

June 20, 2025

PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 0.1635 ACRE (7,121 SQ. FT.) PARCEL OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, SECTION NO. 11, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.909 ACRE TRACT OF LAND, DESCRIBED AS A PORTION LOT 10, THE PLACE, AN UNRECORDED SUBDIVISION, IN A DEED TO JAN A. HUTCHINSON, RECORDED APRIL 16, 1997 IN DOCUMENT NO. 1997016441, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.1635 ACRE (7,121 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the existing centerline of Starwood Drive, a 40-foot wide roadway easement, recorded in Volume No. 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), for a north corner of said 2.909 acre tract;

THENCE, South 87°05'06" West, with the existing centerline of said Starwood Drive, a distance of 71.40 feet to a calculated point on the existing centerline of Skyview Drive, a 40-foot wide roadway easement, recorded in Volume No. 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner of a called 2.606 acre tract of land described as a portion of Lot 7, The Place, in a deed to Timothy S. Tarbell and Patricia Tarbell in Document No. 2015064665, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), from which a mag nail with shiner stamped "EXACTA" found bears South 87°05'06" West, a distance of 3.28 feet;

THENCE, South 11°44'57" East, departing the existing centerline of Starwood Drive, with the existing centerline of said Skyview Drive, same being the east line of said 2.606 acre tract and the west line of said 2.909 acre tract, a distance of 205.80 feet to a magnail with washer stamped "SAM LLC" set** (Surface Coordinates: N=10,164,540.29, E=3,093,312.25), for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, North 78°15'03" East**, departing the existing centerline of Skyview Drive and east line of said 2.606 acre tract, with the proposed east right-of-way line of said Skyview Drive, over and across said 2.909 acre tract, a distance of **20.00 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** on the existing east right-of-way line of said Skyview Drive, for the northeast corner of the parcel described herein;

2) **THENCE, South 11°44'57" East**, with the existing east right-of-way line of said Skyview Drive, same being the proposed east right-of-way line of said Skyview Drive, a distance of **212.38 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** for an ell corner of the parcel described herein;

THENCE, departing the existing east right-of-way line of said Skyview Drive, with the proposed east right-of-way line of said Skyview Drive, over and across said 2.909 acre tract, the following three (3) courses and distances numbered 3-5:

3) **North 78°15'03" East**, a distance of **10.00 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set**,

4) **South 11°44'56" East**, a distance of **29.13 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set, and

5) **South 30°56'23" East**, a distance of **60.01 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, same being the south line of said 2.909 acre tract and the north line of a called 1.00 acre tract of land described as Tract 2 in a deed to Richard A. Guerrero and Spouse, Barbara A. Howard, recorded in Document No. 1996063355, O.R.W.C.TX., for the southeast corner of the parcel described herein,

THENCE, departing the proposed east right-of-way line of Skyview Drive, with the approximate centerline of Spanish Oak Creek, same being the common line of said 2.909 acre tract and said 1.00 acre tract, the following two (2) courses and distances numbered 6-7:

6) **South 55°31'41" West,** a distance of **10.02** feet to a calculated point, and

7) **South 50°16'14" West,** a distance of **20.24 feet** to a calculated point on the existing centerline of said Skyview Drive, for the southeast corner of said 2.606 acre tract, the northwest corner of said 1.00 acre tract, and the southwest corner of said 2.909 acre tract and the parcel described herein;

THENCE, departing the approximate centerline of said Spanish Oak Creek, same being the common line of said 2.909 acre tract and said 1.00 acre tract, with the existing centerline of said Skyview Drive, same being the common line of said 2.909 acre tract and said 2.606 acre tract, the following two (2) courses and distances numbered 6-7:

8) **North 30°56'23" West**, a distance of **68.79 feet** to a mag nail with shiner stamped "EXACTA 10193731" found, and

THIS SPACE INTENTIONALLY LEFT BLANK

9) **North 11°44'57" West**, a distance of **246.58 feet** to the **POINT OF BEGINNING**, and containing 0.1635 acres (7,121 sq. ft.) of land, of which 0.1425 acres (6,209 sq. ft.) lie within an existing roadway easement.

This property description is accompanied by a separate plat of even date.

**Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

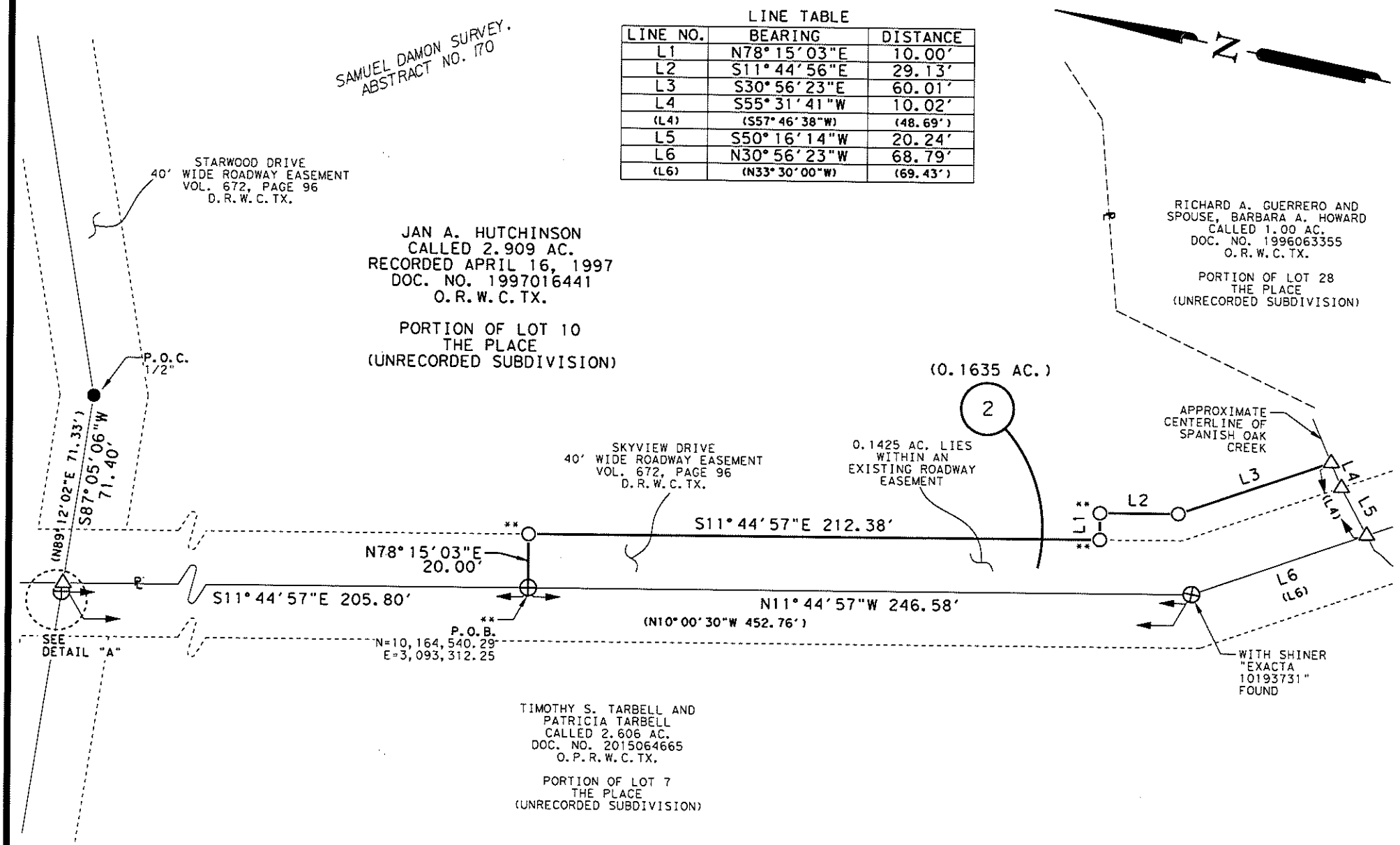
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 6/20/25
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300





REF. FIELD NOTE NO. 51141

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 2\Parcel 2_Skyvie

EXISTING	2.909 AC.	ACQUIRE	0.1635 AC.	REMAINING	2.7455 AC. LEFT

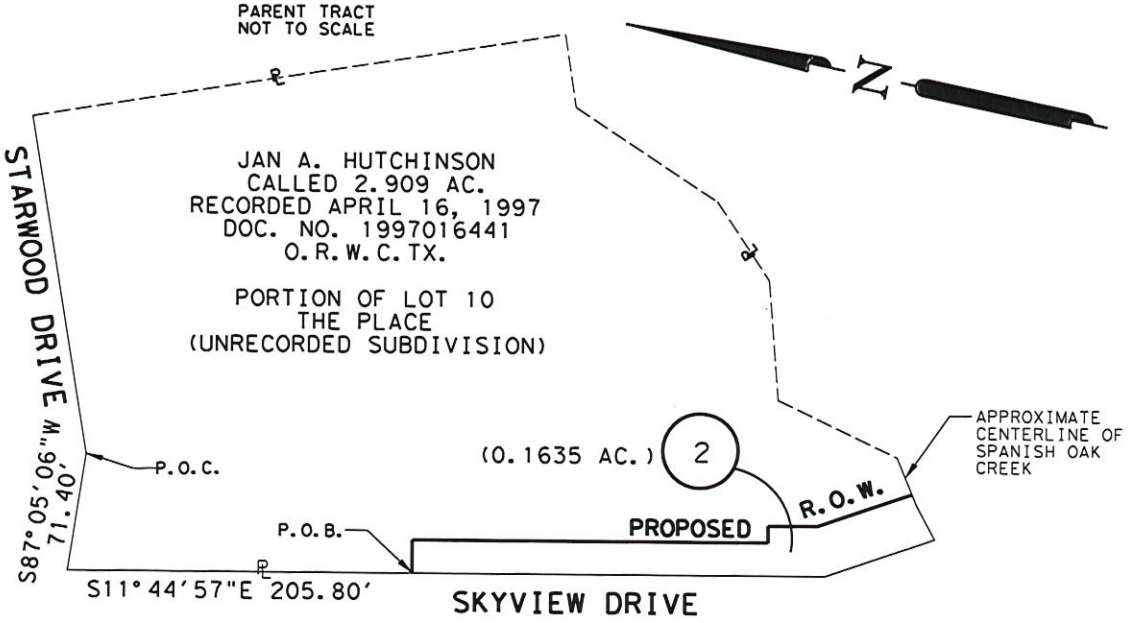
SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

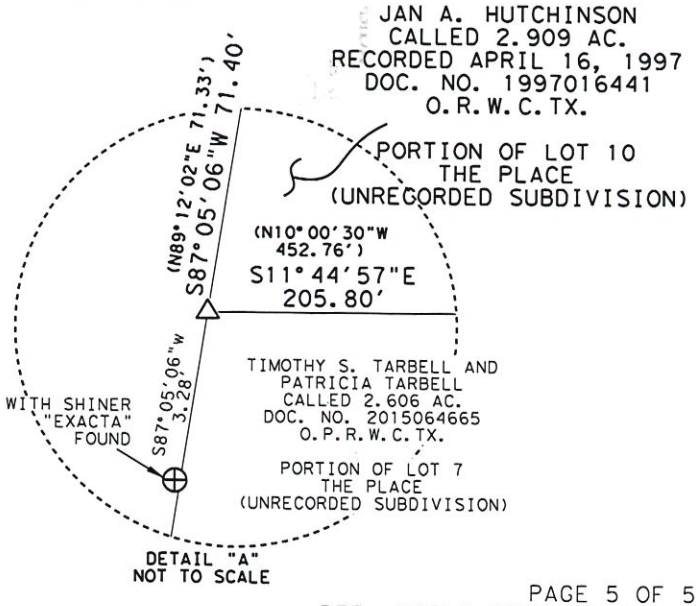
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JAN A. HUTCHINSON
PARCEL 2
0.1635 AC. (7,121 SQ. FT.)

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL SET (UNLESS NOTED)
◎	COTTON SPINDLE SET
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
●	5/8" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
✖	"X" SCRIBED IN CONCRETE FOUND
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
---/---	DISTANCE NOT TO SCALE
---\---	DEED LINE (COMMON OWNERSHIP)
— — — —	PROPERTY LINE
—·—·—	ABSTRACT/SURVEY LINE
- - - -	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY
▬▬▬	PARCEL LIMITS

PARENT TRACT
NOT TO SCALE





DETAIL "A"
NOT TO SCALE

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

**UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear
SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

6/20/25
DATE

REF. FIELD NOTE NO. 51141
FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 2\Parcel 2_Skyview

EXISTING	2.909 AC.	ACQUIRE	0.1635 AC.	REMAINING	2.7455 AC. LEFT

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JAN A. HUTCHINSON
PARCEL 2
0.1635 AC. (7,121 SQ. FT.)

TEMPORARY CONSTRUCTION WORKSPACE EASEMENT

Skyview Road Bridge Improvements

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON § **KNOW ALL MEN BY THESE PRESENTS:**

That JAN A. HUTCHINSON and RYANN SAATHOFF, referred to as "Grantor", in consideration of $10.00 and other good and valuable consideration paid by WILLIAMSON COUNTY, TEXAS, ("GRANTEE") does hereby grant to GRANTEE, its agents, contractors, successors and assigns, a temporary construction workspace easement for the purpose of additional workspace and temporary storage of material and equipment to allow construction and installation of proposed bridge, road, sidewalk, grading and other necessary structures and related appurtenance construction ("Project"), all to be located within adjacent easements or right of way owned or possessed by GRANTEE, in, along, upon and across the property ("Property") located in the County of Williamson, State of Texas, more fully described in Exhibit "A" attached hereto and made a part hereof for any and all purposes. Construction of the Project improvements shall be in substantial compliance with the locations, plans, specifications and notes as shown in Exhibit "B" attached hereto and incorporated herein.

For the consideration above recited and the mutual covenants and conditions herein contained the parties further agree to the additional special provisions as follows: As part of the construction Project, GRANTEE shall cause any fencing located within the adjacent property donated to the County and required to be removed for construction as part of this Project to be relocated or reconstructed as closely as possible to the existing condition along the new property line of Grantor adjacent to the Property.

Following completion of work within the temporary construction workspace easement area described in Exhibit "A", if GRANTEE has removed or damaged improvements, or landscaping within said easement area or otherwise on Grantor's property, GRANTEE shall at its expense restore properties injured by GRANTEE's activities as closely as commercially possible to substantially the same condition as existed previous to GRANTEE's entry upon the particular property, taking into account the proposed modifications as described herein.

To the extent allowed by law, GRANTEE shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of GRANTEE's agents or employees in the course of their employment.

This Easement and License shall be in full force and effect at all times during the accomplishment and completion of the construction Project activities described above. Said Easement shall terminate and all use rights within land area shall revert to the Grantor, their heirs, and assigns, and all interest conveyed herein shall cease on the expiration of twelve (12) months from the issuance of Notice to Proceed for construction of the Project to contractors working within the temporary workspace area Property, or on the date of completion of construction of the Project activities described above, whichever occurs first. GRANTEE shall only remove any hardwood trees larger than 6 (six) inches in diameter from the temporary construction workspace easement areas if approved and determined by the County Engineer in advance to be necessary and required for reasonable access to the Property to carry out the purposes identified herein.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this 2nd day of July, 2025.

GRANTOR:

Jan A. Hutchinson

Ryan Saathoff

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on this the 2nd day of July, 2025 by Jan A. Hutchinson, in the capacity and for the purposes and consideration recited therein.

GREYSON D DUNNAHOO
Notary Public, State of Texas
Comm. Expires 04-22-2029
Notary ID 135510897

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on this the 2nd day of July, 2025 by Ryan Saathoff, in the capacity and for the purposes and consideration recited therein.

GREYSON D DUNNAHOO
Notary Public, State of Texas
Comm. Expires 04-22-2029
Notary ID 135510897

Notary Public, State of Texas

ACCEPTED AND GREED:

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell
County Judge

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on _____ by Steven Snell, Williamson County, Judge, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public—State of Texas

After recording return to:

EXHIBIT "A"

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 2E

PROPERTY DESCRIPTION FOR PARCEL 2E

DESCRIPTION OF A 0.0940 ACRE (4,096 SQ. FT.) EASEMENT LOCATED IN THE SAMUEL DAMON SURVEY, SECTION NO. 11, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.909 ACRE TRACT OF LAND, DESCRIBED AS A PORTION LOT 10, THE PLACE, AN UNRECORDED SUBDIVISION, IN A DEED TO JAN A. HUTCHINSON, RECORDED APRIL 16, 1997 IN DOCUMENT NO. 1997016441, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.0940 ACRE (4,096 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the existing centerline of Starwood Drive, a 40-foot wide roadway easement, recorded in Volume No. 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), for a north corner of said 2.909 acre tract;

THENCE, South 87°05'06" West, with the existing centerline of said Starwood Drive, a distance of **71.40 feet** to a calculated point on the existing centerline of Skyview Drive, a 40-foot wide roadway easement, recorded in Volume No. 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner of a called 2.606 acre tract of land described as a portion of Lot 7, The Place, in a deed to Timothy S. Tarbell and Patricia Tarbell in Document No. 2015064665, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), from which a mag nail with shiner stamped "EXACTA" found bears South 87°05'06" West, a distance of 3.28 feet;

THENCE, South 11°44'57" East, departing the existing centerline of Starwood Drive, with the existing centerline of said Skyview Drive, also being the east line of said 2.606 acre tract and the west line of said 2.909 acre tract, a distance of **205.80 feet** to a magnail with washer stamped "SAM LLC" set**;

THENCE, North 78°15'03" East, departing the existing centerline of said Skyview Drive, also being the common line of said 2.606 acre tract and said 2.909 acre tract, a distance of **20.00 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** on the east line of the existing right-of-way of said Skyview Drive;

THENCE, South 11°44'57" East, with the existing east right-of-way line of said Skyview Drive, a distance of **182.14 feet** to calculated point (Surface Coordinates: N=10,164,366.04, E=3,093,368.92) for the northwest corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE, departing the existing east right-of-way line of said Skyview Drive, over and across said 2.909 acre tract, the following two (2) courses and distances numbered 1-2:

1) **South 86°33'56" East,** a distance of **36.26 feet** to a calculated point, for the northeast corner of the easement described herein, and

2) **South 30°56'23" East,** a distance of **93.75 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, same being the south line of said 2.909 acre tract and the north line of a called 1.00 acre tract of land described as Tract 2 in a deed to Richard A. Guerrero and Spouse, Barbara A. Howard, recorded in Document No. 1996063355, O.R.W.C.TX., for the southeast corner of the easement described herein,

THENCE, with the approximate centerline of said Spanish Oak Creek, same being the common line of said 2.909 acre tract and said 1.00 acre tract, the following two (2) courses and distances numbered 3-4:

3) **South 48°45'15" West,** a distance of **22.58 feet** to a calculated point, and

4) **South 55°31'24" West,** a distance of **17.82 feet** to a calculated point on the proposed east right-of-way line of said Skyview Drive, for the southwest corner of the easement described herein;

THENCE, departing the approximate centerline of said Spanish Oak Creek, same being the common line of said 2.909 acre tract and said 1.00 acre tract, with the proposed east right-of-way line of said Skyview Drive, the following three (3) courses and distances numbered 5-7:

5) **North 30°56'23" West,** a distance of **60.01 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set,

6) **North 11°44'56" West,** a distance of **29.13 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set**, and

7) **South 78°15'03" West,** a distance of **10.00 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** on the existing east right-of-way line of said Skyview Drive;

THIS SPACE INTENTIONALLY LEFT BLANK

8) **THENCE, North 11°44'57" West,** a distance of **30.24 feet** to the **POINT OF BEGINNING**, and containing 0.0940 acres (4,096 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

**Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

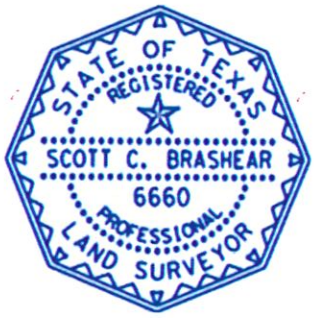
THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

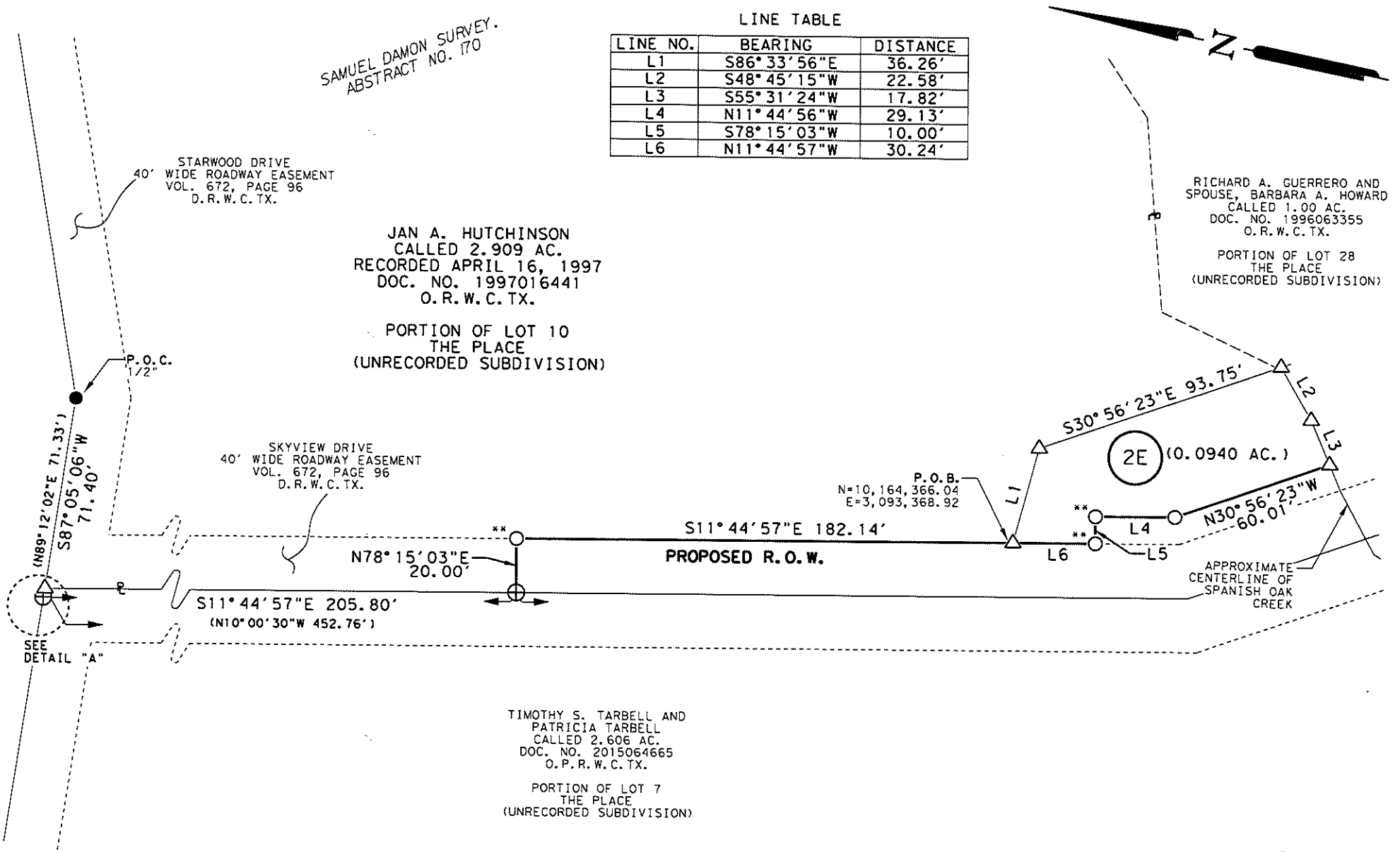
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 6/20/25
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300p





LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S86°33'56"E	36.26'
L2	S48°45'15"W	22.58'
L3	S55°31'24"W	17.82'
L4	N11°44'56"W	29.13'
L5	S78°15'03"W	10.00'
L6	N11°44'57"W	30.24'

REF. FIELD NOTE NO. 51484

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 2E\2E_ORD10.12.dg

EXISTING	2.909 AC.	ACQUIRE	0.000 AC.	REMAINING	2.909 AC.

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JAN A. HUTCHINSON
TEMPORARY CONSTRUCTION
EASEMENT 2E
0.0940 AC. (4,096 SQ. FT.)

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL SET (UNLESS NOTED)
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
▣	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
●	5/8" IRON ROD FOUND (UNLESS NOTED)
◉	1/2" IRON PIPE FOUND (UNLESS NOTED)
◉	COTTON SPINDLE FOUND
✖	"X" SCRIBED IN CONCRETE FOUND
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
---~---	DISTANCE NOT TO SCALE
---\---	DEED LINE (COMMON OWNERSHIP)
— — — —	PROPERTY LINE
—·—·—	ABSTRACT/SURVEY LINE
- - - -	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY
▬▬▬	PARCEL LIMITS

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

**UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

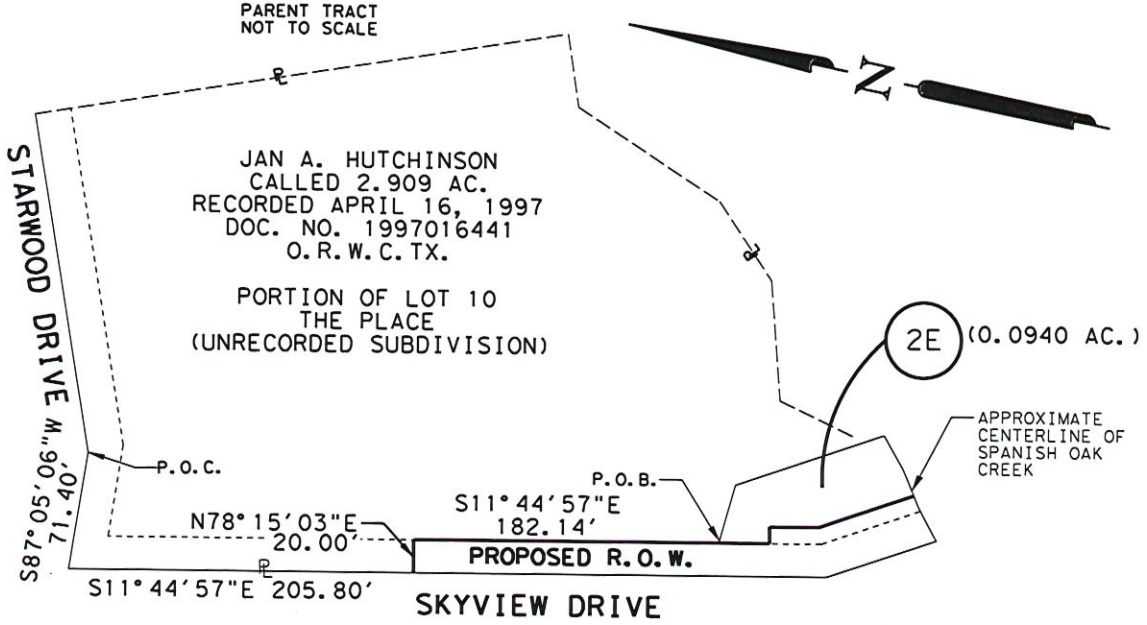
Scott C. Brashear

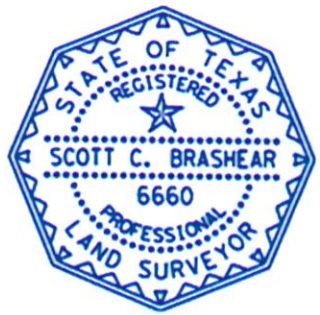
SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

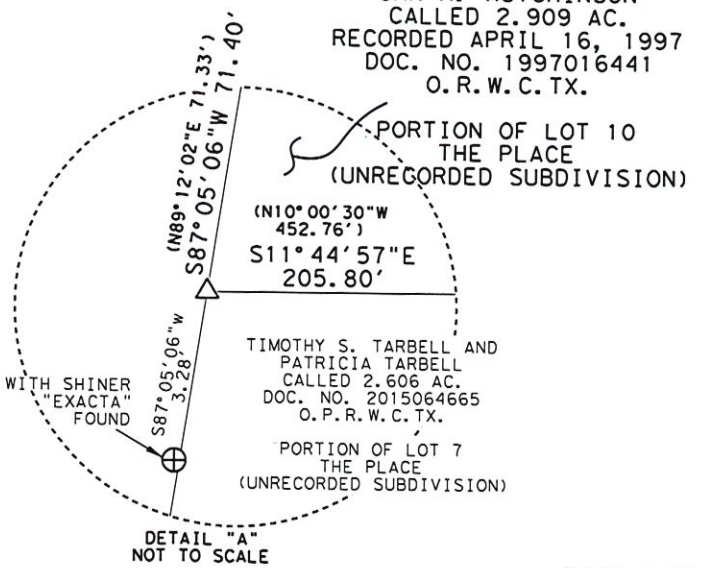
6/20/25

DATE

PARENT TRACT
NOT TO SCALE







DETAIL "A"
NOT TO SCALE

REF. FIELD NOTE NO. 51484

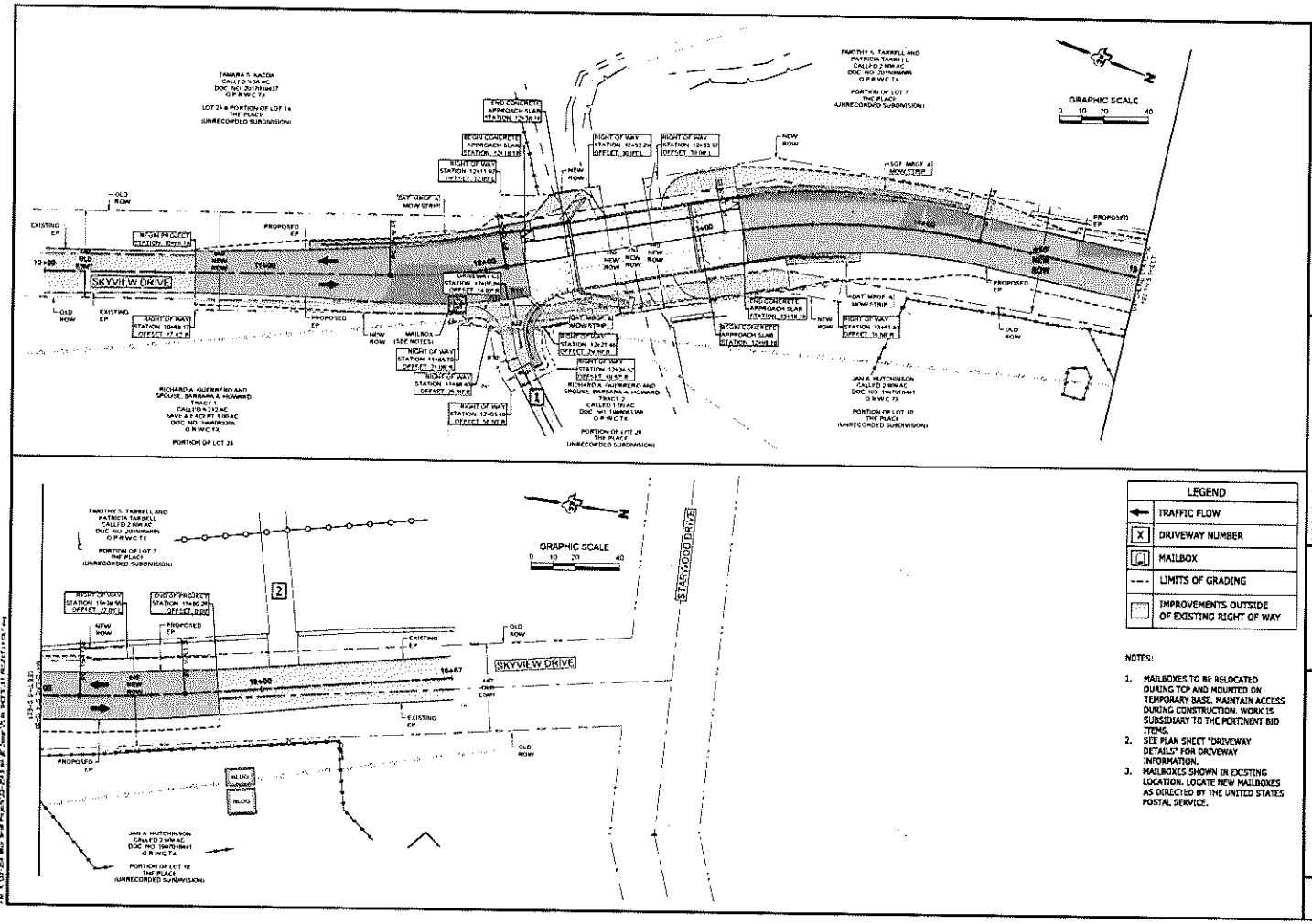
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EXISTING	2.909 AC.	ACQUIRE	0.000 AC.	REMAINING	2.909 AC.

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JAN A. HUTCHINSON
TEMPORARY CONSTRUCTION
EASEMENT 2E
0.0940 AC. (4,096 SQ. FT.)

EXHIBIT "B" (PAGE 1 OF 2)

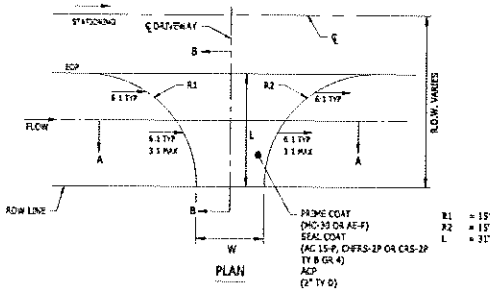


K.C. ENGINEERING, INC.
CONSULTING ENGINEERS
725 HWY 281 NORTH, PLAZA I, SUITE 103
MARBLE FALLS, TEXAS 78654
OFFICE: 833-593-5535 FAX: 833-453-8664
Email: info@kcengineering.com
REGISTRATION # F-805477

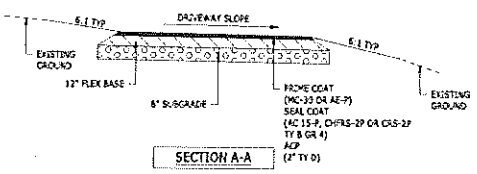
IMPROVEMENTS OUTSIDE EXISTING ROW
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX

SHEET
EXH C

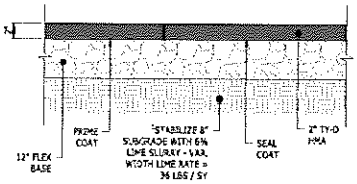
EXHIBIT "B" (PAGE 2 OF 2)



PLAN

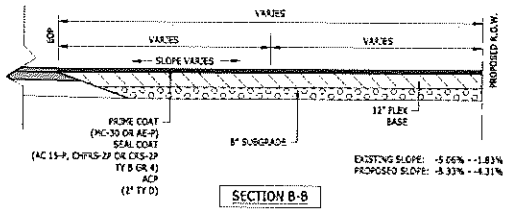


SECTION A-A



*THE RATE SHOWN FOR LIME TREATMENT IS FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL LIME TREATMENT RATE SHALL BE DETERMINED BY TESTING OF SUBGRADE MATERIAL ENCOUNTERED.

ASPHALT DRIVEWAY SECTION



SECTION B-B

NOTE:

DRIVEWAY EXCAVATION AND EMBANKMENT ARE CONSIDERED SUBSIDIARY TO THE PERTINENT BID ITEMS.

N.T.S

DRIVEWAY ① DETAILS

811 Know what's below. Call before you dig.

K.C. ENGINEERING, INC.
CONSULTING ENGINEERING
701 HWY. 281 NORTH, PLAZA I, SUITE 103
MARBLE FALLS, TEXAS 78654
OFFICE: 830-693-5615 FAX: 830-693-5694
Email: info@kcengineering.com
REGISTRATION # F-009877

DRIVEWAY DETAILS
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX

May 30, 2025

Job No. 23-256.0
Date:
Designed By:
Drawn By:
Checked By:
Issue (Rev.)
Issue (Rev.)

SHEET
13.1

DONATION GENERAL WARRANTY DEED
The Place Subdivision (Unrecorded) Right of Way

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: 27 June, 2025

Grantor: RICHARD A. GUERRERO and BARBARA A. HOWARD

Grantor's Mailing Address (including county):

565 Skyview
Cedar Park, Texas 78613
Williamson County

Grantee: WILLIAMSON COUNTY, TEXAS

Grantee's Mailing Address (including county):

710 Main Street, Suite 101
Attention: County Auditor
Georgetown, Texas 78626
Williamson County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

All of that certain 0.1384 acre (6,030 square foot) tract of land located in the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein **(Parcel 3).**

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any encroachments or overlapping of improvements; and taxes following the date of this Deed, the payment of which Grantee assumes.

By acceptance of this Deed, Grantee acknowledges that Grantor may have landscape or other improvements existing on the Property as of the date of this Deed, and Grantee shall to the extent reasonably possible not disturb those improvements, but Grantee shall also not otherwise have any obligation or responsibility to rebuild, replace, repair, reconstruct or otherwise maintain any such existing improvements.

Grantee acknowledges that donation of the Property to the Grantee by Grantor may cause individual Lots within The Place Subdivision (Unrecorded) to fall below two acres. Grantee further acknowledges the donation of the Property was requested and initiated by the Grantee for the public purpose of right-of-way acquisition and public roadway use and that any lot within The Place Subdivision that was at least two acres prior to the donation of the Property shall be deemed in compliance of any two acre minimum requirement in any ordinances, restrictions, or other requirements promulgated by the Grantee at the time of this action.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, donates, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular solely the portion of the Property which lies and is situated adjacent to any remaining property of Grantor and larger parcel out of which the Property was conveyed, to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

[signature pages follow]

GRANTOR:

Richard A. Guerrero

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

The instrument was acknowledged before me on 27 June, 2025 by Richard A. Guerrero, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

HETAL PATEL
My Notary ID # 124406090
Expires November 27, 2026

GRANTOR:

Barbara A. Howard

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

The instrument was acknowledged before me on 27 June, 2025 by Barbara A. Howard, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

HETAL PATEL
My Notary ID # 124406090
Expires November 27, 2026

ACCEPTED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell, County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2025 by Steven Snell, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main Street
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main Street
Round Rock, Texas 78664

EXHIBIT "A"

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 3

June 20, 2025

PROPERTY DESCRIPTION FOR PARCEL 3

DESCRIPTION OF A 0.1384 ACRE (6,030 SQ. FT.) PARCEL OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.212 ACRE TRACT OF LAND, SAVE AND EXCEPT 1.00 AC., BEING A PORTION OF LOT 28 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO RICHARD A. GUERRERO AND SPOUSE, BARBARA A. HOWARD, RECORDED DECEMBER 4, 1996 IN DOCUMENT NO. 1996063355, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.) ALSO BEING A PORTION OF SAID 1.00 ACRE SAVE AND EXCEPT TRACT, SAID 0.1384 ACRE (6,030 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "RPLS 84" found on the existing north right-of-way line of Stardust Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being within a called 2.581 acre tract of land, as described in a deed to Paul T. Carlson and spouse, Laurie D. Carlson, recorded in Document No. 9912744, O.R.W.C.TX.;

THENCE, South 68°56'01" West, with the existing north right-of-way line of said Stardust Drive, passing at a distance of 69.32 feet a calculated point on the east line of said 5.212 acre tract, same being the west line of said 2.581 acre tract, from which a 1/4-inch iron pipe found bears South 85°31'29" East a distance of 0.30 feet, continuing for a **total distance of 545.95 feet** to a calculated point on the existing east right-of-way line of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Pg. 96, D.R.W.C.TX.;

THENCE, North 20°58'56" West, departing the existing north right-of-way line of said Stardust Drive, with the existing east right-of-way line of said Skyview Drive, a distance of **106.92 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** (Surface Coordinates: N=10,164,067.46, E=3,093,492.46) on the proposed east right-of-way line of said Skyview Drive, for the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, South 69°01'04" West**, departing the existing east right-of-way line of said Skyview Drive, through the interior of the right-of-way of said Skyview Drive, a distance of **20.00 feet** to a magnail with washer stamped "SAM LLC" set** on the centerline of said Skyview Drive, same being the west line of said 5.212 acre tract and the east line of a called 5.38 acre tract of land described as Lot 21 and a portion of Lot 14 of The Place, an unrecorded subdivision, in a deed to Tamara S. Kazda, recorded in Document No. 2017039437, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), for the southwest corner of the parcel described herein;

THENCE, with the existing centerline of said Skyview Drive, same being the common line of said 5.212 acre tract and said 5.38 acre tract, the following two (2) courses and distances numbered 2-3:

2) **North 20°58'56" West**, passing at a distance of 115.54 feet a magnail with shiner stamped "SURVTEX" found, continuing for a total distance of **157.14 feet** to a magnail with washer stamped "SAM LLC" set, and

3) **North 30°56'23" West,** a distance of **38.30 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, for the northeast corner of said 5.38 acre tract, same being the southwest corner of a called 2.909 acre tract described as a portion of Lot 10 of The Place, an unrecorded subdivision, in a deed to Jan A. Hutchinson, recorded in Document No. 1997016441, O.R.W.C.TX., and the northwest corner of said 5.212 acre tract and of the parcel described herein;

THENCE, departing the existing centerline of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, the following two (2) courses and distances numbered 4-5:

4) **North 50°16'14" East,** a distance of **20.24 feet** to a calculated point on the existing east right-of-way line of said Skyview Drive, and

5) **North 55°31'41" East,** a distance of **10.02 feet** to a calculated point on the proposed east right-of-way line of said Skyview Drive, for the northeast corner of the parcel described herein;

THENCE, departing the approximate centerline of said Spanish Oak Creek, with the proposed east right-of-way line of said Skyview Drive, the following twelve (12) courses and distances numbered 6-17:

6) **South 30°56'23" East,** a distance of **44.63 feet** to a cotton spindle set, for an angle point of the parcel described herein,

7) **South 20°58'57" East,** a distance of **1.79 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an angle point of the parcel described herein,

8) **North 59°22'15" East,** a distance of **7.42 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an angle point of the parcel described herein and the beginning of a curve to the left,

9) With said curve to the left, having a radius of 16.00 feet, a central angle of 17°31'03", an arc length of 4.89 feet, and a chord that bears **North 50°36'44" East**, a distance of **4.87 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an angle point of the parcel described herein,

10) **North 41°51'12" East,** a distance of **8.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an angle point of the parcel described herein,

11) **South 48°08'48" East,** a distance of **23.19 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an angle point of the parcel described herein and the beginning of a curve to the right,

12) With said curve to the right, having a radius of 40.00 feet, a central angle of 29°03'16", an arc length of 20.28 feet, and a chord that bears **South 44°50'37" West**, a distance of **20.07 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an angle point of the parcel described herein,

13) **South 59°22'15" West,** a distance of **11.50 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an angle point of the parcel described herein,

14) **South 20°58'55" East,** a distance of **13.87 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an angle point of the parcel described herein,

15) **South 69°01'03" West,** a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an angle point of the parcel described herein,

16) **South 20°58'56" East,** passing at a distance of 4.20 feet a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** on the common line of said 1.00 acre tract and said 5.212 acre tract , and continuing for a total distance of **119.74 feet** to a cotton spindle set, for the southeast corner of the parcel described herein, and

17) **South 69°01'04" West,** a distance of **5.00 feet** to the **POINT OF BEGINNING**, and containing 0.1384 acres (6,030 sq. ft.) of land, of which 0.0912 acres (3,633 sq. ft.) lie within an existing roadway easement.

This property description is accompanied by a separate plat of even date.

**Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:
All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 6/20/25

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

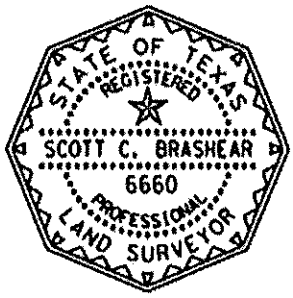


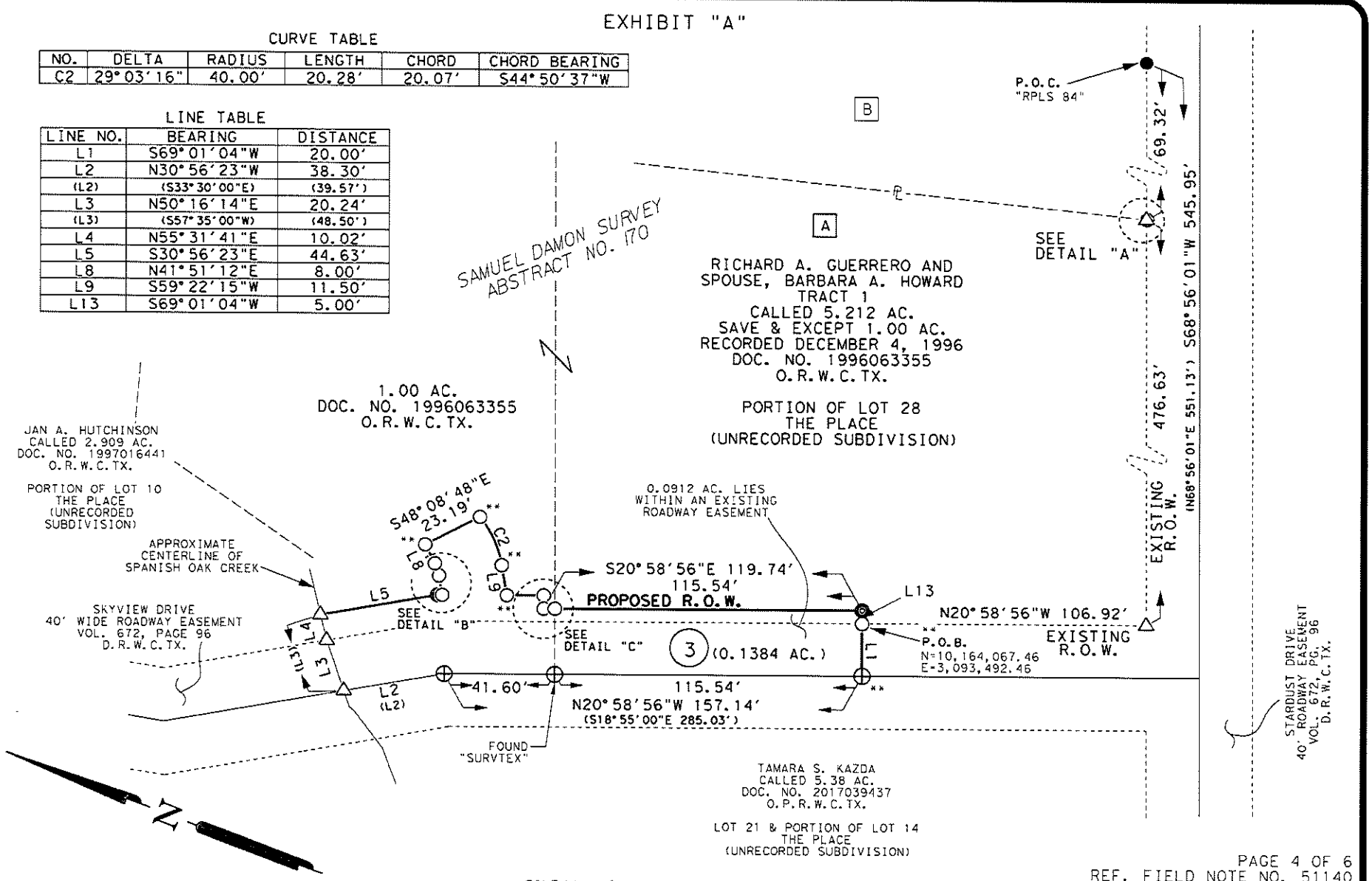
EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	29°03'16"	40.00'	20.28'	20.07'	S44°50'37"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S69°01'04"W	20.00'
L2	N30°56'23"W	38.30'
(L2)	(S33°30'00"E)	(39.57')
L3	N50°16'14"E	20.24'
(L3)	(S57°35'00"W)	(48.50')
L4	N55°31'41"E	10.02'
L5	S30°56'23"E	44.63'
L8	N41°51'12"E	8.00'
L9	S59°22'15"W	11.50'
L13	S69°01'04"W	5.00'



REF. FIELD NOTE NO. 51140

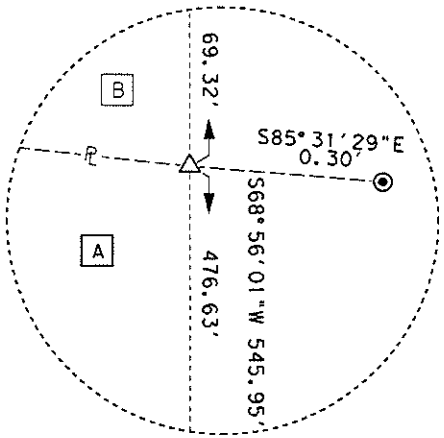
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EXISTING	5.212 AC.	ACQUIRE	0.1384 AC.	REMAINING	5.0736 AC.

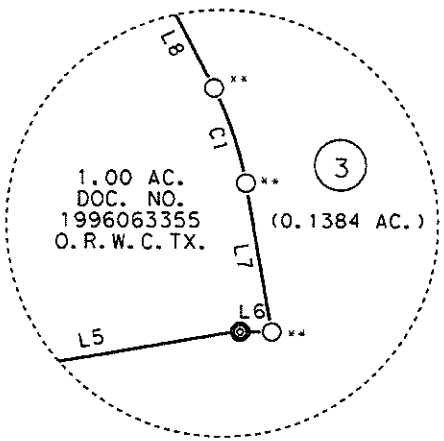
SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
RICHARD A. GUERRERO AND
SPOUSE, BARBARA A. HOWARD
PARCEL 3
0.1384 AC. (6,030 SQ. FT.)

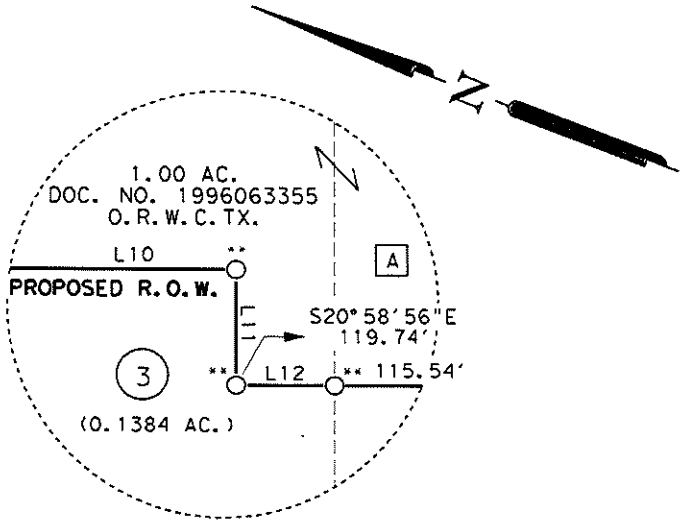
EXHIBIT "A"



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

A

RICHARD A. GUERRERO AND
SPOUSE, BARBARA A. HOWARD
TRACT 1
CALLED 5.212 AC.
SAVE & EXCEPT
1.00 AC.
DOC. NO. 1996063355
O.R.W.C.TX.

PORTION OF LOT 28
THE PLACE
(UNRECORDED SUBDIVISION)

B

PAUL T. CARLSON AND
SPOUSE, LAURIE D. CARLSON
CALLED 2.581 AC.
DOC. NO. 1999012744
O.P.R.W.C.TX.

PORTION OF LOT 35
THE PLACE
(UNRECORDED SUBDIVISION)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L5	S30°56'23"E	44.63'
L6	S20°58'57"E	1.79'
L7	N59°22'15"E	7.42'
L8	N41°51'12"E	8.00'
L10	S20°58'55"E	13.87'
L11	S69°01'03"W	5.00'
L12	S20°58'56"E	4.20'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	17°31'03"	16.00'	4.89'	4.87'	N50°36'44"E

REF. FIELD NOTE NO. 51140
FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 3\Parcel 3_10.12.

EXISTING	5.212 AC.	ACQUIRE	0.1384 AC.	REMAINING	5.0736 AC.

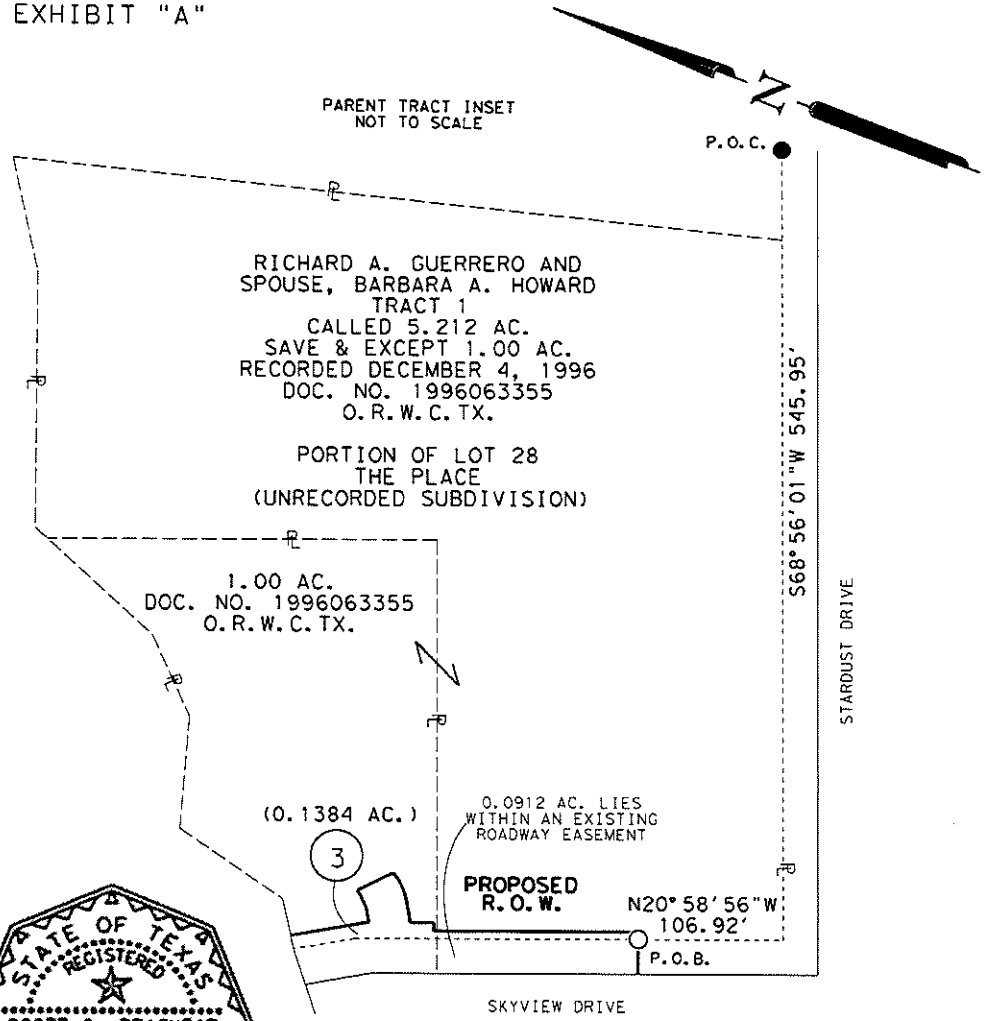
SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
RICHARD A. GUERRERO AND
SPOUSE, BARBARA A. HOWARD
PARCEL 3
0.1384 AC. (6,030 SQ. FT.)

EXHIBIT "A"

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL SET (UNLESS NOTED)
◎	COTTON SPINDLE SET
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
●	5/8" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
✕	"X" SCRIBED IN CONCRETE FOUND
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
-----	DISTANCE NOT TO SCALE
-----	DEED LINE (COMMON OWNERSHIP)
— — — —	PROPERTY LINE
—— · —— · ——	ABSTRACT/SURVEY LINE
- - - - - -	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY
▬▬▬	PARCEL LIMITS



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

**UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

6/20/25
DATE

REF. FIELD NOTE NO. 51140
FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 3\Parcel 3_10.12.

EXISTING	5.212 AC.	ACQUIRE	0.1384 AC.	REMAINING	5.0736 AC.

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
RICHARD A. GUERRERO AND
SPOUSE, BARBARA A. HOWARD
PARCEL 3
0.1384 AC. (6,030 SQ. FT.)

TEMPORARY CONSTRUCTION WORKSPACE EASEMENT

Skyview Road Bridge Improvements

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON § **KNOW ALL MEN BY THESE PRESENTS:**

That RICHARD A. GUERRERO and BARBARA A. HOWARD, referred to as "Grantor", in consideration of $10.00 and other good and valuable consideration paid by WILLIAMSON COUNTY, TEXAS, ("GRANTEE") does hereby grant to GRANTEE, its agents, contractors, successors and assigns, a temporary construction workspace easement for the purpose of additional workspace and temporary storage of material and equipment to allow construction and installation of proposed bridge, road, sidewalk, grading and other necessary structures and related appurtenance construction ("Project"), all to be located within adjacent easements or right of way owned or possessed by GRANTEE, in, along, upon and across the property ("Property") located in the County of Williamson, State of Texas, more fully described in Exhibit "A" attached hereto and made a part hereof for any and all purposes. Construction of the Project improvements shall be in substantial compliance with the locations, plans, specifications and notes as shown in Exhibit "B" attached hereto and incorporated herein.

For the consideration above recited and the mutual covenants and conditions herein contained the parties further agree to the additional special provisions as follows: As part of the construction Project, GRANTEE shall cause any fencing located within the adjacent property donated to the County and required to be removed for construction as part of this Project to be relocated or reconstructed as closely as possible to the existing condition along the new property line of Grantor adjacent to the Property.

Following completion of work within the temporary construction workspace easement area described in Exhibit "A", if GRANTEE has removed or damaged improvements, or landscaping within said easement area or otherwise on Grantor's property, GRANTEE shall at its expense restore properties injured by GRANTEE's activities as closely as commercially possible to substantially the same condition as existed previous to GRANTEE's entry upon the particular property, taking into account the proposed modifications as described herein.

To the extent allowed by law, GRANTEE shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of GRANTEE's agents or employees in the course of their employment.

This Easement and License shall be in full force and effect at all times during the accomplishment and completion of the construction Project activities described above. Said Easement shall terminate and all use rights within land area shall revert to the Grantor, their heirs, and assigns, and all interest conveyed herein shall cease on the expiration of twelve (12) months from the issuance of Notice to Proceed for construction of the Project to contractors working within the temporary workspace area Property, or on the date of completion of construction of the Project activities described above, whichever occurs first. GRANTEE shall only remove any hardwood trees larger than 6 (six) inches in diameter from the temporary construction workspace easement areas if approved and determined by the County Engineer in advance to be necessary and required for reasonable access to the Property to carry out the purposes identified herein.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this 27 day of June, 2025.

GRANTOR:

Richard A. Guerrero

Barbara A. Howard

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on this the 27 day of June, 2025 by Richard A. Guerrero, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

HETAL PATEL
My Notary ID # 124406090
Expires November 27, 2026

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on this the 27 day of June, 2025 by Barbara A. Howard, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

HETAL PATEL
My Notary ID # 124406090
Expires November 27, 2026

ACCEPTED AND GREED:

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell
County Judge

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on _____ by Steven Snell, Williamson County, Judge, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public—State of Texas

After recording return to:

EXHIBIT "A"

County: Williamson
Roadway: Skyview Drive
Limits: From Stardust Drive to Starwood Drive
Parcel No.: 3E

PROPERTY DESCRIPTION FOR PARCEL 3E

DESCRIPTION OF TWO EASEMENTS TOTALING 0.1245 ACRES (5,423 SQ. FT.) OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.212 ACRE TRACT OF LAND, SAVE AND EXCEPT 1.00 AC., BEING A PORTION OF LOT 28 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO RICHARD A. GUERRERO AND SPOUSE, BARBARA A. HOWARD, RECORDED DECEMBER 4, 1996 IN DOCUMENT NO. 1996063355, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.) ALSO BEING A PORTION OF SAID 1.00 ACRE SAVE AND EXCEPT TRACT, SAID 0.1245 ACRE (5,423 SQ. FT.) EASEMENTS, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO (2) PARTS AS FOLLOWS:

PART 1: 0.0833 Acre (3,630 Sq. Ft.)

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "RPLS 84" found on the existing north right-of-way line of Stardust Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being within a called 2.581 acre tract of land, as described in a deed to Paul T. Carlson and spouse, Laurie D. Carlson, recorded in Document No. 9912744, O.R.W.C.TX.;

THENCE, South 68°56'01" West, with the existing north right-of-way line of said Stardust Drive, passing at a distance of 69.32 feet a calculated point on the east line of said 5.212 acre tract, same being the west line of said 2.581 acre tract, from which a 1/4-inch iron pipe found bears South 85°31'29" East a distance of 0.30 feet, continuing for a **total distance of 545.95 feet** to a calculated point on the existing east right-of-way line of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Pg. 96, D.R.W.C.TX.;

THENCE, North 20°58'56" West, departing the existing north right-of-way line of said Stardust Drive, with the existing east right-of-way line of said Skyview Drive, a distance of **106.92 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** on the proposed east right-of-way line of said Skyview Drive;

THENCE, North 69°01'04" East, departing the existing east right-of-way line of said Skyview Drive, with the proposed east right-of-way line of said Skyview Drive, a distance of **5.00 feet** to a cotton spindle set (Surface Coordinates: N=10,164,069.25, E=3,093,497.13) on the proposed east right-of-way line of said Skyview Drive, for the southwest corner and for the **POINT OF BEGINNING** of the easement described herein;

THENCE, with the proposed east right-of-way of said Skyview Drive, over and across said 5.212 acre tract and said 1.00 acre tract, the following five (5) courses and distances numbered 1-5:

1) **North 20°58'56" West**, passing at a distance of 115.54 feet a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, continuing for a total distance of **119.74 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

2) **North 69°01'03" East**, a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

3) **North 20°58'57" West**, a distance of **13.87 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

4) **North 59°22'15" East,** a distance of **11.50 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, said point being the beginning of a curve to the left, and

5) With said curve to the left, having a radius of 40.00 feet, a central angle of 29°03'16", an arc length of 20.28 feet, and a chord that bears **North 44°50'37" East**, a distance of **20.07 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an interior angle of said proposed east right-of-way of said Skyview Drive, and for the most northerly corner of the parcel described herein,

THENCE, departing the proposed east right-of-way of said Skyview Drive, over and across said 5.212 acre tract and said 1.00 acre tract, the following four (4) courses and distances numbered 6-9:

6) **South 48°08'48" East**, a distance of **20.27 feet** to a calculated point, said point being the beginning of a curve to the right,

7) With said curve to the right, having a radius of 61.39 feet, a central angle of 19°32'26", an arc length of 20.94 feet, and a chord that bears **South 44°05'55" West**, a distance of **20.84 feet** to a calculated point,

8) **South 20°58'56" East**, a distance of **116.95 feet** to a calculated point, for the southeast corner of the easement described herein, and

9) **South 69°01'04" West,** a distance of **25.00 feet** to the **POINT OF BEGINNING**, and containing 0.0833 acres (3,630 sq. ft.) of land.

PART 2: 0.0412 acre (1,793 Sq. Ft.)

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "RPLS 84" found on the existing north right-of-way line of Stardust Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being within a called 2.581 acre tract of land, as described in a deed to Paul T. Carlson and spouse, Laurie D. Carlson, recorded in Document No. 9912744, O.R.W.C.TX.;

THENCE, South 68°56'01" West, with the existing north right-of-way line of said Stardust Drive, passing at a distance of 69.32 feet a calculated point on the east line of said 5.212 acre tract, same being the west line of said 2.581 acre tract, from which a 1/4-inch iron pipe found bears South 85°31'29" East a distance of 0.30 feet, continuing for a **total distance of 545.95 feet** to a calculated point on the existing east right-of-way line of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Pg. 96, D.R.W.C.TX.;

THENCE, North 20°58'56" West, departing the existing north right-of-way line of said Stardust Drive, with the existing east right-of-way line of said Skyview Drive, a distance of **106.92 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** on the proposed east right-of-way line of said Skyview Drive;

THENCE, North 69°01'04" East, departing the existing east right-of-way line of said Skyview Drive, with the proposed east right-of-way line of said Skyview Drive, a distance of **5.00 feet** to a cotton spindle set;

THENCE, with the proposed east right-of-way of said Skyview Drive, over and across said 5.212 acre tract and said 1.00 acre tract, the following six (6) courses and distances:

North 20°58'56" West, passing at a distance of 115.54 feet a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, continuing for a total distance of **119.74 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

North 69°01'03" East, a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

North 20°58'57" West, a distance of **13.87 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

North 59°22'15" East, a distance of **11.50 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, said point being the beginning of a curve to the left,

With said curve to the left, having a radius of 40.00 feet, a central angle of 29°03'16", an arc length of 20.28 feet, and a chord that bears **North 44°50'37" East**, a distance of **20.07 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for an interior angle of said proposed east right-of-way of said Skyview Drive, and

North 48°08'48" West, a distance of **23.19 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** (Surface Coordinates: N=10,164,231.36, E=3,093,460.72) for the **POINT OF BEGINNING** of the parcel described herein;

THENCE, with the proposed east right-of-way of said Skyview Drive, over and across said 5.212 acre tract and said 1.00 acre tract, the following five (5) courses and distances numbered 1-5:

1) **South 41°51'12" West**, a distance of **8.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, said point being the beginning of a curve to the right,

2) With said curve to the right, having a radius of 16.00 feet, a central angle of 17°31'03", an arc length of 4.89 feet, and a chord that bears **South 50°36'44" West**, a distance of **4.87 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

3) **South 59°22'15" West**, a distance of **7.42 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, for the southwest corner of the easement described herein,

4) **North 20°58'57" West**, a distance of **1.79 feet** to a cotton spindle set on the proposed east right-of-way of said Skyview Drive, and

5) **North 30°56'23" West**, a distance of **44.63 feet** to a calculated point on in the approximate centerline of Spanish Oak Creek, same being the south line of a called 2.909 acre tract described as a portion of Lot 10 of The Place, an unrecorded subdivision, in a deed to Jan A. Hutchinson, recorded in Document No. 1997016441, O.R.W.C.TX., and the north line of said 5.212 acre tract, and for the northwest corner of the easement described herein;

THENCE, departing the proposed east line of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, said centerline also being the north line of said 5.212 acre tract and the south line of said 2.909 acre tract, the following two (2) courses and distances numbered 6-7:

6) **North 55°31'24" East,** a distance of **17.82 feet** to a calculated point, and

7) **North 48°45'15" East,** a distance of **22.58 feet** to a calculated point, for the northeast corner of the easement described herein;

THENCE, departing the approximate centerline of Spanish Oak Creek, said centerline also being the north line of said 5.212 acre tract and the south line of said 2.909 acre tract, over and across said 1.00 acre tract, the following two (2) courses and distances numbered 8-9:

8) **South 30°56'23" East,** a distance of **42.16 feet** to a calculated point, and

(INTENTIONALLY LEFT BLANK)

9) **South 41°51'12" West,** a distance of **21.39 feet** to the **POINT OF BEGINNING**, and containing 0.3630 acres (3,630 sq. ft.) of land.

PART 1 - 0.0833 Acres (3,630 Sq. Ft.)
PART 2 - 0.0412 Acres (1,793 Sq. Ft.)
TOTAL – 0.1245 Acres (5,423 Sq. Ft.)

This property description is accompanied by a separate plat of even date.

**Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:
All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 6/20/25
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

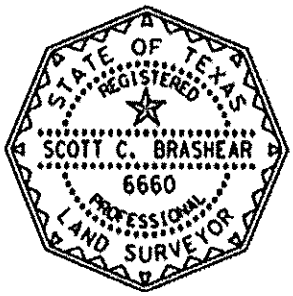


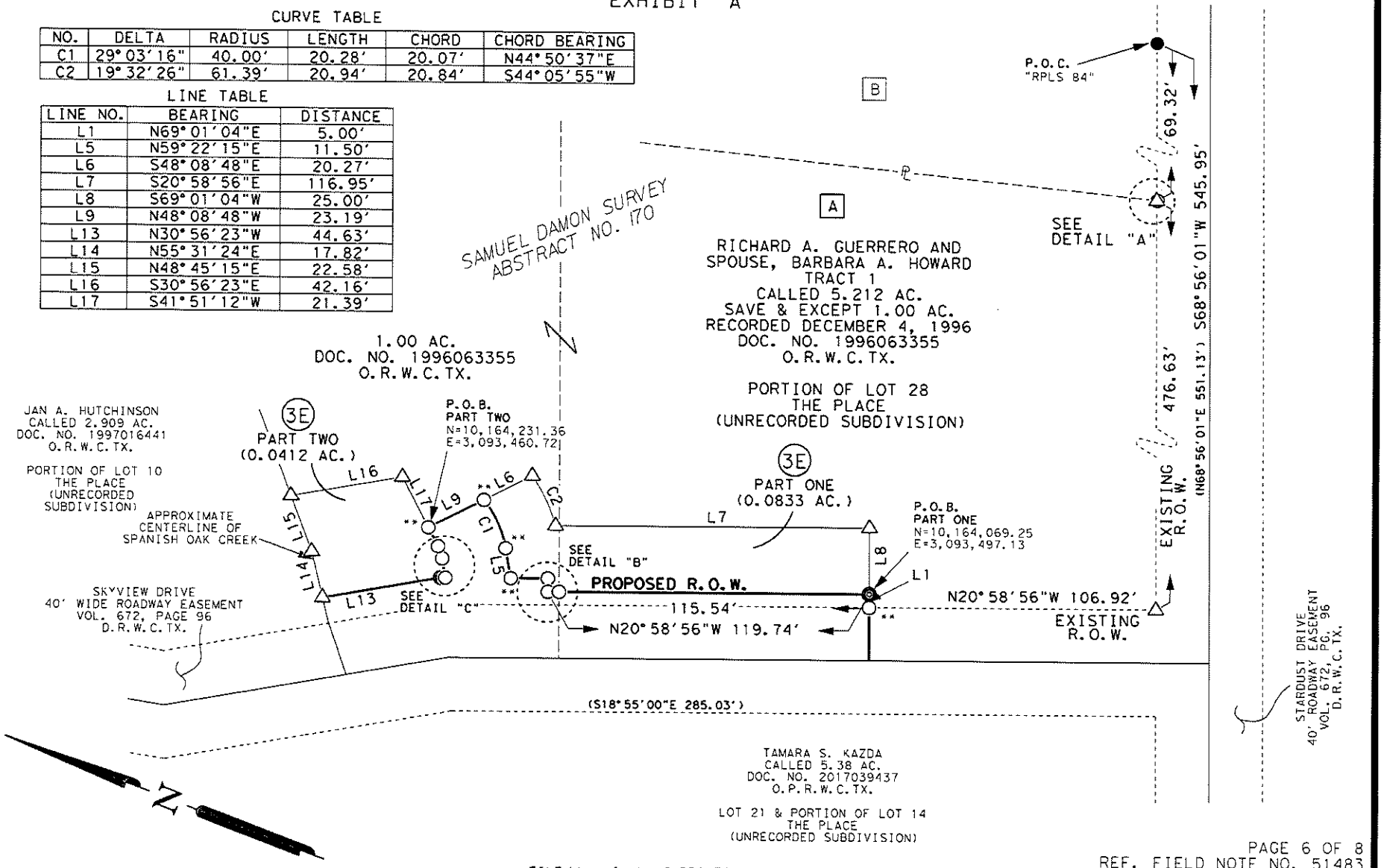
EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	29°03'16"	40.00'	20.28'	20.07'	N44°50'37"E
C2	19°32'26"	61.39'	20.94'	20.84'	S44°05'55"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N69°01'04"E	5.00'
L5	N59°22'15"E	11.50'
L6	S48°08'48"E	20.27'
L7	S20°58'56"E	116.95'
L8	S69°01'04"W	25.00'
L9	N48°08'48"W	23.19'
L13	N30°56'23"W	44.63'
L14	N55°31'24"E	17.82'
L15	N48°45'15"E	22.58'
L16	S30°56'23"E	42.16'
L17	S41°51'12"W	21.39'



REF. FIELD NOTE NO. 51483

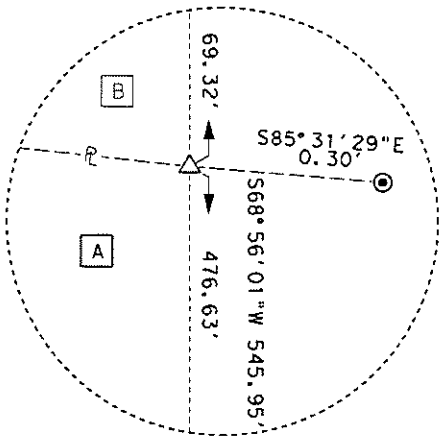
FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 3E\Parcel 3E_10.1...

EXISTING	5.212 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.212 AC.

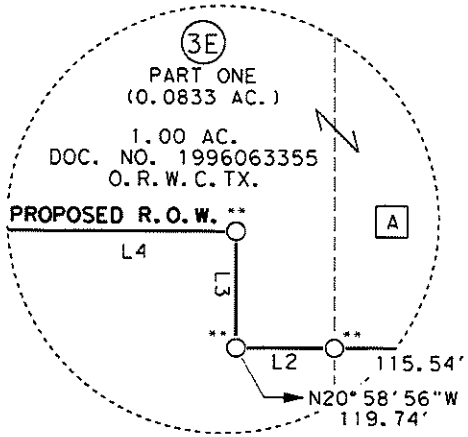
SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
RICHARD A. GUERRERO AND
SPOUSE, BARBARA A. HOWARD
PARCEL 3E
0.1245 AC. (5,423 SQ. FT.)

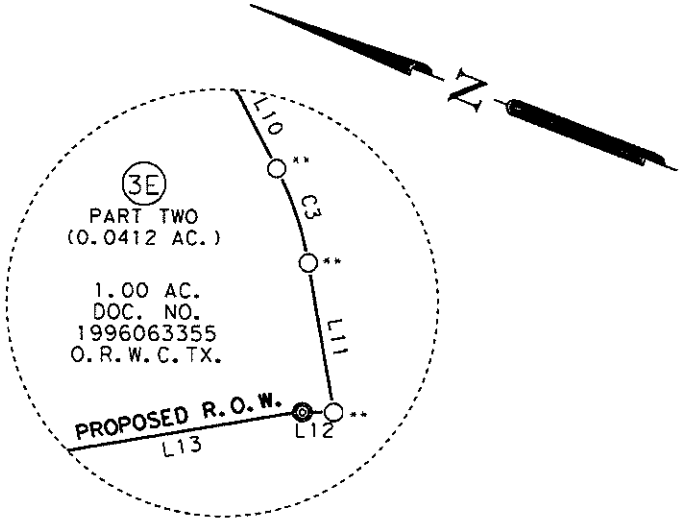
EXHIBIT "A"



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

A

RICHARD A. GUERRERO AND
SPOUSE, BARBARA A. HOWARD
TRACT 1
CALLED 5.212 AC.
SAVE & EXCEPT
1.00 AC.
DOC. NO. 1996063355
O.R.W.C.TX.

PORTION OF LOT 28
THE PLACE
(UNRECORDED SUBDIVISION)

B

PAUL T. CARLSON AND
SPOUSE, LAURIE D. CARLSON
CALLED 2.581 AC.
DOC. NO. 1999012744
O.P.R.W.C.TX.

PORTION OF LOT 35
THE PLACE
(UNRECORDED SUBDIVISION)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	N20°58'56"W	4.20'
L3	N69°01'03"E	5.00'
L4	N20°58'57"W	13.87'
L10	S41°51'12"W	8.00'
L11	S59°22'15"W	7.42'
L12	N20°58'57"W	1.79'
L13	N30°56'23"W	44.63'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	17°31'03"	16.00'	4.89'	4.87'	S50°36'44"W

REF. FIELD NOTE NO. 51483
FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 3E\Parcel 3E_10.1

EXISTING	5.212 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.212 AC.

SAM™
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TEMPORARY CONSTRUCTION
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
RICHARD A. GUERRERO AND
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PARCEL 3E
0.1245 AC. (5,423 SQ. FT.)

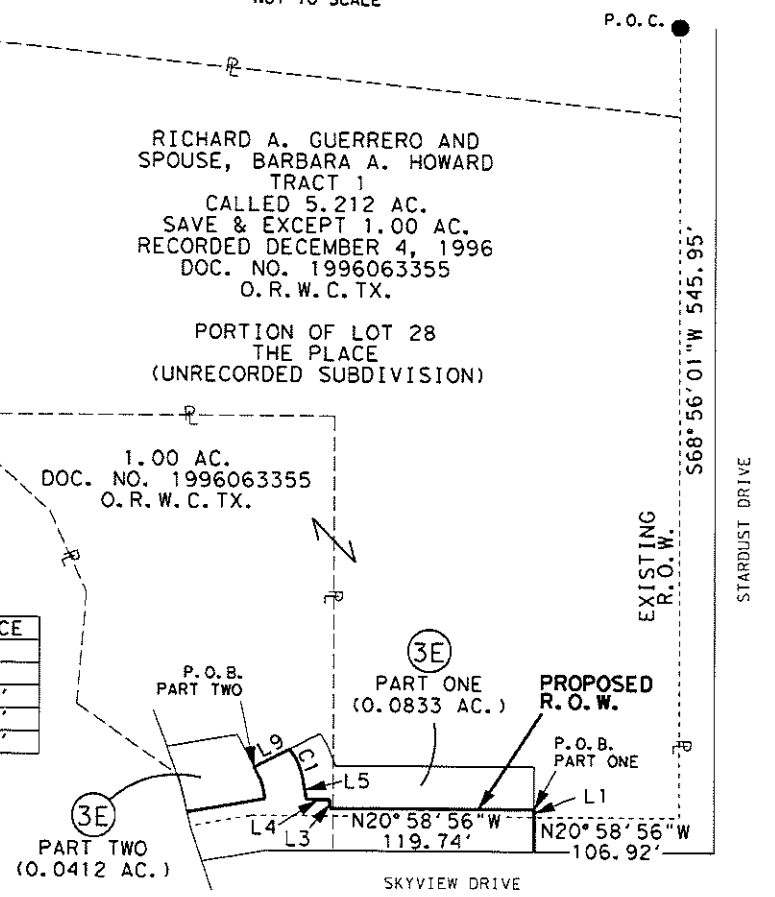
EXHIBIT "A"

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL SET (UNLESS NOTED)
◎	COTTON SPINDLE SET
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
●	5/8" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
✖	"X" SCRIBED IN CONCRETE FOUND
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
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R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
----|----	DISTANCE NOT TO SCALE
----\-----	DEED LINE (COMMON OWNERSHIP)
———	PROPERTY LINE
——·—·——	ABSTRACT/SURVEY LINE
- - - - -	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY
▬▬▬	PARCEL LIMITS

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

PARENT TRACT INSET
NOT TO SCALE



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N69°01'04"E	5.00'
L3	N69°01'03"E	5.00'
L4	N20°58'57"W	13.87'
L5	N59°22'15"E	11.50'
L9	N48°08'48"W	23.19'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	29°03'16"	40.00'	20.28'	20.07'	N44°50'37"E

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

**UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

6/20/25
DATE

REF. FIELD NOTE NO. 51483

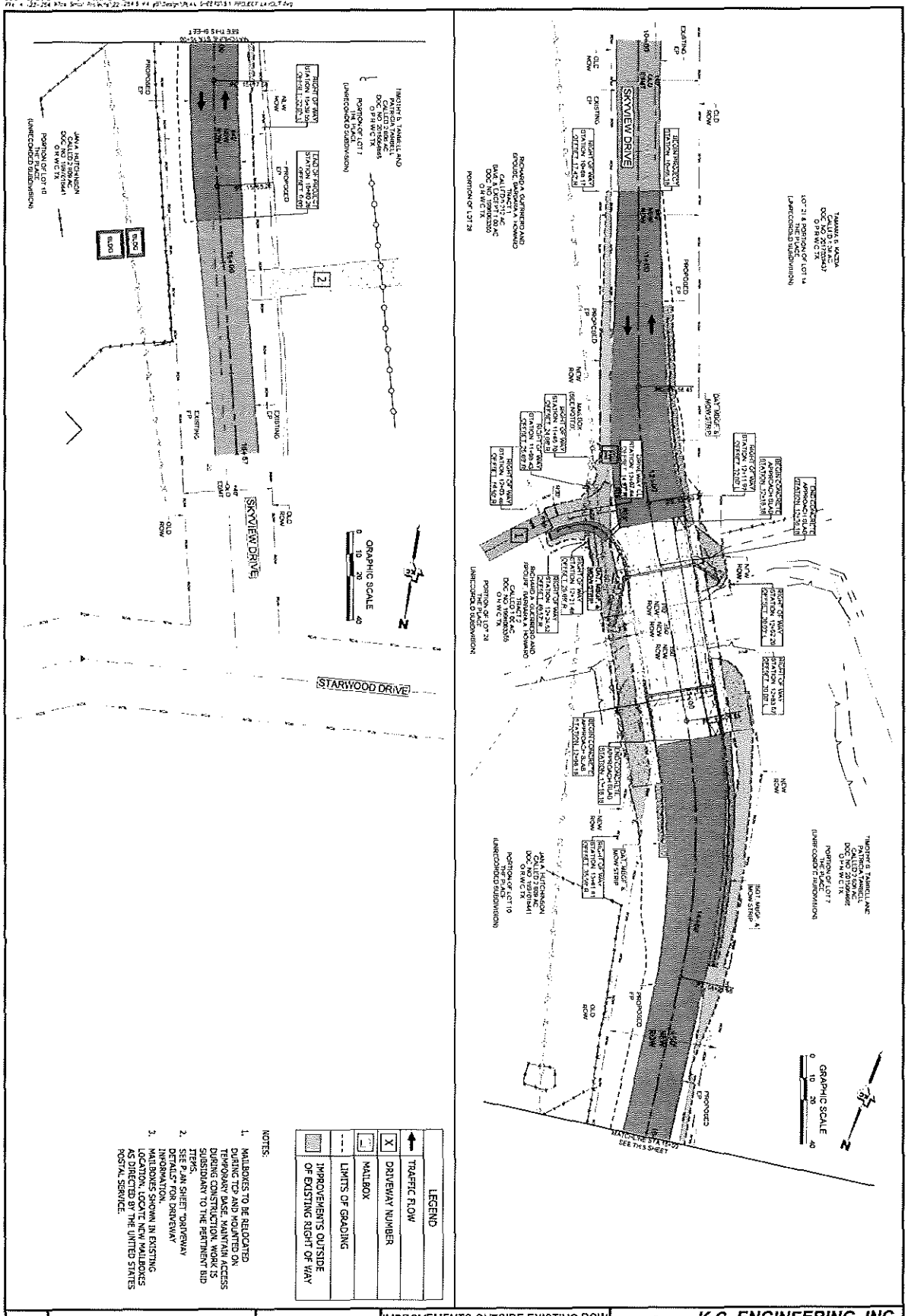
FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 3E\Parcel 3E_10.1

EXISTING	5.212 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.212 AC.

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF RICHARD A. GUERRERO AND SPOUSE, BARBARA A. HOWARD PARCEL 3E
0.1245 AC. (5,423 SQ. FT.)

EXHIBIT "B" (PAGE 1 OF 2)



NOTES:

1. MAILBOXES TO BE RELOCATED DURING TCP AND MOUNTED ON TEMPORARY BASE. MAINTAIN ACCESS DURING CONSTRUCTION. WORK IS SUBSIDIARY TO THE PERTINENT BID ITEMS.
2. SEE PLAN SHEET "DRIVEWAY DETAILS" FOR DRIVEWAY INFORMATION.
3. MAILBOXES SHOWN IN EXISTING LOCATION. LOCATE NEW MAILBOXES AS DIRECTED BY THE UNITED STATES POSTAL SERVICE.

Job No.	22-254.6
Scale (Hor.)	
Scale (Vert.)	
Date	
Checked By	
Drawn By	
Rev. No.	
Date	
Remarks	

SHEET EXH C

This document is released for the purpose of interim review under the authority of D. Myron Stacy, P.E. 102414 on May 21, 2025. It is not to be used for construction, bidding or permit purposes.

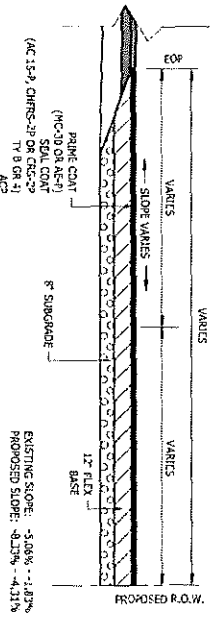
IMPROVEMENTS OUTSIDE EXISTING ROW
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX

K.C. ENGINEERING, INC.
CONSULTING ENGINEERS
705 HWY. 281 NORTH, PLAZA I, SUITE 103
MARBLE FALLS, TEXAS 78654
OFFICE: 830-693-5635 FAX: 830-693-9664
Email: info@kcengineering.com
REGISTRATION # F-000977

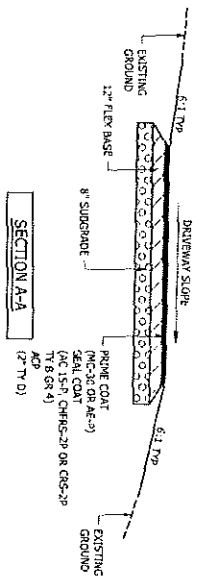
EXHIBIT "B" (PAGE 2 OF 2)

N.T.S

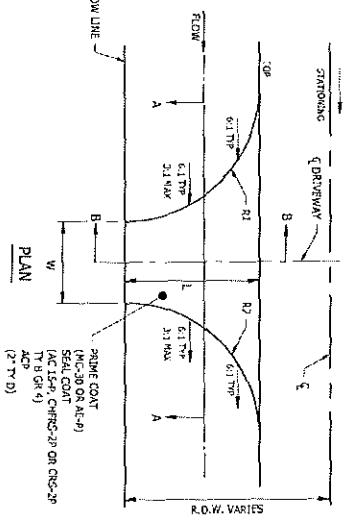
DRIVEWAY DETAILS



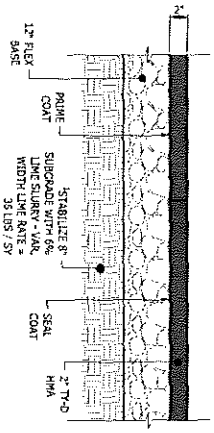
SECTION B-B



SECTION A-A



PLAN



ASPHALT DRIVEWAY SECTION

THE RATE SHOWN FOR LIME TREATMENT IS FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL LIME TREATMENT RATE SHALL BE DETERMINED BY TESTING OF SUBGRADE MATERIAL ENCOUNTERED.

NOTE:
DRIVEWAY EXCAVATION AND EMBANKMENT ARE CONSIDERED SUBSIDIARY TO THE PERTINENT BID ITEMS.

811 Know what's below. Call before you dig.

Job No. 22-2545	Scale (Hor.)		
Date	Checked By	Drawn By	
Rev. No.	Date	Remarks	

SHEET 13.1

DRIVEWAY DETAILS
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX

K.C. ENGINEERING, INC.
CONSULTING ENGINEERS
705 HWY. 281 NORTH, PLAZA I, SUITE 103
MARBLE FALLS, TEXAS 78654
OFFICE: 830-693-5635 FAX: 830-693-9564
Email: info@kcengineering.com
REGISTRATION # F-000977

Commissioners Court - Regular Session **65.**

Meeting Date: 07/15/2025

The Place Subdivision- Possession and Use Agreements

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on Possession and Use Agreements for Construction and Roadway Improvement Purposes (Future Donation) with Timothy S. and Patricia Tarbell to acquire 0.1983 AC and with Tamara S. Kazda to acquire 0.097 AC required as right of way on the Skyview Bridge Project. Funding Source: Road & Bridge P708

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 11:37 AM
Charlie Crossfield (Originator)	Don Childs	07/10/2025 12:09 PM
Form Started By: Don Childs		Started On: 07/10/2025 10:41 AM
Final Approval Date: 07/10/2025		

POSSESSION AND USE AGREEMENT FOR CONSTRUCTION AND ROADWAY IMPROVEMENT PURPOSES (FUTURE DONATION)

STATE OF TEXAS	§	
	§	Parcel No.: 1
COUNTY OF WILLIAMSON	§	Project: Skyview Bridge

This Possession and Use Agreement For Transportation/Utility Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** (the "County"), and **TIMOTHY S. TARBELL and PATRICIA TARBELL** (the "Grantor" whether one or more), grants to the County, its contractors, agents and all others deemed necessary by the County, an irrevocable right to possession and use of portions of the Grantor's property for the purpose of constructing the Skyview Drive Bridge, culverts, and roadway improvement Project and related appurtenances and utility relocations (the "Roadway and Bridge Construction Project"). The property subject to this Agreement is described more fully in field notes, plat map or other description (attached as "Exhibits "A-B") and made a part of this Agreement by reference (the "Property").

1. For the consideration from the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the County the right of entry and possession and use of the Property for the purpose of constructing the Skyview Drive Bridge, culverts, and roadway improvements along with utility adjustments and appurtenances thereto and the right to remove, replace, reinstall, and reconstruct any necessary and related improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing culvert, bridge, and roadway facilities and other work necessary to be performed in connection with the Roadway and Bridge Construction Project. This Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others reasonably deemed necessary by the County for the purpose of the Roadway and Bridge Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of the Skyview Drive Bridge, culverts, and roadway on the Property.

2. In full consideration of the County agreeing to construct the Roadway and Bridge Construction Project, and the Grantor agreeing to donate and convey the Property without additional compensation free and clear of monetary liens, and otherwise with the warranties and obligations under this Agreement, the County and Grantor agree to allow this irrevocable grant of possession and use of the Property for construction of the Roadway and Bridge Construction Project, until such time as such recorded donation conveyance Deed described herein is complete. The County will be entitled to take possession and use of the Property upon full execution and recording of this document by County in the Official Records of Williamson County. The parties agree that the conditions and representations in this Agreement represent adequate and full compensation for the possession and use and future donation Deed conveyance of the Property.

3. **Lien Release**. The parties further agree that Grantor shall attempt to secure a duly executed and acknowledged partial release of lien to the portion of the Property in Exhibit "A" prior to or simultaneously with the delivery of the donation Deed, for any lien disclosed in that certain title commitment numbered **GF T-183382 issued April 11, 2025** issued by Texas National Title, Inc., and any subsequent updates (the "Release").
4. The effective date of this Agreement will be the date on which the final required party executes the Agreement (the "Effective Date").

5. Grantor warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all liens, claims or encumbrances granted or permitted by Grantor against the Property from and after the Effective Date, unless caused or approved by the County.

6. Intentionally Deleted.

7. Intentionally Deleted.

8. Intentionally Deleted.

9. The purpose of this Agreement is to allow and require the County to proceed with its Roadway and Bridge Construction Project without delay and to allow the Grantor and Grantee to continue background preparation, approval and completion of final recording of the proposed Release, for ultimate conveyance of the Property by Donation Deed.

10. The undersigned Grantor agrees to pay as they become due, all unpaid ad valorem property taxes and special assessments assessed against Property as of the Effective Date.

11. Intentionally Deleted.

12. This Agreement is a covenant which shall run with the Property, and will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.

13. It is agreed the County will record this document.

14. Other Conditions: Within ten (10) days following the execution and recording of the Release, Grantor shall deliver to County a fully executed and acknowledged Deed in the form as shown in Exhibit "C" attached hereto, free and clear of all monetary liens and encumbrances not otherwise approved by County. If Grantor has not completed the recordation of a final Release for the right of way Property on or before December 31, 2025, then Grantor shall execute and deliver the Deed to County for conveyance of the Property within thirty (30) days following request from County, in the form attached hereto as Exhibit "C".

    County's use of the portion of the Property identified in Exhibit "B" shall further be subject to compliance with any of the required easement rights, terms, or limitations as described in the

proposed Temporary Construction Workspace Easement form attached hereto as Exhibit "D".

15. By its authorized signature below the following Tenants which have a leasehold interest in the Property hereby consent in all things to Grantee taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration (if any) recited herein:

Tenants: N/A

16. At no time during the possession of the Property by County for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land for its current uses, unless otherwise agreed to in writing in advance.

17. Upon execution of this Agreement, the County will immediately take all reasonable and necessary steps to proceed with approval and construction of the Roadway and Bridge Construction Project until completed.

[signature pages follow]

GRANTOR:

Timothy S. Tarbell

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on July 10, 2025 by Timothy S. Tarbell, in the capacity and for the purposes and consideration recited herein.

NOTARY PUBLIC STATE OF TEXAS
ELLEN ELIZABETH SCHNEIDER
Notary ID #132493283
My Commission Expires
May 26, 2028

Ellen Elizabeth Schneider

Notary Public, State of Texas

GRANTOR:

Patricia Tarbell

Patricia Tarbell

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on July 10, 2025 by Patricia Tarbell, in the capacity and for the purposes and consideration recited herein.

NOTARY PUBLIC STATE OF TEXAS
ELLEN ELIZABETH SCHNEIDER
Notary ID #132493283
My Commission Expires
May 26, 2028

Ellen Elizabeth Schneider

Notary Public, State of Texas

COUNTY:

WILLIAMSON COUNTY, TEXAS

By:_____

Steven Snell
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on _____ by Steven Snell, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

_____

Notary Public, State of Texas

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 0.1983 ACRE (8,639 SQ. FT.) PARCEL OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.606 ACRE TRACT OF LAND, BEING A PORTION OF LOT 7 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TIMOTHY S. TARBELL AND PATRICIA TARBELL, RECORDED JULY 28, 2015 IN DOCUMENT NO. 2015064665, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.1983 ACRE (8,639 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the existing centerline of Starwood Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point also being a north corner of a called 2.909 acre tract of land, described as a portion of Lot 10, The Place, in a deed to Jan A. Hutchinson, recorded in Document No. 1997016441, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, South 87°05'06" West, with the existing centerline of Starwood Drive, also being the north line of said 2.909 acre tract, a distance of 71.40 feet to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner of said 2.606 acre tract, from which a magnail found bears South 87°05'06" West a distance of 3.28 feet;

THENCE, South 11°44'57" East, departing the existing centerline of said Starwood Drive, with the existing centerline of said Skyview Drive, also being the common line of said 2.606 acre tract and said 2.909 acre tract, a distance of **205.80 feet** to a magnail with washer stamped "SAM LLC" set** (Surface Coordinates: N=10,164,540.29 E=3,093,312.25) for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, continuing with the existing centerline of said Skyview Drive, same being the common line of said 2.606 acre tract and said 2.909 acre tract, the following two (2) courses and distances numbered 1-2:

1) **South 11°44'57" East**, a distance of **246.58 feet** to a magnail with washer stamped "EXACTA 1019373" found, and

2) **South 30°56'23" East**, a distance of **68.79 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, for the southwest corner of said 2.909 acre tract, same being the most westerly northwest corner of a called 1.00 acre tract, being a portion of Lot 28 of The Place, described as Tract 2, in a deed to Richard A. Guerrero and spouse, Barbara A. Howard, recorded in Document No. 1996063355, O.R.W.C.TX., also being the northeast corner of a called 5.38 acre tract of land described as Lot 21 and a portion of Lot 14 of The Place, in a deed to Tamara S. Kazda recorded in Document No. 2017039437, O.P.R.W.C.TX., also being the southeast corner of said 2.606 acre tract and the parcel described herein;

THENCE, departing the existing centerline of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, same being the common line of said 2.606 acre tract and said 5.38 acre tract, the following three (3) courses and distances numbered 3-5:

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 0.1983 ACRE (8,639 SQ. FT.) PARCEL OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.606 ACRE TRACT OF LAND, BEING A PORTION OF LOT 7 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TIMOTHY S. TARBELL AND PATRICIA TARBELL, RECORDED JULY 28, 2015 IN DOCUMENT NO. 2015064665, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.1983 ACRE (8,639 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the existing centerline of Starwood Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point also being a north corner of a called 2.909 acre tract of land, described as a portion of Lot 10, The Place, in a deed to Jan A. Hutchinson, recorded in Document No. 1997016441, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, South 87°05'06" West, with the existing centerline of Starwood Drive, also being the north line of said 2.909 acre tract, a distance of 71.40 feet to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner of said 2.606 acre tract, from which a magnail found bears South 87°05'06" West a distance of 3.28 feet;

THENCE, South 11°44'57" East, departing the existing centerline of said Starwood Drive, with the existing centerline of said Skyview Drive, also being the common line of said 2.606 acre tract and said 2.909 acre tract, a distance of **205.80 feet** to a magnail with washer stamped "SAM LLC" set** (Surface Coordinates: N=10,164,540.29 E=3,093,312.25) for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, continuing with the existing centerline of said Skyview Drive, same being the common line of said 2.606 acre tract and said 2.909 acre tract, the following two (2) courses and distances numbered 1-2:

1) **South 11°44'57" East**, a distance of **246.58 feet** to a magnail with washer stamped "EXACTA 1019373" found, and

2) **South 30°56'23" East**, a distance of **68.79 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, for the southwest corner of said 2.909 acre tract, same being the most westerly northwest corner of a called 1.00 acre tract, being a portion of Lot 28 of The Place, described as Tract 2, in a deed to Richard A. Guerrero and spouse, Barbara A. Howard, recorded in Document No. 1996063355, O.R.W.C.TX., also being the northeast corner of a called 5.38 acre tract of land described as Lot 21 and a portion of Lot 14 of The Place, in a deed to Tamara S. Kazda recorded in Document No. 2017039437, O.P.R.W.C.TX., also being the southeast corner of said 2.606 acre tract and the parcel described herein;

THENCE, departing the existing centerline of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, same being the common line of said 2.606 acre tract and said 5.38 acre tract, the following three (3) courses and distances numbered 3-5:

3) **South 50°17'07" West**, a distance of **6.41 feet** to a calculated point,

4) **South 18°17'00" West**, a distance of **2.19 feet** to a calculated point, and

5) **South 31°18'48" West**, a distance of **13.56 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set on the existing west right-of-way line of said Skyview Drive, for the most southerly southwest corner of the parcel described herein;

6) **THENCE, North 30°56'23" West,** departing the approximate centerline of said Spanish Oak Creek, same being the common line of said 2.606 acre tract and said 5.38 acre tract, with the existing west right-of-way line of said Skyview Drive, a distance of **28.13 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** for an ell corner of the parcel described herein;

THENCE, departing the existing west right-of-way line of said Skyview Drive, with the proposed west right-of-way line of said Skyview Drive, over and across said 2.606 acre tract, the following six (6) courses and distances numbered 7-12:

7) **South 59°03'50" West,** a distance of **10.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

8) **North 30°56'23" West,** a distance of **54.46 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set,

9) **North 11°44'57" West,** a distance of **121.51 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

10) **North 78°15'03" East,** a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** for an ell corner of the parcel described herein,

11) **North 11°44'57" West,** a distance of **89.89 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**, and

12) **North 78°15'03" East,** a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** on the existing west right-of-way line of said Skyview Drive, for an ell corner of the parcel described herein;

13) **THENCE, North 11°44'56" West,** with the existing west right-of-way line of said Skyview Drive, a distance of **40.25 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** for the northwest corner of the parcel described herein;

THIS SPACE INTENTIONALLY LEFT BLANK

14) **THENCE, North 78°15'03" East**, departing the existing west right-of-way line of said Skyview Drive, a distance of **20.00 feet** to the **POINT OF BEGINNING**, and containing 0.1983 acres (8,639 sq. ft.) of land, of which 0.1480 acres (6,448 sq. ft.) lie within an existing roadway easement.

This property description is accompanied by a separate plat of even date.

**Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:
All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

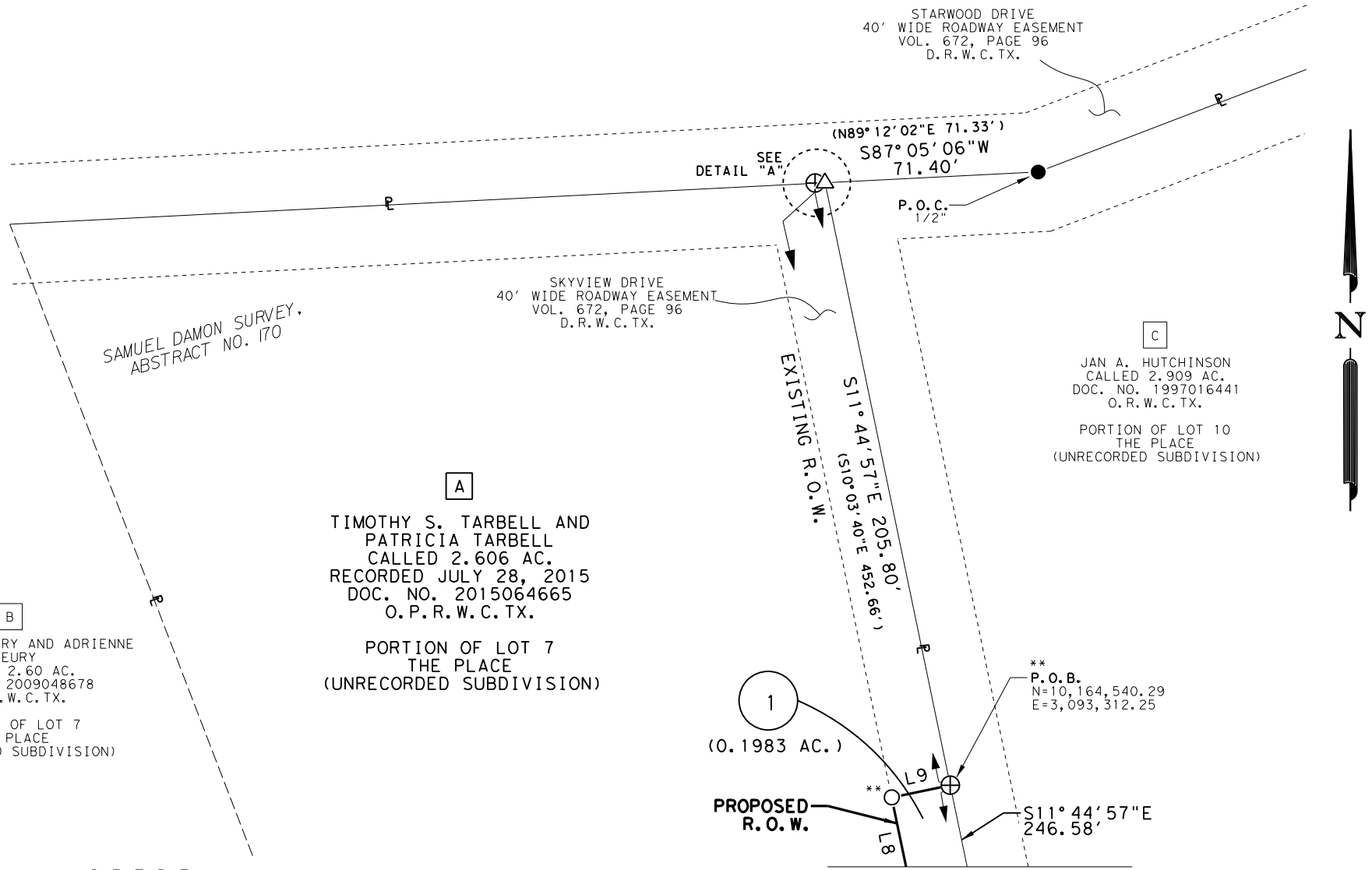
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 6/20/25

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300





LINE TABLE

LINE NO.	BEARING	DISTANCE
L8	N11°44'56"W	40.25'
L9	N78°15'03"E	20.00'

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

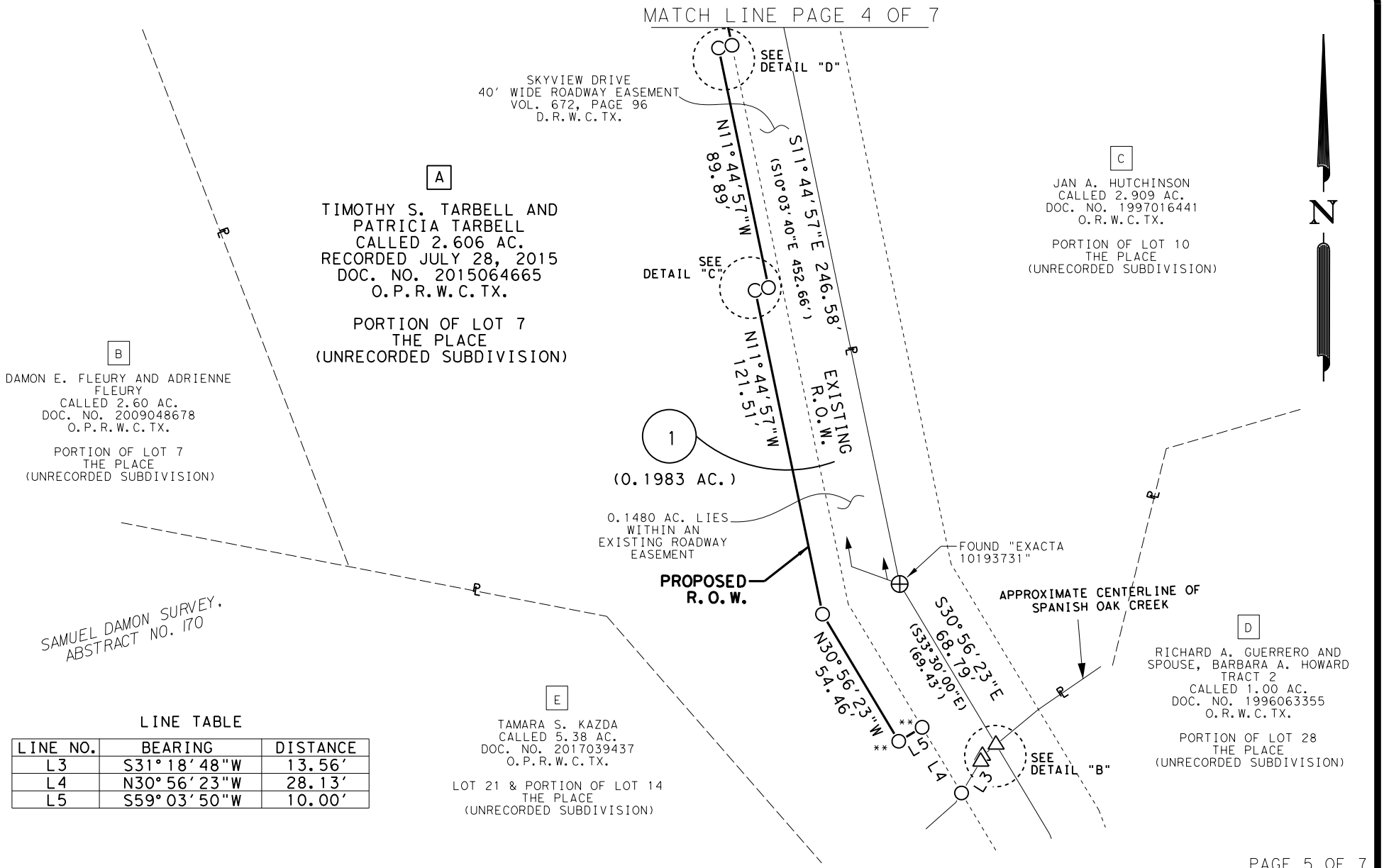
REF. FIELD NOTE NO. 51152

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 1\Parcel_1_Page_1.

EXISTING	2.606 AC.	ACQUIRE	0.1983 AC.	REMAINING	2.4077 AC. LEFT

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TIMOTHY S. TARBELL AND
PATRICIA TARBELL
PARCEL 1
0.1983 AC. (8,639 SQ. FT.)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L3	S31°18'48"W	13.56'
L4	N30°56'23"W	28.13'
L5	S59°03'50"W	10.00'

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

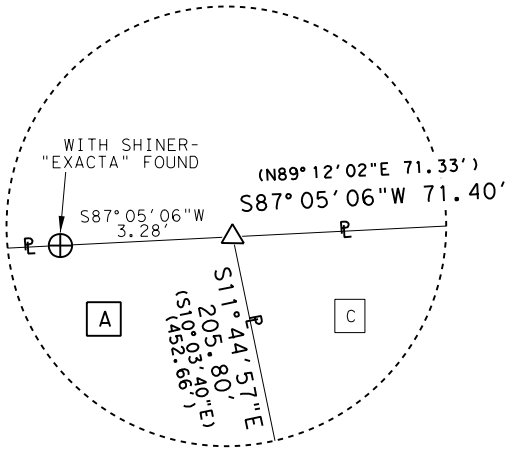
REF. FIELD NOTE NO. 51152

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 1\Parcel_1 Page_2

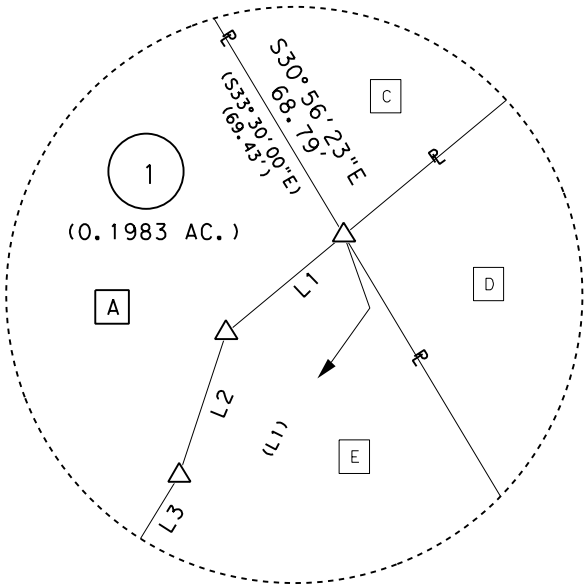
EXISTING	2.606 AC.	ACQUIRE	0.1983 AC.	REMAINING	2.4077 AC. LEFT

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Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

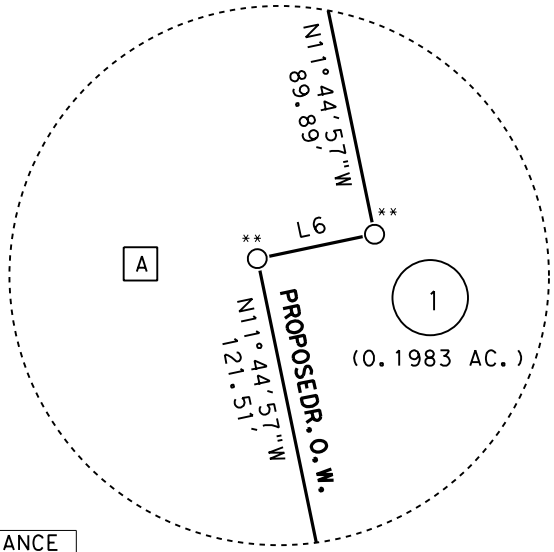
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TIMOTHY S. TARBELL AND
PATRICIA TARBELL
PARCEL 1
0.1983 AC. (8,639 SQ. FT.)



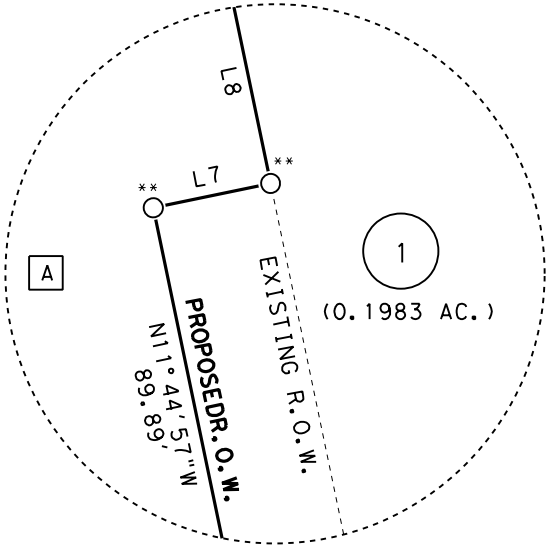
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S50°17'07"W	6.41'
(L1)	(57°33'00"W)	(80.62')
L2	S18°17'00"W	2.19'
L3	S31°18'48"W	13.56'
L6	N78°15'03"E	5.00'
L7	N78°15'03"E	5.00'
L8	N11°44'56"W	40.25'

REF. FIELD NOTE NO. 51152

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 1\Parcel_1 Page_2

EXISTING	2.606 AC.	ACQUIRE	0.1983 AC.	REMAINING	2.4077 AC. LEFT

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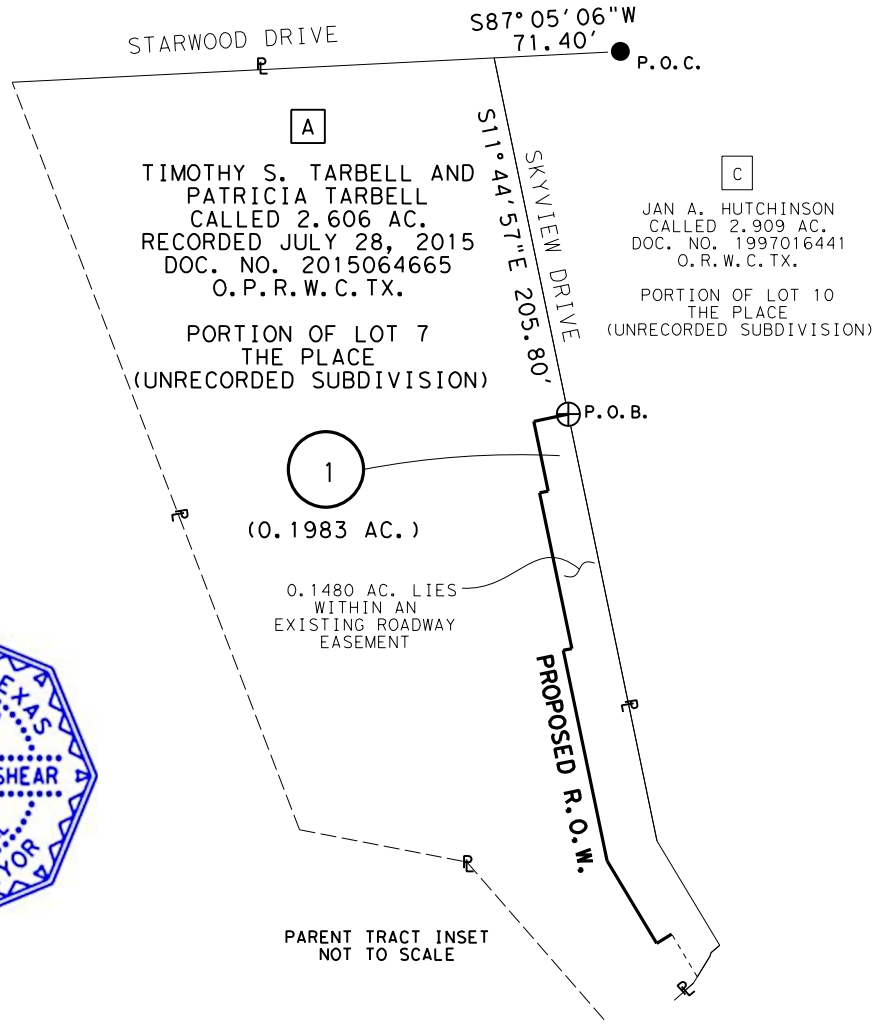
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TIMOTHY S. TARBELL AND
PATRICIA TARBELL
PARCEL 1
0.1983 AC. (8,639 SQ. FT.)

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL SET (UNLESS NOTED)
◎	COTTON SPINDLE SET
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
●	5/8" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
✖	"X" SCRIBED IN CONCRETE FOUND
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
---'---'	DISTANCE NOT TO SCALE
---/---	DEED LINE (COMMON OWNERSHIP)
— — — —	PROPERTY LINE
—·—·—	ABSTRACT/SURVEY LINE
- - - -	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY
▬▬▬	PARCEL LIMITS

N





NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

**UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REF. FIELD NOTE NO. 51152

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 1\Parcel_1 Page_2.

EXISTING	2.606 AC.	ACQUIRE	0.1983 AC.	REMAINING	2.4077 AC. LEFT

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

6/20/25
DATE

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(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TIMOTHY S. TARBELL AND
PATRICIA TARBELL
PARCEL 1
0.1983 AC. (8,639 SQ. FT.)

EXHIBIT “B”

PROPERTY DESCRIPTION FOR PARCEL 1E

DESCRIPTION OF A 0.1122 ACRE (4,889 SQ. FT.) EASEMENT LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.606 ACRE TRACT OF LAND, BEING A PORTION OF LOT 7 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TIMOTHY S. TARBELL AND PATRICIA TARBELL, RECORDED JULY 28, 2015 IN DOCUMENT NO. 2015064665, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.1122 ACRE (4,889 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the existing centerline of Starwood Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point also being a north corner of a called 2.909 acre tract of land, described as a portion of Lot 10, The Place, in a deed to Jan A. Hutchinson, recorded in Document No. 1997016441, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, **South 87°05'06" West**, with the existing centerline of Starwood Drive, also being the north line of said 2.909 acre tract, a distance of **71.40 feet** to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner of said 2.606 acre tract, from which a magnail found with a shiner stamped “EXACTA”, bears South 87°05'06" West a distance of 3.28 feet;

THENCE, South 11°44’57” East, departing the existing centerline of said Starwood Drive, with the existing centerline of said Skyview Drive, also being the common line of said 2.606 acre tract and said 2.909 acre tract, a distance of **205.80 feet** to a magnail with washer stamped “SAM LLC” set**;

THENCE, South 78°15’03” West, departing the existing centerline of said Skyview drive, also being the common line of said 2.606 acre tract and said 2.909 acre tract, a distance of **20.00 feet** to a 5/8” iron rod with aluminum cap stamped “WILLIAMSON COUNTY” set** on the west line of the existing right-of-way of said Skyview Drive,

THENCE, South 11°44’57” East, with the existing west line of said Skyview drive, a distance of **40.25 feet** to a 5/8” iron rod with aluminum cap stamped “WILLIAMSON COUNTY” set**;

THENCE, departing the existing west right-of-way line of said Skyview Drive, with the proposed west right-of-way line of said Skyview drive, over and across said 2.606 acre tract, the following two (2) courses and distances:

South 78°15'03" West, a distance of **5.00 feet** to a 5/8” iron rod with aluminum cap stamped “WILLIAMSON COUNTY” set**, and

South 11°44'57" East, a distance of **76.29 feet** to a calculated point (Surface Coordinates: N=10,164,421.10, E=3,093,311.50), for the northeast corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE, continuing with the proposed west line of said Skyview Drive, the following five (5) courses and distances numbered 1-5:

1) **South 11°44'57" East**, a distance of **13.60 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

2) **South 78°15'03" West**, a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

3) **South 11°44'57" East**, a distance of **121.51 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

4) **South 30°56'23" East**, a distance of **54.46 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, and

5) **North 59°03'37" East**, a distance of **10.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** on the existing west right-of-way line of said Skyview Drive;

6) **THENCE**, **South 30°56'23" East**, departing the proposed west right-of-way line of said Skyview Drive, with the existing west right-of-way line of said Skyview Drive, a distance of **28.13 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set on the approximate centerline of Spanish Oak Creek, same being the north line of a called 5.38 acre tract of land described as Lot 21 and a portion of Lot 14 of The Place, in a deed to Tamara S. Kazda recorded in Document No. 2017039437, O.P.R.W.C.TX., also being the south line of said 2.606 acre tract, for the southeast corner of the easement described herein;

THENCE, departing the existing west right-of-way line of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, same being the common line of said 2.606 acre tract and said 5.38 acre tract, the following three (3) courses and distances numbered 7-9:

7) **South 31°18'39" West**, a distance of **4.20 feet** to a calculated point,

8) **South 48°22'15" West**, a distance of **6.39 feet** to a calculated point, and

9) **South 48°56'23" West**, a distance of **20.32 feet** to a calculated point, for the southwest corner of the easement described herein;

THENCE, departing the approximate centerline of said Spanish Oak Creek, same being the common line of said 5.38 acre tract and said 2.606 acre tract, over and across said 2.606 acre tract, the following three (3) courses and distances numbered 10-12:

10) **North 30°56'23" West**, a distance of **92.68 feet** to a calculated point,

11) **North 11°44'57" West**, a distance of **138.49 feet** to a calculated point, for the northwest corner of the easement described herein, and

12) **North 78°15'03" East**, a distance of **25.00 feet** to the **POINT OF BEGINNING**, and containing 0.1122 acres (4,889 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

**Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:
All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

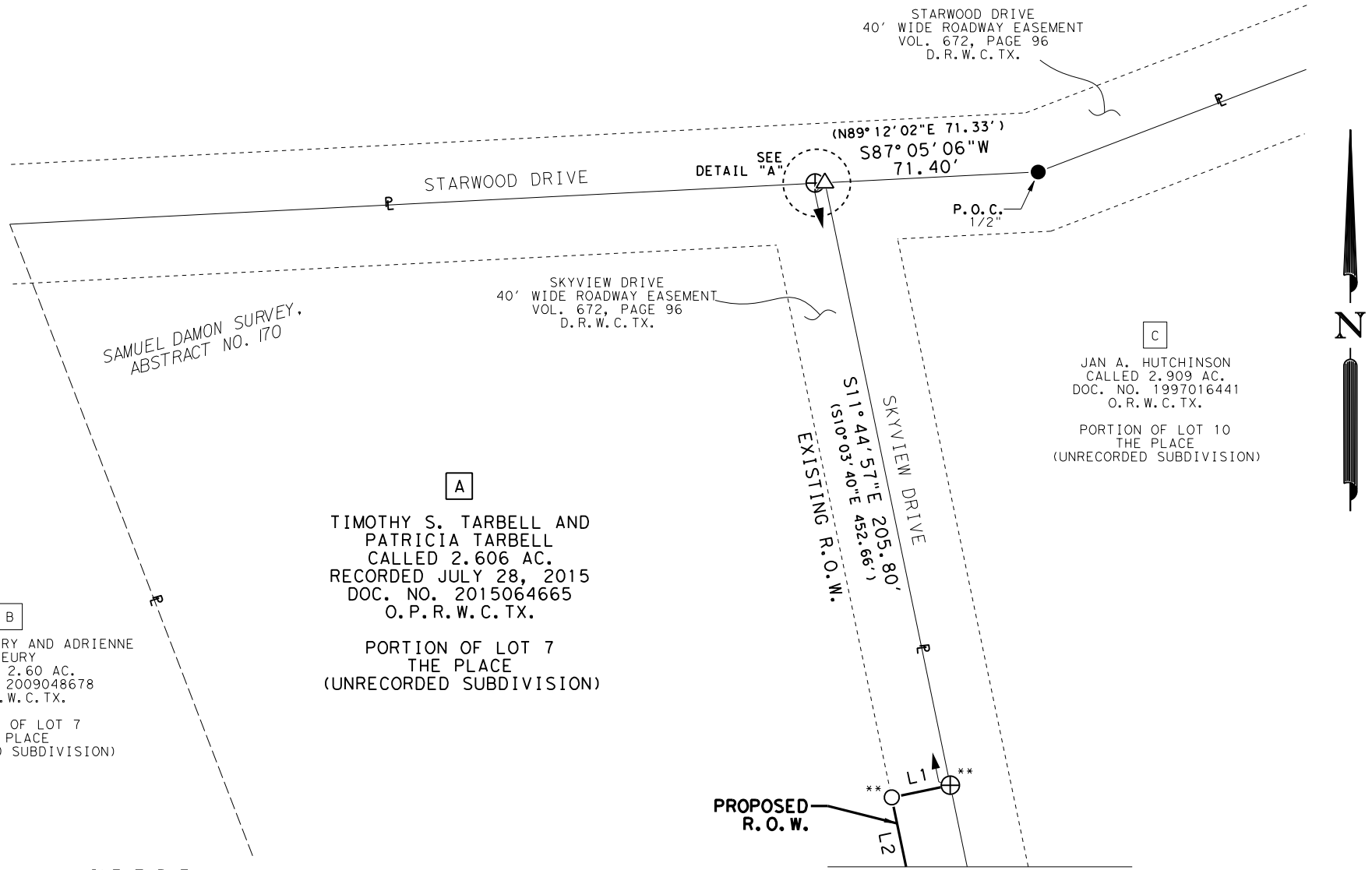
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 6/20/25

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S78°15'03"W	20.00'
L2	S11°44'57"E	40.25'

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

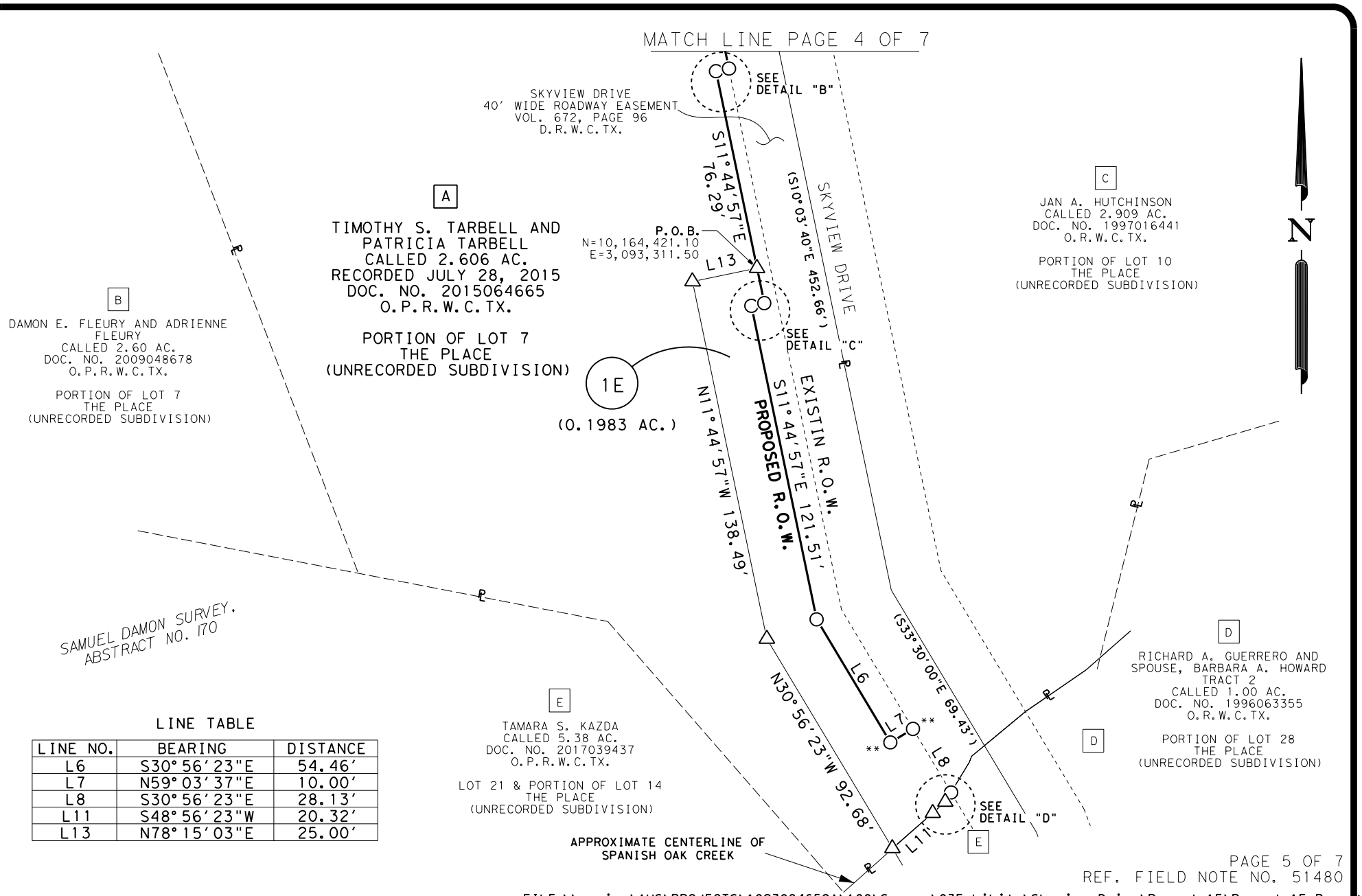
REF. FIELD NOTE NO. 51480

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 1E\Parcel_1E_Page_

EXISTING	2.606 AC.	ACQUIRE	0.0000 AC.	REMAINING	2.606 AC.

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Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TIMOTHY S. TARBELL AND
PATRICIA TARBELL
PARCEL 1E
0.1122 AC. (4,889 SQ. FT.)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L6	S30°56'23"E	54.46'
L7	N59°03'37"E	10.00'
L8	S30°56'23"E	28.13'
L11	S48°56'23"W	20.32'
L13	N78°15'03"E	25.00'

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

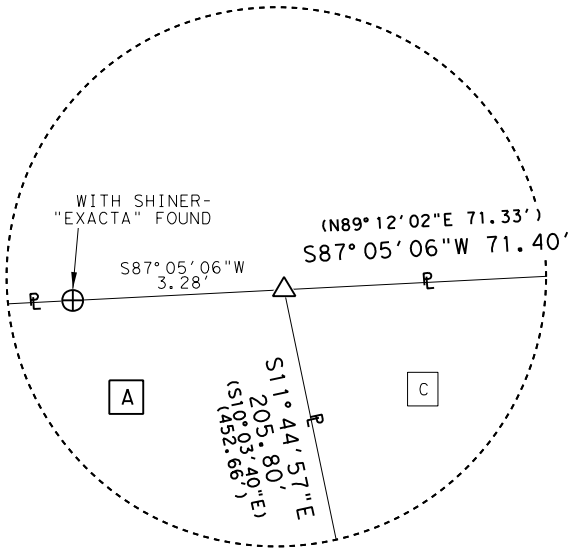
PAGE 5 OF 7
REF. FIELD NOTE NO. 51480

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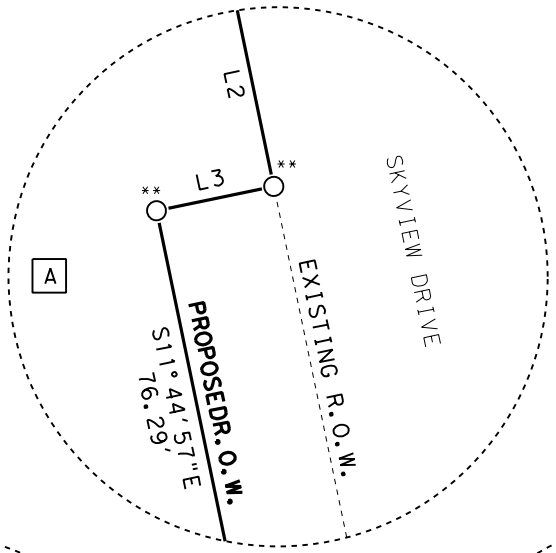
EXISTING	2.606 AC.	ACQUIRE	0.0000 AC.	REMAINING	2.606 AC.

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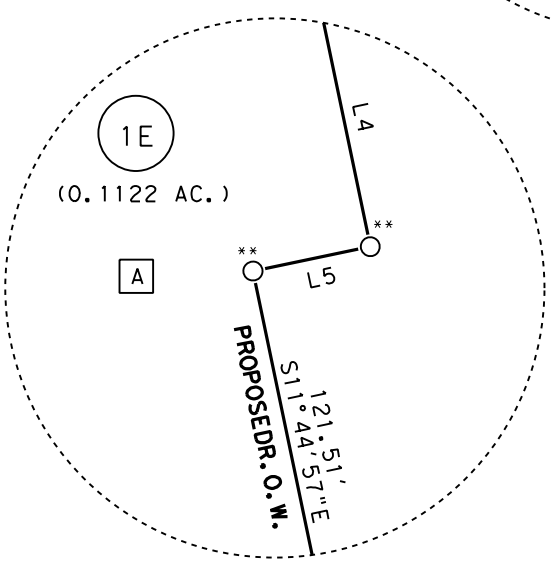
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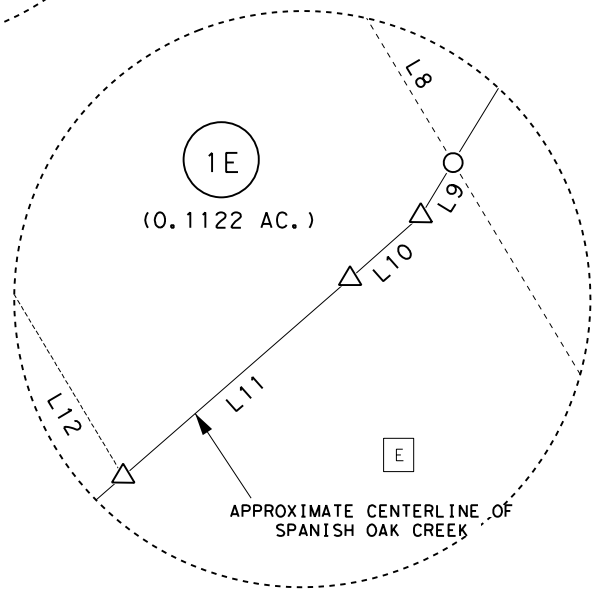
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	S11°44'57"E	40.25'
L3	S78°15'03"W	5.00'
L4	S11°44'57"E	13.60'
L5	S78°15'03"W	5.00'
L8	S30°56'23"E	28.13'
L9	S31°18'39"W	4.20'
L10	S48°22'15"W	6.39'
L11	S48°56'23"W	20.32'
L12	N30°56'23"W	92.68'

REF. FIELD NOTE NO. 51480

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 1E\Parcel_1E_Page

EXISTING	2.606 AC.	ACQUIRE	0.000 AC.	REMAINING	2.606 AC.

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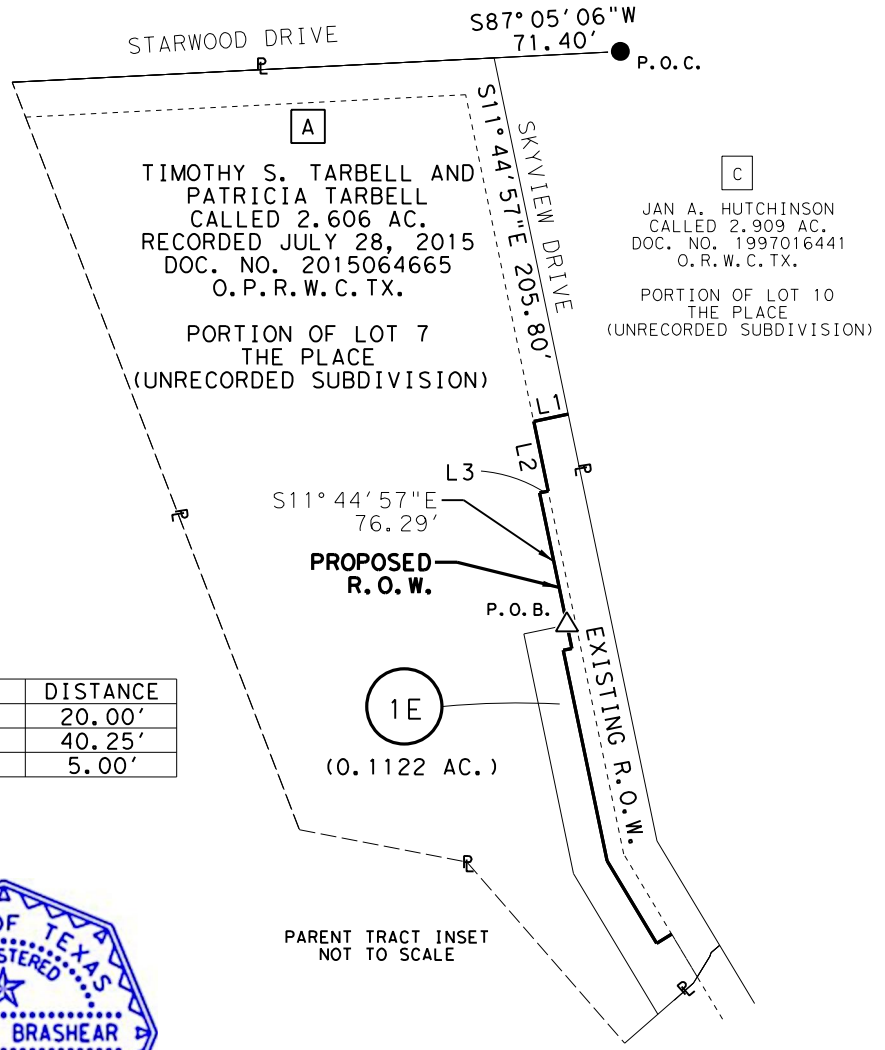
LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL SET (UNLESS NOTED)
◎	COTTON SPINDLE SET
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
●	5/8" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
✖	"X" SCRIBED IN CONCRETE FOUND
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
---?---	DISTANCE NOT TO SCALE
---Z---	DEED LINE (COMMON OWNERSHIP)
— — — —	PROPERTY LINE
—·—·—	ABSTRACT/SURVEY LINE
- - - -	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY
▬▬▬	PARCEL LIMITS

N

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S78°15'03"W	20.00'
L2	S11°44'57"E	40.25'
L3	S78°15'03"W	5.00'



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

**UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

6/20/25

DATE

REF. FIELD NOTE NO. 51480

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 1E\Parcel_1E_Page

EXISTING	2.606 AC.	ACQUIRE	0.0000 AC.	REMAINING	2.606 AC.

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TEMPORARY CONSTRUCTION
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TIMOTHY S. TARBELL AND
PATRICIA TARBELL
PARCEL 1E
0.1122 AC. (4,889 SQ. FT.)

Exhibit "C"

DONATION GENERAL WARRANTY DEED
The Place Subdivision (Unrecorded) Right of Way

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: TIMOTHY S. TARBELL and PATRICIA TARBELL

Grantor's Mailing Address (including county):

1670 Starwood Drive
Cedar Park, Texas 78613
Williamson County

Grantee: WILLIAMSON COUNTY, TEXAS

Grantee's Mailing Address (including county):

710 Main Street, Suite 101
Attention: County Auditor
Georgetown, Texas 78626
Williamson County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

All of that certain 0.1983 acre (8,693 square foot) tract of land located in the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein **(Parcel 1).**

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any encroachments or overlapping of improvements; and taxes following the date of this Deed, the payment of which Grantee assumes.

By acceptance of this Deed, Grantee acknowledges that Grantor may have landscape or other improvements existing on the Property as of the date of this Deed, and Grantee shall to the extent reasonably possible not disturb those improvements, but Grantee shall also not otherwise have any obligation or responsibility to rebuild, replace, repair, reconstruct or otherwise maintain any such existing improvements.

Grantee acknowledges that donation of the Property to the Grantee by Grantor may cause individual Lots within The Place Subdivision (Unrecorded) to fall below two acres. Grantee further acknowledges the donation of the Property was requested and initiated by the Grantee for the public purpose of right-of-way acquisition and public roadway use and that any lot within The Place Subdivision that was at least two acres prior to the donation of the Property shall be deemed in compliance of any two acre minimum requirement in any ordinances, restrictions, or other requirements promulgated by the Grantee at the time of this action.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, donates, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular solely the portion of the Property which lies and is situated adjacent to any remaining property of Grantor and larger parcel out of which the Property was conveyed, to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

[signature pages follow]

GRANTOR:

_____
Timothy S. Tarbell

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

The instrument was acknowledged before me on _____, 2025 by Timothy S. Tarbell, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

GRANTOR:

_____

Patricia Tarbell

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

The instrument was acknowledged before me on _____, 2025 by Patricia Tarbell, in the capacity and for the purposes and consideration recited herein.

_____

Notary Public, State of Texas

ACCEPTED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell, County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2025 by Steven Snell, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main Street
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main Street
Round Rock, Texas 78664

Exhibit "D"

TEMPORARY CONSTRUCTION WORKSPACE EASEMENT

Skyview Road Bridge Improvements

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON § **KNOW ALL MEN BY THESE PRESENTS:**

That TIMOTHY S. TARBELL and PATRICIA TARBELL, referred to as "Grantor", in consideration of $10.00 and other good and valuable consideration paid by WILLIAMSON COUNTY, TEXAS, ("GRANTEE") does hereby grant to GRANTEE, its agents, contractors, successors and assigns, a temporary construction workspace easement for the purpose of additional workspace and temporary storage of material and equipment to allow construction and installation of proposed bridge, road, sidewalk, grading and other necessary structures and related appurtenance construction ("Project"), all to be located within adjacent easements or right of way owned or possessed by GRANTEE, in, along, upon and across the property ("Property") located in the County of Williamson, State of Texas, more fully described in Exhibit "A" attached hereto and made a part hereof for any and all purposes. Construction of the Project improvements shall be in substantial compliance with the locations, plans, specifications and notes as shown in Exhibit "B" attached hereto and incorporated herein.

For the consideration above recited and the mutual covenants and conditions herein contained the parties further agree to the additional special provisions as follows: As part of the construction Project, GRANTEE shall cause any fencing located within the adjacent property donated to the County and required to be removed for construction as part of this Project to be relocated or reconstructed as closely as possible to the existing condition along the new property line of Grantor adjacent to the Property.

Following completion of work within the temporary construction workspace easement area described in Exhibit "A", if GRANTEE has removed or damaged improvements, or landscaping within said easement area or otherwise on Grantor's property, GRANTEE shall at its expense restore properties injured by GRANTEE's activities as closely as commercially possible to substantially the same condition as existed previous to GRANTEE's entry upon the particular property, taking into account the proposed modifications as described herein.

To the extent allowed by law, GRANTEE shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of GRANTEE's agents or employees in the course of their employment.

This Easement and License shall be in full force and effect at all times during the accomplishment and completion of the construction Project activities described above. Said Easement shall terminate and all use rights within land area shall revert to the Grantor, their heirs, and assigns, and all interest conveyed herein shall cease on the expiration of twelve (12) months from the issuance of Notice to Proceed for construction of the Project to contractors working within the temporary workspace area Property, or on the date of completion of construction of the Project activities described above, whichever occurs first. GRANTEE shall only remove any hardwood trees larger than 6 (six) inches in diameter from the temporary construction workspace easement areas if approved and determined by the County Engineer in advance to be necessary and required for reasonable access to the Property to carry out the purposes identified herein.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this ____day of _____, 2025.

GRANTOR:

_____
Timothy S. Tarbell

_____
Patricia Tarbell

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2025 by Timothy S. Tarbell, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2025 by Patricia Tarbell, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

ACCEPTED AND GREED:

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell
County Judge

Acknowledgement

State of Texas
County of Williamson

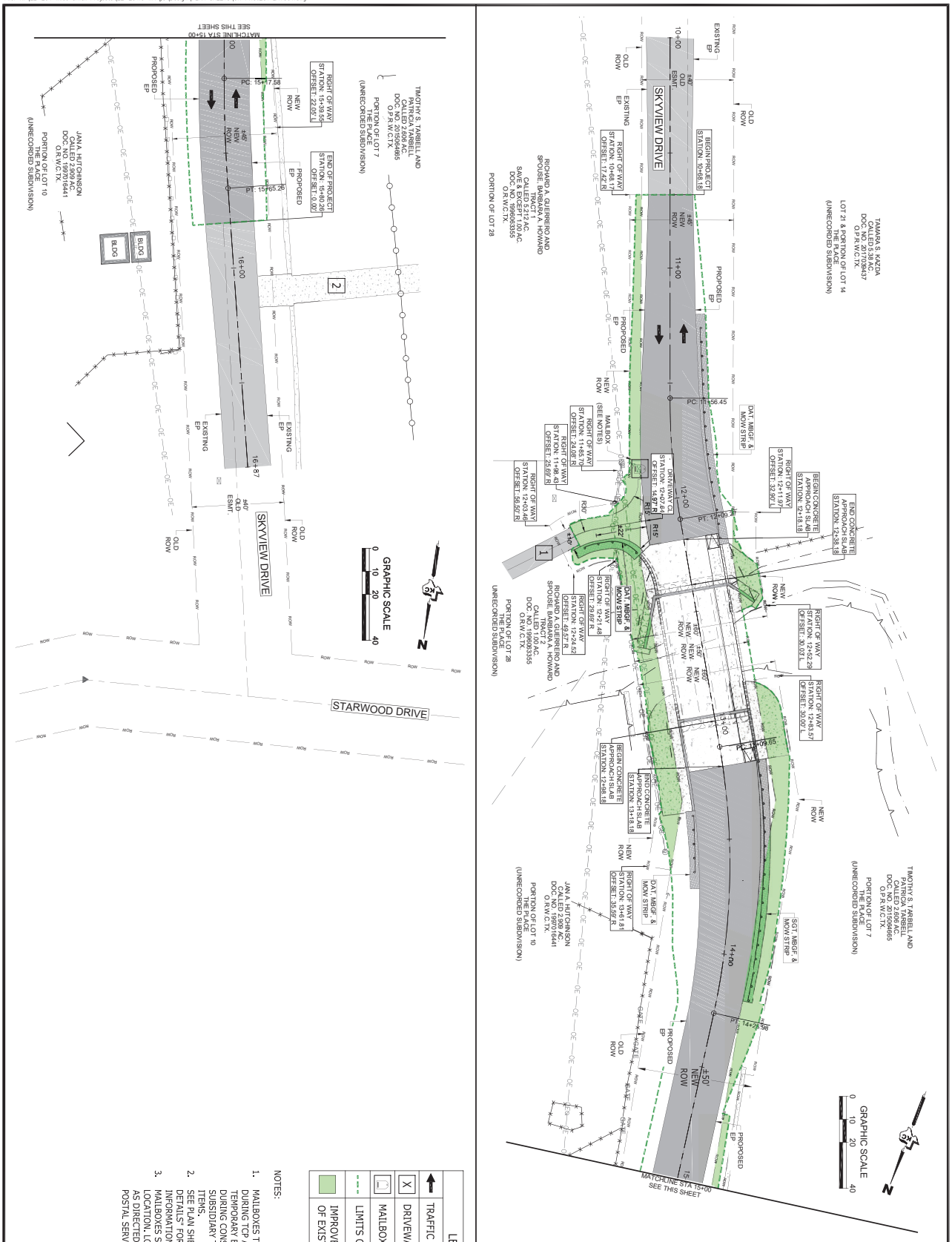
This instrument was acknowledged before me on _____ by Steven Snell, Williamson County, Judge, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public—State of Texas

After recording return to:

EXHIBIT "B" (PAGE 1 OF 2)

Date: May 21, 2025, 4:44pm User ID: Martin
File: K:\22-254 Waco Small Projects\22-254.5 WA #5\Design\PLAN SHEETS\5.1 PROJECT LAYOUT.dwg



LEGEND

	TRAFFIC FLOW
X	DRIVEWAY NUMBER
	MAILBOX
	LIMITS OF GRADING
	IMPROVEMENTS OUTSIDE OF EXISTING RIGHT OF WAY

NOTES:

1. MAILBOXES TO BE RELOCATED DURING TCP AND MOUNTED ON TEMPORARY BASE. MAINTAIN ACCESS DURING CONSTRUCTION. WORK IS SUBSIDIARY TO THE PERTINENT BID ITEMS.
2. SEE PLAN SHEET "DRIVEWAY DETAILS" FOR DRIVEWAY INFORMATION.
3. MAILBOXES SHOWN IN EXISTING LOCATION. LOCATE NEW MAILBOXES AS DIRECTED BY THE UNITED STATES POSTAL SERVICE.

SHEET EXH C

Job No.	Scale (Hor.):
22-254.5	Scale (Vert.):
Date:	Checked By: / Drawn By:

Rev. No.	Date	Remarks

This document is released for the purpose of interim review under the authority of D. Martin Stary, P.E. 102414 on May 21, 2025
It is not to be used for construction, bidding or permit purposes

IMPROVEMENTS OUTSIDE EXISTING ROW
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX

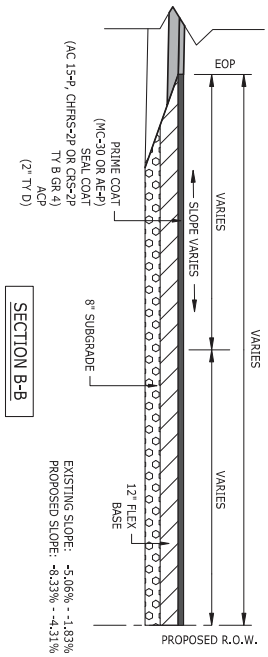
K.C. ENGINEERING, INC.
CONSULTING ENGINEERS
705 HWY. 281 NORTH, PLAZA I, SUITE 103
MARBLE FALLS, TEXAS 78654
OFFICE: 830-693-5635 FAX: 830-693-9664
Email: info @ kcengineering.com
REGISTRATION # F-000977

EXHIBIT "B" (PAGE 2 OF 2)

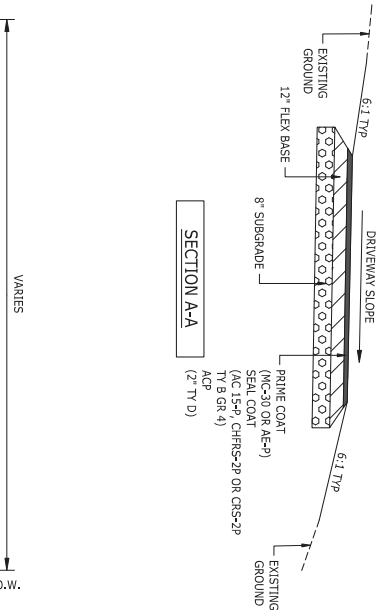
Date: May 06, 2025, 1:46pm User ID: brocktj
File: K:\22-254 Waco Small Projects\22-254.5 WA #5\Design\PLAN SHEETS\11.1 DRIVEWAY DETAILS.dwg

N.T.S

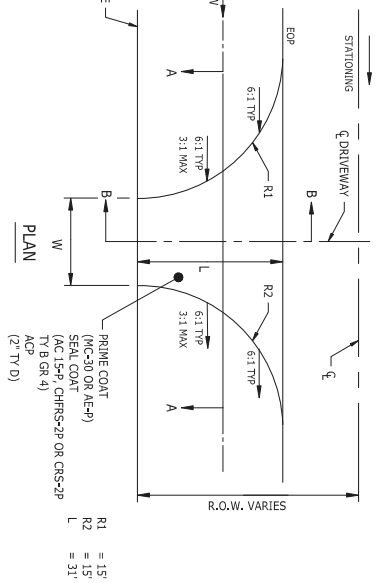
DRIVEWAY DETAILS



SECTION B-B

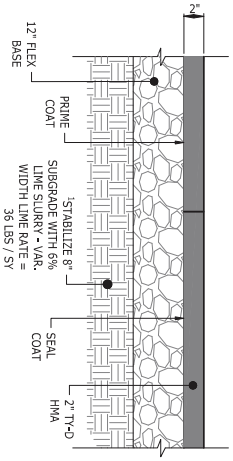


SECTION A-A



PLAN

ASPHALT DRIVEWAY SECTION



1THE RATE SHOWN FOR LIME TREATMENT IS FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL LIME TREATMENT RATE SHALL BE DETERMINED BY TESTING OF SUBGRADE MATERIAL ENCOUNTERED.

NOTE:

DRIVEWAY EXCAVATION AND EMBANKMENT ARE CONSIDERED SUBSIDIARY TO THE PERTINENT BID ITEMS.

811 Know what's below. Call before you dig.

Job No.	Scale (Hor.):
22-254.5	Scale (Vert.):
Date:	Checked By: / Drawn By:

Rev. No.	Date	Remarks

SHEET 13.1

May 06, 2025

DRIVEWAY DETAILS
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX

K.C. ENGINEERING, INC.
CONSULTING ENGINEERS
705 HWY. 281 NORTH, PLAZA I, SUITE 103
MARBLE FALLS, TEXAS 78654
OFFICE: 830-693-5635 FAX: 830-693-9664
Email: info @ kcengineering.com
REGISTRATION # F-000977

POSSESSION AND USE AGREEMENT FOR CONSTRUCTION AND ROADWAY IMPROVEMENT PURPOSES (FUTURE DONATION)

STATE OF TEXAS	§	
	§	Parcel No.: 4
COUNTY OF WILLIAMSON	§	Project: Skyview Bridge

This Possession and Use Agreement For Transportation/Utility Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** (the "County"), and **Tamara S. Kazda** (the "Grantor" whether one or more), grants to the County, its contractors, agents and all others deemed necessary by the County, an irrevocable right to possession and use of portions of the Grantor's property for the purpose of constructing the Skyview Drive Bridge, culverts, and roadway improvement Project and related appurtenances and utility relocations (the "Roadway and Bridge Construction Project"). The property subject to this Agreement is described more fully in field notes, plat map or other description (attached as "Exhibits "A-B") and made a part of this Agreement by reference (the "Property").

1. For the consideration from the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the County the right of entry and possession and use of the Property for the purpose of constructing the Skyview Drive Bridge, culverts, and roadway improvements along with utility adjustments and appurtenances thereto and the right to remove, replace, reinstall, and reconstruct any necessary and related improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing culvert, bridge, and roadway facilities and other work necessary to be performed in connection with the Roadway and Bridge Construction Project . This Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others reasonably deemed necessary by the County for the purpose of the Roadway and Bridge Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of the Skyview Drive Bridge, culverts, and roadway on the Property.

2. In full consideration of the County agreeing to construct the Roadway and Bridge Construction Project, and the Grantor agreeing to donate and convey the Property without additional compensation free and clear of monetary liens, and otherwise with the warranties and obligations under this Agreement, the County and Grantor agree to allow this irrevocable grant of possession and use of the Property for construction of the Roadway and Bridge Construction Project, until such time as such recorded donation conveyance Deed described herein is complete. The County will be entitled to take possession and use of the Property upon full execution and recording of this document by County in the Official Records of Williamson County. The parties agree that the conditions and representations in this Agreement represent adequate and full compensation for the possession and use and future donation Deed conveyance of the Property.

3. **Lien Release**. The parties further agree that Grantor shall attempt to secure a duly executed and acknowledged partial release of lien to the portion of the Property in Exhibit "A" prior to or simultaneously with the delivery of the donation Deed, for any lien disclosed in that certain title commitment numbered **GF T-183382 issued April 11, 2025** issued by Texas National Title, Inc., and any subsequent updates (the "Release").
4. The effective date of this Agreement will be the date on which the final required party executes the Agreement (the "Effective Date").

5. Grantor warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all liens, claims or encumbrances granted or permitted by Grantor against the Property from and after the Effective Date, unless caused or approved by the County.

6. Intentionally Deleted.

7. Intentionally Deleted.

8. Intentionally Deleted.

9. The purpose of this Agreement is to allow and require the County to proceed with its Roadway and Bridge Construction Project without delay and to allow the Grantor and Grantee to continue background preparation, approval and completion of final recording of the proposed Release, for ultimate conveyance of the Property by Donation Deed.

10. The undersigned Grantor agrees to pay as they become due, all unpaid ad valorem property taxes and special assessments assessed against Property as of the Effective Date.

11. Intentionally Deleted.

12. This Agreement is a covenant which shall run with the Property, and will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.

13. It is agreed the County will record this document.

14. Other Conditions: Within ten (10) days following the execution and recording of the Release, Grantor shall deliver to County a fully executed and acknowledged Deed in the form as shown in Exhibit "C" attached hereto, free and clear of all monetary liens and encumbrances not otherwise approved by County. If Grantor has not completed the recordation of a final Release for the right of way Property on or before December 31, 2025, then Grantor shall execute and deliver the Deed to County for conveyance of the Property within thirty (30) days following request from County, in the form attached hereto as Exhibit "C".

    County's use of the portion of the Property identified in Exhibit "B" shall further be subject to compliance with any of the required easement rights, terms, or limitations as described in the proposed Temporary Construction Workspace Easement form attached hereto as Exhibit "D".

15. By its authorized signature below the following Tenants which have a leasehold interest in the Property hereby consent in all things to Grantee taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration (if any) recited herein:

Tenants: N/A

16. At no time during the possession of the Property by County for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land for its current uses, unless otherwise agreed to in writing in advance.

17. Upon execution of this Agreement, the County will immediately take all reasonable and necessary steps to proceed with approval and construction of the Roadway and Bridge Construction Project until completed.

[signature pages follow]

GRANTOR:

Tamara S. Kazda

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on 7/10/2025 by Tamara S. Kazda, in the capacity and for the purposes and consideration recited herein.

MA GRACE R OLIVA
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-30-28
Notary ID # 135214621

Notary Public, State of Texas

MA GRACE R OLIVA
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-30-28
Notary ID # 135214621

COUNTY:

WILLIAMSON COUNTY, TEXAS

By:_____

Steven Snell
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on _____ by Steven Snell, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

_____

Notary Public, State of Texas

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 0.0970 ACRE (4,227 SQ. FT.) PARCEL OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.38 ACRE TRACT OF LAND, BEING LOT 21 AND A PORTION OF LOT 14 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TAMARA S. KAZDA, RECORDED MAY 3, 2017 IN DOCUMENT NO. 2017039437, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0970 ACRE (4,227 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a magnail found on the existing centerline of Stardust Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being the southwest corner of said 5.38 acre tract;

THENCE, North 68°56'01" East, with the existing centerline of said Stardust Drive, a distance of 479.79 feet to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Pg. 98, D.R.W.C.TX., for the southeast corner of said 5.38 acre tract, same being the southwest corner of a called 5.212 acre tract of land described as a portion of Lot 28, The Place, in a deed to Richard A. Guerrero and spouse, Barbara A. Howard, recorded in Document No. 1996063355, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, North 20°58'56" West, departing the existing centerline of said Stardust Drive, with the existing centerline of said Skyview Drive, a distance of 126.95 feet to a magnail with washer stamped "SAM LLC" set** (Surface Coordinates: N=10,164,060.30, E=3,093,473.79), for the southeast corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, South 69°01'04" West**, departing the existing centerline of said Skyview Drive, with the proposed west right-of-way line of said Skyview Drive, through the interior of the existing right-of-way of said Skyview Drive, a distance of **20.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** on the existing west right-of-way line of said Skyview Drive, for the southwest corner of the parcel described herein;

2) **THENCE, North 20°58'56" West,** with the proposed west right-of-way line of said Skyview Drive, same being the existing west right-of-way of said Skyview Drive, a distance of **137.77 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** for an ell corner of the parcel described herein;

THENCE, departing the existing west right-of-way of said Skyview Drive, with the proposed west right-of-way line of said Skyview Drive, over and across said 5.38 acre tract, the following three (3) courses and distances numbered 3-5:

3) **South 69°01'04" West,** a distance of **10.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**,

4) **North 20°59'03" West,** a distance of **16.76 feet** to a cotton spindle set**, and

5) **North 30°56'23" West,** a distance of **23.82 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in the approximate centerline of Spanish Oak Creek, same being the north line of said 5.38 acre tract and the south line of a called 2.606 acre tract of land described as a portion of Lot 7, The Place, in a deed to Timothy S. Tarbell and Patricia Tarbell, recorded in Document No. 2015064665 O.P.R.W.C.TX., for the northwest corner of the parcel described herein;

THENCE, departing the proposed west right-of-way line of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, the following five (5) courses and distances numbered 6-10:

6) **North 48°22'33" East**, a distance of **6.39 feet** to a calculated point,

7) **North 31°18'39" East,** a distance of **4.20 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set on the existing west right-of-way line of said Skyview Drive,

8) **North 31°18'48" East,** a distance of **13.56 feet** to a calculated point,

9) **North 18°17'00" East,** a distance of **2.19 feet** to a calculated point, and

10) **North 50°17'07" East,** a distance of **6.41 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, on the existing centerline of said Skyview Drive, for the southeast corner of said 2.606 acre tract, same being the northeast corner of said 5.38 acre tract and of the parcel described herein;

11) **THENCE, South 30°56'23" East,** with the existing centerline of said Skyview Drive, a distance of **38.30 feet** to a magnail with washer stamped "SAM LLC" set;

THIS SPACE INTENTIONALLY LEFT BLANK

12) **THENCE, South 20°58'56" East,** continuing with the existing centerline of said Skyview Drive, passing at a distance of **41.60 feet** a magnail with washer stamped "SURVTEX" found, continuing for a total distance of **157.14 feet** to the **POINT OF BEGINNING**, and containing 0.0970 acres (4,227 sq. ft.) of land, of which 0.0873 acres (3,801 sq. ft.) lie within an existing roadway easement.

This property description is accompanied by a separate plat of even date.

**Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:
All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

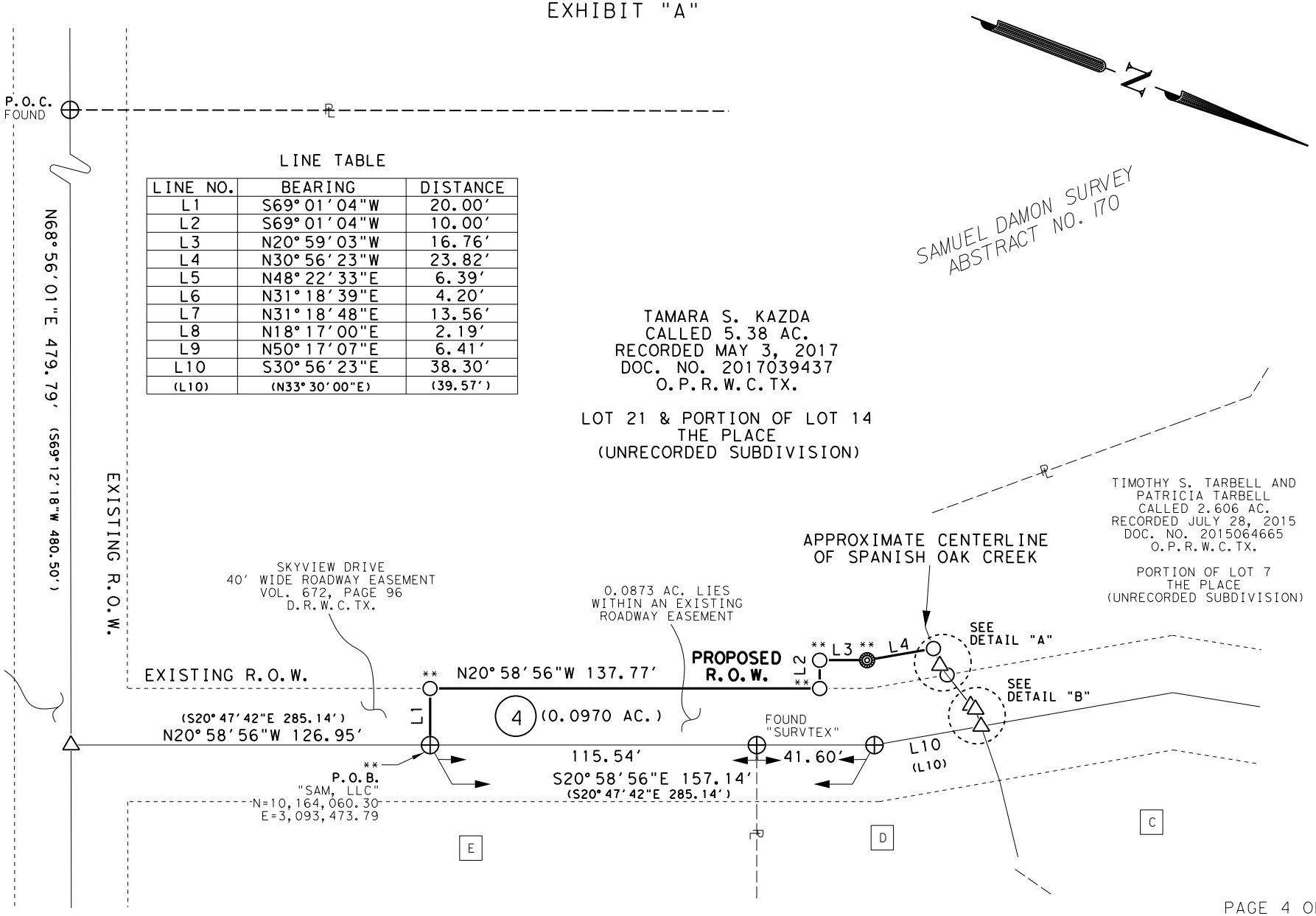
Scott C. Brashear 6/20/25

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



EXHIBIT "A"



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S69°01'04"W	20.00'
L2	S69°01'04"W	10.00'
L3	N20°59'03"W	16.76'
L4	N30°56'23"W	23.82'
L5	N48°22'33"E	6.39'
L6	N31°18'39"E	4.20'
L7	N31°18'48"E	13.56'
L8	N18°17'00"E	2.19'
L9	N50°17'07"E	6.41'
L10	S30°56'23"E	38.30'
(L10)	(N33°30'00"E)	(39.57')

SAMUEL DAMON SURVEY
ABSTRACT NO. 170

TAMARA S. KAZDA
CALLED 5.38 AC.
RECORDED MAY 3, 2017
DOC. NO. 2017039437
O.P.R.W.C.TX.

LOT 21 & PORTION OF LOT 14
THE PLACE
(UNRECORDED SUBDIVISION)

TIMOTHY S. TARBELL AND
PATRICIA TARBELL
CALLED 2.606 AC.
RECORDED JULY 28, 2015
DOC. NO. 2015064665
O.P.R.W.C.TX.

PORTION OF LOT 7
THE PLACE
(UNRECORDED SUBDIVISION)

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

REF. FIELD NOTE NO. 51145

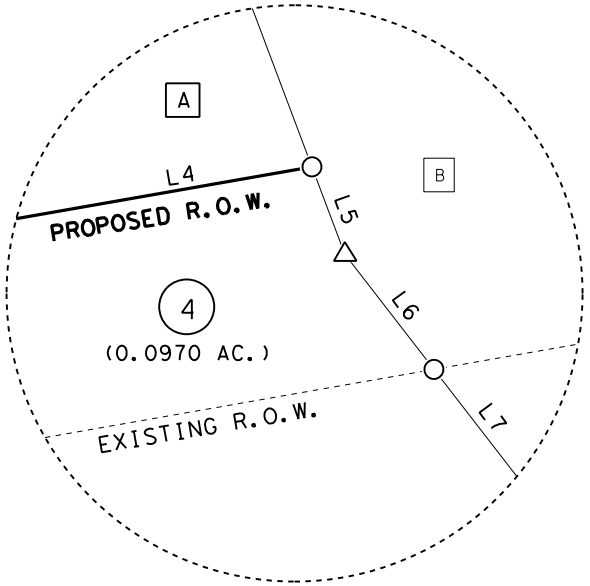
FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 4\Parcel 4.dgn

EXISTING	5.38 AC.	ACQUIRE	0.0970 AC.	REMAINING	5.2830 AC.

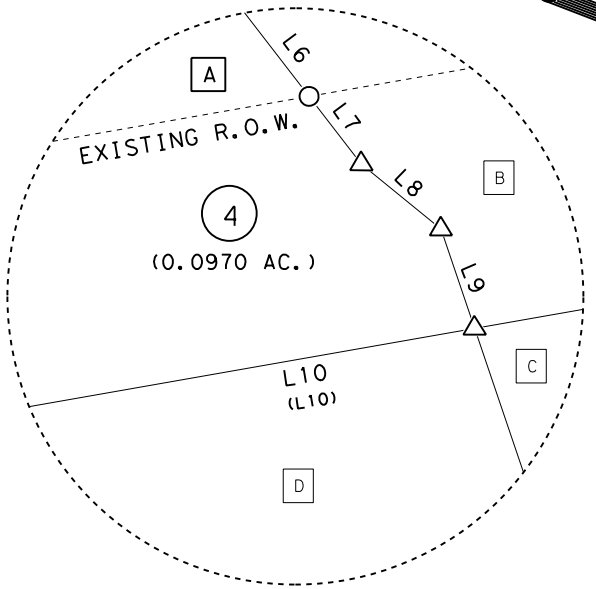
SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TAMARA S. KAZDA
PARCEL 4
0.0970 AC. (4,227 SQ. FT.)

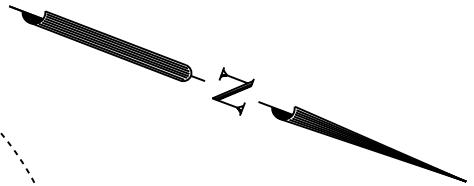
EXHIBIT "A"



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



A

TAMARA S. KAZDA
CALLED 5.38 AC.
RECORDED MAY 3, 2017
DOC. NO. 2017039437
O.P.R.W.C.TX.

LOT 21 & PORTION OF LOT 14
THE PLACE
(UNRECORDED SUBDIVISION)

B

TIMOTHY S. TARBELL AND
PATRICIA TARBELL
CALLED 2.606 AC.
RECORDED JULY 28, 2015
DOC. NO. 2015064665
O.P.R.W.C.TX.

PORTION OF LOT 7
THE PLACE
(UNRECORDED SUBDIVISION)

C

JAN A. HUTCHINSON
CALLED 2.909 AC.
RECORDED APRIL 16, 1997
DOC. NO. 1997016441
O.R.W.C.TX.

PORTION OF LOT 10
THE PLACE
(UNRECORDED SUBDIVISION)

D

1.00 AC.
DOC. NO. 1996063355
O.R.W.C.TX.

E

RICHARD A. GUERRERO AND
SPOUSE, BARBARA A. HOWARD
TRACT 1
CALLED 5.212 AC.
SAVE & EXCEPT
1.00 AC.
RECORDED DECEMBER 4, 1996
DOC. NO. 1996063355
O.R.W.C.TX.

PORTION OF LOT 28
THE PLACE
(UNRECORDED SUBDIVISION)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L4	N30°56'23"W	23.82'
L5	N48°22'33"E	6.39'
L6	N31°18'39"E	4.20'
L7	N31°18'48"E	13.56'
L8	N18°17'00"E	2.19'
L9	N50°17'07"E	6.41'
L10	S30°56'23"E	38.30'
(L10)	(N33°30'00"E)	(39.57')

REF. FIELD NOTE NO. 51145
FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 4\Parcel 4.dgn

EXISTING	5.38 AC.	ACQUIRE	0.0970 AC.	REMAINING	5.2830 AC.

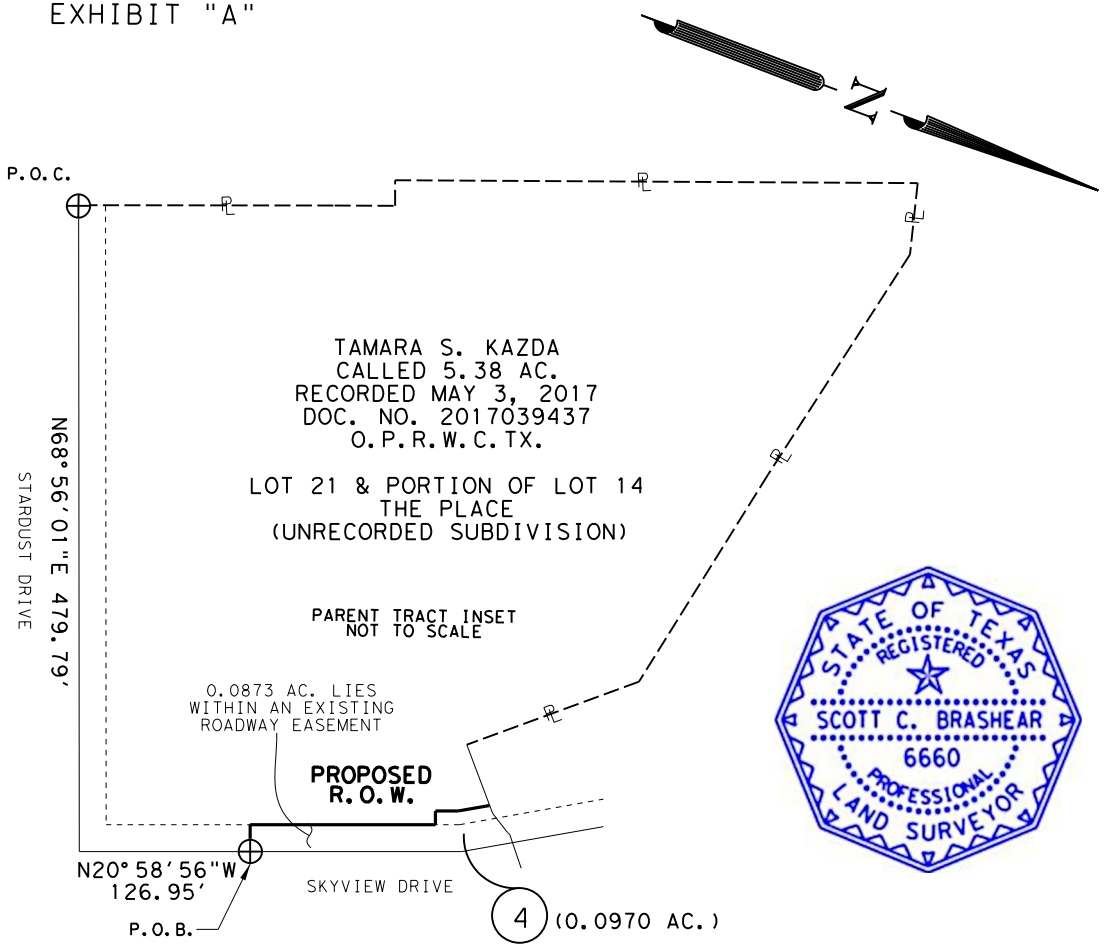
SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TAMARA S. KAZDA
PARCEL 4
0.0970 AC. (4,227 SQ. FT.)

EXHIBIT "A"

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL SET (UNLESS NOTED)
◎	COTTON SPINDLE SET
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
●	5/8" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
✖	"X" SCRIBED IN CONCRETE FOUND
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
---/------	DISTANCE NOT TO SCALE
-----------	DEED LINE (COMMON OWNERSHIP)
— — — — —	PROPERTY LINE
—·—·—·—	ABSTRACT/SURVEY LINE
- - - - - -	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY
▬▬▬	PARCEL LIMITS



STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

**UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear — 6/20/25

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

REF. FIELD NOTE NO. 51145

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 4\Parcel 4.dgn

EXISTING	5.38 AC.	ACQUIRE	0.0970 AC.	REMAINING	5.2830 AC.

SAM™
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Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TAMARA S. KAZDA
PARCEL 4
0.0970 AC. (4,227 SQ. FT.)

EXHIBIT "B"

PROPERTY DESCRIPTION FOR PARCEL 4E

DESCRIPTION OF A 0.0170 ACRE (741 SQ. FT.) EASEMENT LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.38 ACRE TRACT OF LAND, BEING LOT 21 AND A PORTION OF LOT 14 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO TAMARA S. KAZDA, RECORDED MAY 3, 2017 IN DOCUMENT NO. 2017039437, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0170 ACRE (741 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a magnail found on the existing centerline of Stardust Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being the southwest corner of said 5.38 acre tract;

THENCE, **North 68°56'01" East,** with the existing centerline of said Stardust Drive, a distance of **479.79** feet to a calculated point on the existing centerline of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Pg. 98, D.R.W.C.TX., for the southeast corner of said 5.38 acre tract, same being the southwest corner of a called 5.212 acre tract of land described as a portion of Lot 28, The Place, in a deed to Richard A. Guerrero and spouse, Barbara A. Howard, recorded in Document No. 1996063355, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, North 20°58'56" West, departing the existing centerline of said Stardust Drive, with the existing centerline of said Skyview Drive, also being the common line of said 5.212 acre tract and said 5.38 acre tract, a distance of **126.95 feet** to a magnail with washer stamped "SAM LLC" set**;

THENCE, South 69°01'04" West, departing the existing centerline of said Skyview Drive and common line of said 5.212 acre tract and said 5.38 acre tract, a distance of **20.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set** on the west line of the existing right-of-way of said Skyview Drive;

THENCE, North 20°58'56" West, with the existing west right-of-way of said Skyview Drive, a distance of **137.77 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set**;

THENCE, South 69°01'04" West, departing the existing west right-of-way of said Skyview Drive, a distance of **10.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,164,178.20, E=3,093,396.44) set** for the southeast corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE, over and across said 5.38 acre tract, the following three (3) courses and distances numbered 1-3:

1) **South 69°01'03" West,** a distance of **20.00 feet** to a calculated point, for the southwest corner of the described herein,

2) **North 20°58'57" West,** a distance of **15.01 feet** to a calculated point, and

3) **North 30°56'23" West,** a distance of **18.51 feet** to a calculated point in the approximate centerline of Spanish Oak Creek, same being the north line of said 5.38 acre tract and the south line of a called 2.606 acre tract of land described as a portion of Lot 7, The Place, in a deed to Timothy S. Tarbell and Patricia Tarbell, recorded in Document No. 2015064665 O.P.R.W.C.TX., for the northwest corner of the easement described herein;

4) **THENCE, North 48°56'23" East,** with the approximate centerline of said Spanish Oak Creek and common line of said 5.38 acre tract and said 2.606 acre tract, a distance of **20.32 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set on the proposed west right-of-way line of said Skyview Drive, for the northeast corner of the easement described herein;

THENCE, departing the approximate centerline of said Spanish Oak Creek, with the proposed west right-of-way line of said Skyview Drive, the following two (2) courses and distances numbered 5-6:

5) **South 30°56'23" East,** a distance of **23.82 feet** to a cotton spindle set**, and

6) **South 20°59'03" East,** a distance of **16.76 feet** to the **POINT OF BEGINNING**, and containing 0.0170 acres (741 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

**Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:
All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

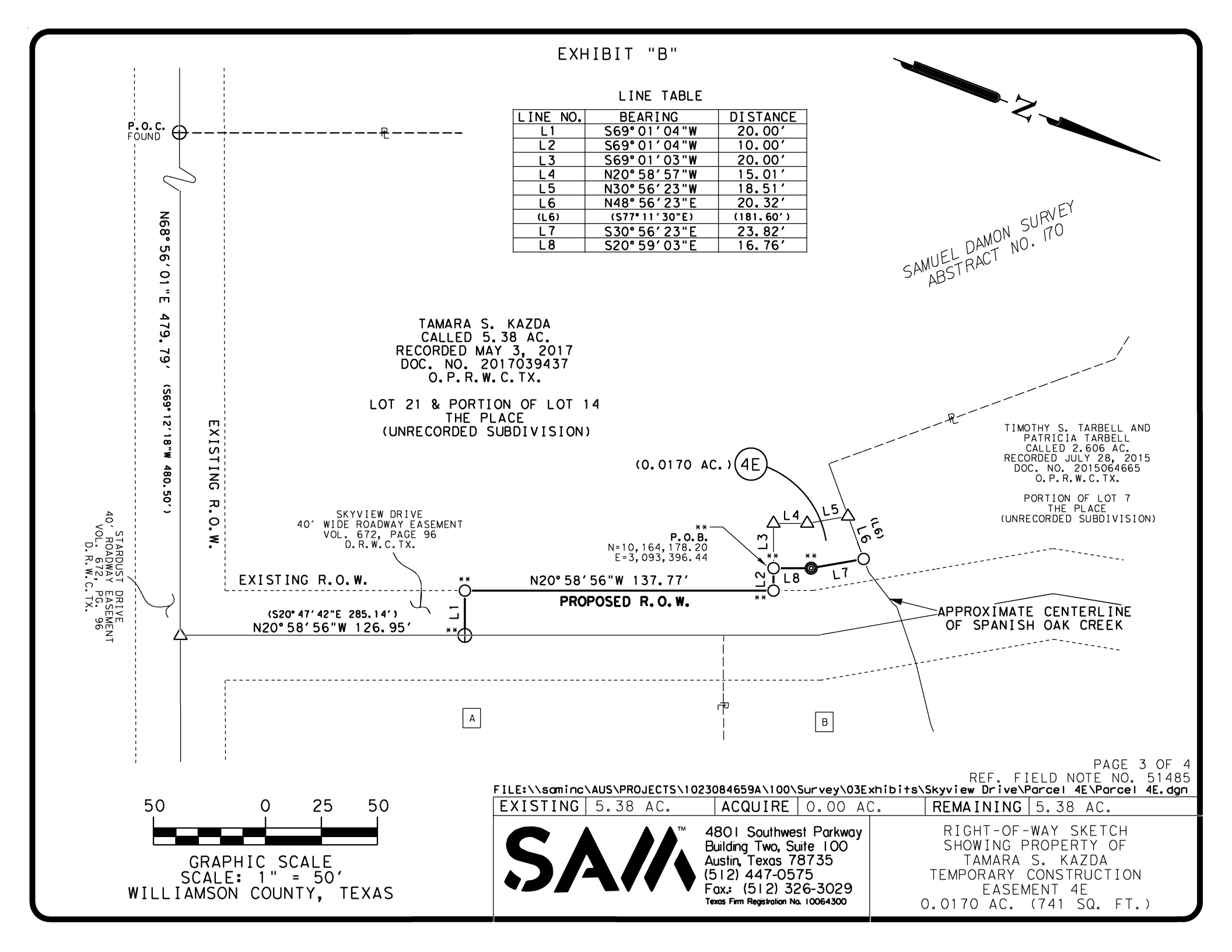
Scott C. Brashear 6/20/25

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



EXHIBIT "B"



REF. FIELD NOTE NO. 51485

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 4E\Parcel 4E.dgn

EXISTING	5.38 AC.	ACQUIRE	0.00 AC.	REMAINING	5.38 AC.

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TAMARA S. KAZDA
TEMPORARY CONSTRUCTION
EASEMENT 4E
0.0170 AC. (741 SQ. FT.)

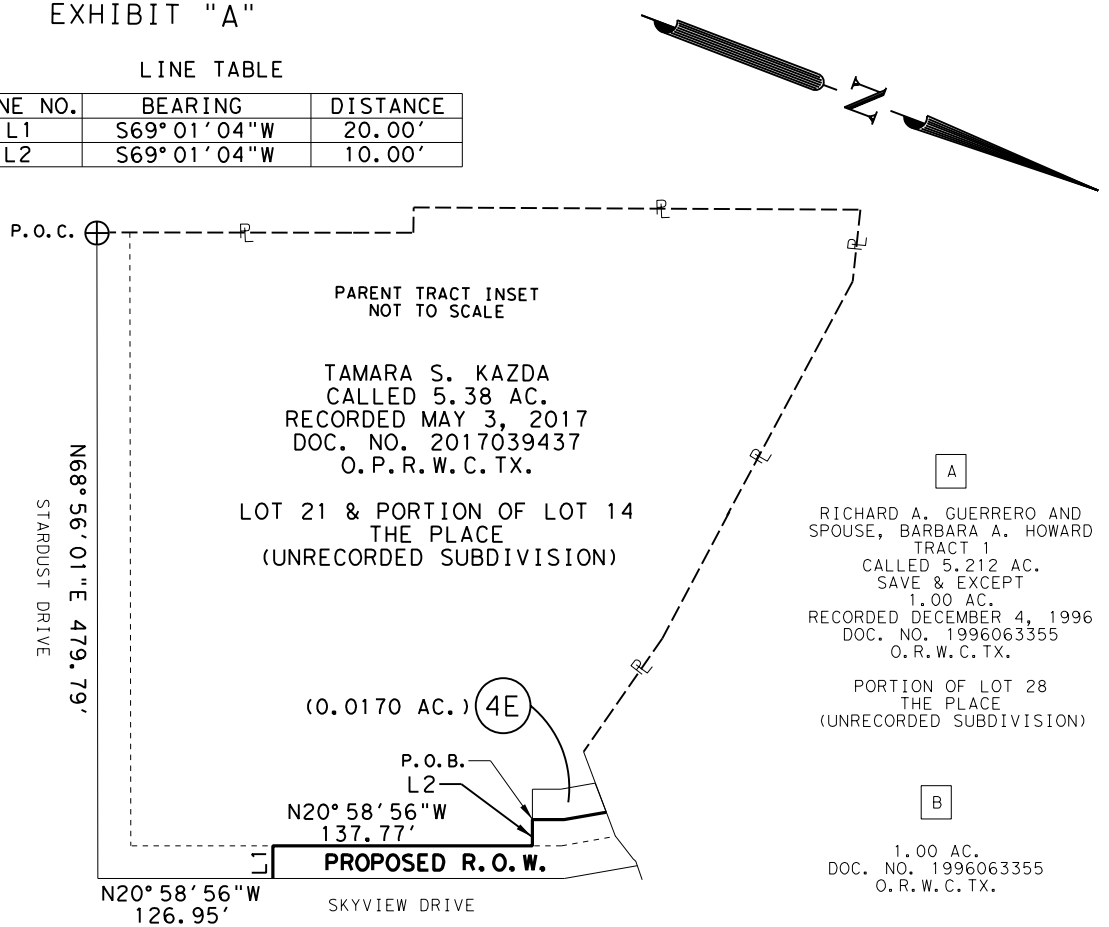
EXHIBIT "A"

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL SET (UNLESS NOTED)
◎	COTTON SPINDLE SET
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
●	5/8" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
✖	"X" SCRIBED IN CONCRETE FOUND
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
	DISTANCE NOT TO SCALE
	DEED LINE (COMMON OWNERSHIP)
	PROPERTY LINE
	ABSTRACT/SURVEY LINE
	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PARCEL LIMITS

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S69°01'04"W	20.00'
L2	S69°01'04"W	10.00'



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

**UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

6/20/25

DATE

REF. FIELD NOTE NO. 51485

FILE:\\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 4E\Parcel 4E.dgn

EXISTING	5.38 AC.	ACQUIRE	0.00 AC.	REMAINING	5.38 AC.

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
TAMARA S. KAZDA
TEMPORARY CONSTRUCTION
EASEMENT 4E
0.0170 AC. (741 SQ. FT.)

Exhibit "C"

DONATION GENERAL WARRANTY DEED
The Place Subdivision (Unrecorded) Right of Way

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 2025

Grantor: TAMARA S. KAZDA, a single person

Grantor's Mailing Address (including county):

1651 Stardust Dr.
Cedar Park, Texas 78613
Williamson County

Grantee: WILLIAMSON COUNTY, TEXAS

Grantee's Mailing Address (including county):

710 Main Street, Suite 101
Attention: County Auditor
Georgetown, Texas 78626
Williamson County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

All of that certain 0.0970 acre (4,227 square foot) tract of land located in the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein **(Parcel 4).**

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any encroachments or overlapping of improvements; and taxes following the date of this Deed, the payment of which Grantee assumes.

By acceptance of this Deed, Grantee acknowledges that Grantor may have landscape or other improvements existing on the Property as of the date of this Deed, and Grantee shall to the extent reasonably possible not disturb those improvements, but Grantee shall also not otherwise have any obligation or responsibility to rebuild, replace, repair, reconstruct or otherwise maintain any such existing improvements.

Grantee acknowledges that donation of the Property to the Grantee by Grantor may cause individual Lots within The Place Subdivision (Unrecorded) to fall below two acres. Grantee further acknowledges the donation of the Property was requested and initiated by the Grantee for the public purpose of right-of-way acquisition and public roadway use and that any lot within The Place Subdivision that was at least two acres prior to the donation of the Property shall be deemed in compliance of any two acre minimum requirement in any ordinances, restrictions, or other requirements promulgated by the Grantee at the time of this action.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, donates, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular solely the portion of the Property which lies and is situated adjacent to any remaining property of Grantor and larger parcel out of which the Property was conveyed, to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

[signature pages follow]

GRANTOR:

_____
Tamara S. Kazda

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

The instrument was acknowledged before me on _____, 2025 by Tamara S. Kazda, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

ACCEPTED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell, County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2025 by Steven Snell, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main Street
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Sheets & Crossfield, PLLC
Attorneys at Law
309 E. Main Street
Round Rock, Texas 78664

Exhibit "D"

TEMPORARY CONSTRUCTION WORKSPACE EASEMENT

Skyview Road Bridge Improvements

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON § **KNOW ALL MEN BY THESE PRESENTS:**

That TAMARA S. KAZDA, a single person, referred to as "Grantor", in consideration of $10.00 and other good and valuable consideration paid by WILLIAMSON COUNTY, TEXAS, ("GRANTEE") does hereby grant to GRANTEE, its agents, contractors, successors and assigns, a temporary construction workspace easement for the purpose of additional workspace and temporary storage of material and equipment to allow construction and installation of proposed bridge, road, sidewalk, grading and other necessary structures and related appurtenance construction ("Project"), all to be located within adjacent easements or right of way owned or possessed by GRANTEE, in, along, upon and across the property ("Property") located in the County of Williamson, State of Texas, more fully described in Exhibit "A" attached hereto and made a part hereof for any and all purposes. Construction of the Project improvements shall be in substantial compliance with the locations, plans, specifications and notes as shown in Exhibit "B" attached hereto and incorporated herein.

For the consideration above recited and the mutual covenants and conditions herein contained the parties further agree to the additional special provisions as follows: As part of the construction Project, GRANTEE shall cause any fencing located within the adjacent property donated to the County and required to be removed for construction as part of this Project to be relocated or reconstructed as closely as possible to the existing condition along the new property line of Grantor adjacent to the Property.

Following completion of work within the temporary construction workspace easement area described in Exhibit "A", if GRANTEE has removed or damaged improvements, or landscaping within said easement area or otherwise on Grantor's property, GRANTEE shall at its expense restore properties injured by GRANTEE's activities as closely as commercially possible to substantially the same condition as existed previous to GRANTEE's entry upon the particular property, taking into account the proposed modifications as described herein.

To the extent allowed by law, GRANTEE shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of GRANTEE's agents or employees in the course of their employment.

This Easement and License shall be in full force and effect at all times during the accomplishment and completion of the construction Project activities described above. Said Easement shall terminate and all use rights within land area shall revert to the Grantor, their heirs, and assigns, and all interest conveyed herein shall cease on the expiration of twelve (12) months from the issuance of Notice to Proceed for construction of the Project to contractors working within the temporary workspace area Property, or on the date of completion of construction of the Project activities described above, whichever occurs first. GRANTEE shall only remove any hardwood trees larger than 6 (six) inches in diameter from the temporary construction workspace easement areas if approved and determined by the County Engineer in advance to be necessary and required for reasonable access to the Property to carry out the purposes identified herein.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this ____day of _____, 2025.

GRANTOR:

_____
Tamara S. Kazda

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2025 by Tamara S. Kazda, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

ACCEPTED AND GREED:

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell
County Judge

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on _____ by Steven Snell, Williamson County, Judge, in the capacity and for the purposes and consideration recited herein.

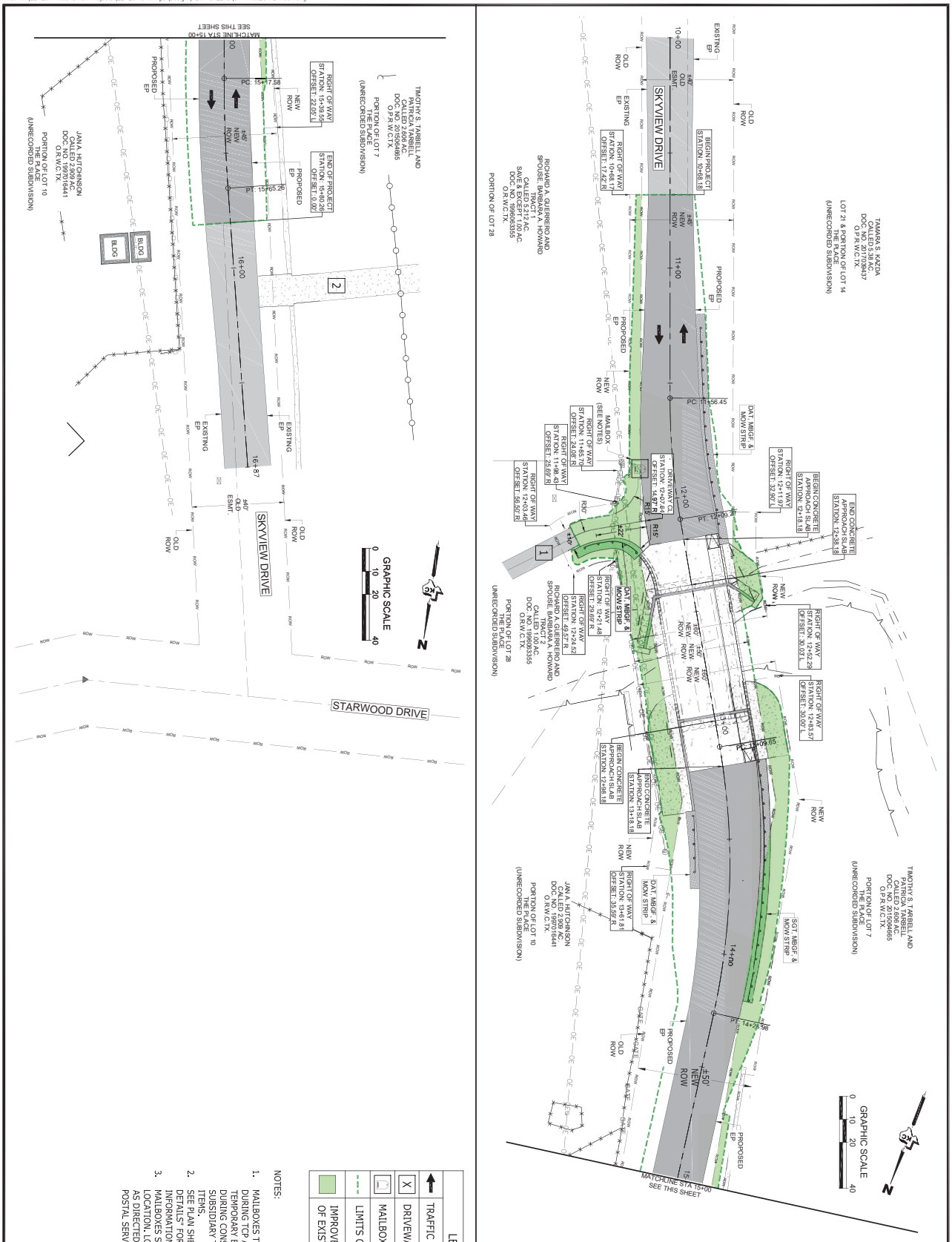
_____
Notary Public—State of Texas

After recording return to:

Sheets & Crossfield, PLLC
309 E. Main Street
Round Rock, Texas 78664

EXHIBIT "B" (PAGE 1 OF 2)

Date: May 21, 2025, 4:44pm User ID: Martin
File: K:\22-254 Waco Small Projects\22-254.5 WA #5\Design\PLAN SHEETS\5.1 PROJECT LAYOUT.dwg



LEGEND

	TRAFFIC FLOW
X	DRIVEWAY NUMBER
	MAILBOX
	LIMITS OF GRADING
	IMPROVEMENTS OUTSIDE OF EXISTING RIGHT OF WAY

NOTES:

1. MAILBOXES TO BE RELOCATED DURING TCP AND MOUNTED ON TEMPORARY BASE. MAINTAIN ACCESS DURING CONSTRUCTION. WORK IS SUBSIDIARY TO THE PERTINENT BID ITEMS.
2. SEE PLAN SHEET "DRIVEWAY DETAILS" FOR DRIVEWAY INFORMATION.
3. MAILBOXES SHOWN IN EXISTING LOCATION. LOCATE NEW MAILBOXES AS DIRECTED BY THE UNITED STATES POSTAL SERVICE.

SHEET EXH C

Job No.	Scale (Hor.):
22-254.5	Scale (Vert.):
Date:	Checked By: / Drawn By:

Rev. No.	Date	Remarks

This document is released for the purpose of interim review under the authority of D. Martin Stary, P.E. 102414 on May 21, 2025
It is not to be used for construction, bidding or permit purposes

IMPROVEMENTS OUTSIDE EXISTING ROW
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX

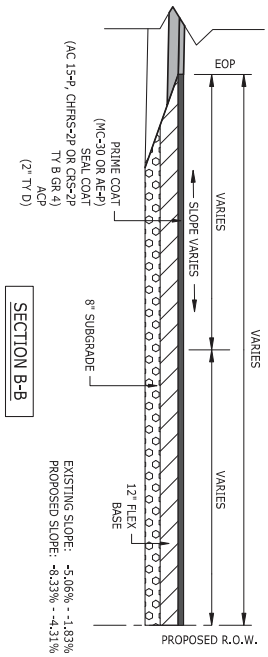
K.C. ENGINEERING, INC.
CONSULTING ENGINEERS
705 HWY. 281 NORTH, PLAZA I, SUITE 103
MARBLE FALLS, TEXAS 78654
OFFICE: 830-693-5635 FAX: 830-693-9664
Email: info @ kcengineering.com
REGISTRATION # F-000977

EXHIBIT "B" (PAGE 2 OF 2)

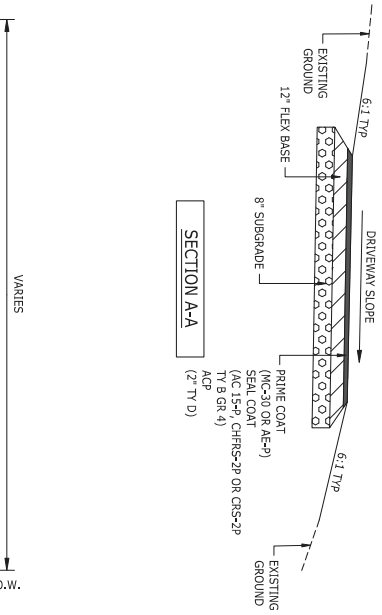
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N.T.S

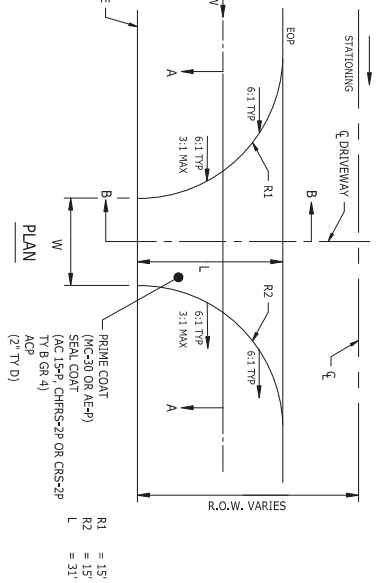
DRIVEWAY DETAILS



SECTION B-B

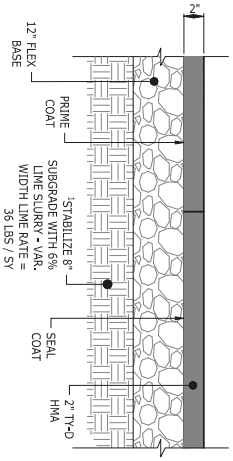


SECTION A-A



PLAN

ASPHALT DRIVEWAY SECTION



1THE RATE SHOWN FOR LIME TREATMENT IS FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL LIME TREATMENT RATE SHALL BE DETERMINED BY TESTING OF SUBGRADE MATERIAL ENCOUNTERED.

NOTE:

DRIVEWAY EXCAVATION AND EMBANKMENT ARE CONSIDERED SUBSIDIARY TO THE PERTINENT BID ITEMS.

811 Know what's below. Call before you dig.

Job No.	Scale (Hor.):
22-254.5	Scale (Vert.):
Date:	Checked By: / Drawn By:

Rev. No.	Date	Remarks

SHEET 13.1

May 06, 2025

DRIVEWAY DETAILS
SKYVIEW DRIVE
IMPROVEMENT PROJECT
WILLIAMSON COUNTY, TX

K.C. ENGINEERING, INC.
CONSULTING ENGINEERS
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Commissioners Court - Regular Session **66.**

Meeting Date: 07/15/2025

Executive Session

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Executive Session

Information

Agenda Item

Discuss the following real property matters pursuant to Texas Government Code Section 551.072:

1. Discuss the acquisition of 2.802-acres (Parcel 3) of right of way from Norma R. White, Aaron Keith White and Lance Alan White required for the CR 401 roadway project.
2. Discuss the acquisition of 2.492-acres of right of way from M. Reyna Trucking LLC. Required for the Chandler Road project.
3. Discuss the acquisition of 1.68-acres of right of way from Robert Pinner required for the Corridor J3 roadway project.
4. Discuss the acquisition of 71.951 AC of right of way from Davidson et al. (Parcels 11 parts 1-3) required for the Corridor C project.
5. Discuss the Skyview Bridge Project.
6. Discuss the acquisition of a real property site for the potential future site of the Williamson County Justice and Jail Complex.
7. Discuss the potential sale of County owned real property located at 303, 307, 311 and 312 S. Main Street, Georgetown Texas.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	07/10/2025 11:35 AM
Form Started By: Don Childs		Started On: 07/09/2025 03:14 PM
Final Approval Date: 07/10/2025		