AMENDMENT NO. 1 TO ConsensusDocs® 500

STANDARD AGREEMENT AND GENERAL CONDITIONS BETWEEN OWNER AND CONSTRUCTION MANAGER

(Where the Basis of Payment is a Guaranteed Maximum Price with an Option for Preconstruction Services)

October 08, 2024

Pursuant to Section 3.4 of the Agreement dated April 16, 2024 between the Owner, Brazos County and the Construction Manager, J.T. Vaughn Construction, LLC for Brazos County Medical Examiner's Office (the Project), the Owner and the Construction Manager desire to establish a Guaranteed Maximum Price ("GMP") for the Work. Therefore, the Owner and the Construction Manager agree as follows:

ARTICLE 1 GUARANTEED MAXIMUM PRICE

The Construction Manager's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Construction Manager's Fee as set forth in Section 7.3, is seven million, nine hundred three thousand, five hundred forty eight Dollars ($7,903,548).

The GMP is for the performance of the Work in accordance with the exhibits listed below, which are part of this Agreement.

EXHIBIT A: GMP 01 from the Construction Manager, dated 10/08/2024, 49 pages.

EXHIBIT B Brazos County DOL Wage Determination TX20240234, dated 07/12/2024, 6 pages.

ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is three hundred fifteen (315) Calendar Days after issuance of the Notice to Proceed.

ARTICLE 3 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work is: within sixty (60) Calendar Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents

ARTICLE 4 WAGES and SALARIES

Attention is particularly called to the requirement of paying not less than the prevailing wage rates specified in the Contract Documents. These rates are minimums to be paid during the life of the contract. It is therefore the responsibility of all vendors to inform themselves as to local labor conditions

ARTICLE 5 COMPLIANCE WITH LABOR STANDARDS PROVISIONS

All laborers and mechanics employed upon the work covered by this Contract shall be paid unconditionally and not less often than once each week, and without subsequent deduction or rebate on any account (except such payroll deductions as are made mandatory by law and such other payroll

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CONTENT SECURE ID: BD4A6C1B-A957

deductions as are permitted by the applicable regulations issued by the Secretary of Labor, United States Department of Labor, pursuant to the Anti-Kickback Act hereinafter identified), the full amount due at time of payment computed at wage rates not less than those contained in the wage determination decision of said Secretary of Labor (a copy of which is attached and herein incorporated by reference), regardless of any contractual relationship which may be alleged to exist between the Contractor or any subcontractor and such laborers and mechanics. All laborers and mechanics employed upon such work shall be paid in cash, except that payment may be by check if the employer provides or secures satisfactory facilities approved by the County for the cashing of the same without cost or expense to the employee. Also for the purpose of this clause, regular contributions made or costs incurred for more than a weekly period under plans, funds, or programs, but covering the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

The Contractor and its subcontractors shall not, by any means, induce any person employed in the construction, completion, or repair of public work, give up any part of the compensation to which he or she is otherwise entitled.

The Contractor shall be responsible for following all provisions of Chapter 2258 of the Government Code relating to the payment of prevailing wages. The wage rates to be used are included in Exhibit H attached. A contractor or subcontractor who violates this section shall pay to Brazos County $60 for each worker employed for each calendar day or part of the day that the worker is paid less than the wage rates stipulated on Exhibit H.

This Amendment is entered into as of October 15, 2024.

WITNESS: _____

OWNER: Brazos County

BY: _____

Duane Peters, Brazos County Judge

WITNESS: _____

CONSTRUCTION MANAGER: J.T. Vaughn Construction, LLC

BY: _____

Danny Thompson, CEO

END OF DOCUMENT.

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CONTENT SECURE ID: BD4A6C1B-A957

Exhibit A

GMP 01 from the Construction Manager

Brazos County

Brazos County Medical Examiner's

100% Construction Documents

GMP 01 – October 08, 2024

Prepared by:
J. T. Vaughn Construction, LLC
10355 Westpark Drive
Houston, TX 77042
(713) 243-8300

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VAUGHN

Phase: 100% Construction Documents
Date: October 8, 2024

Tab 1 Executive Summary

Tab 2 Staffing Plan

Tab 3 GMP Budget Summary

Tab 4 Qualifications & Assumptions

Tab 5 Listing of Documents

Tab 6 Schedule

Tab 7 BIM Execution Plan

Tab 8 Subcontractor Buyout Strategy

TAB ONE

Executive Summary

The Brazos County Medical Examiner's office totals approximately 21,500 gross square feet. The new building site will be located along E. 29th Street between Broadmoor Drive and Briarcrest Drive.

The Brazos County Medical Examiner's Office will feature offices for up to nine full-time employees with room for expansion, dedicated examination rooms, restrooms, a break room, conference/training areas, and other necessary spaces. The single-story facility will serve Brazos County and counties within a 100-mile radius. Brazos County will now have the ability to expedite forensic investigation and medical examinations in-house to better serve families in their greatest time of need. Additionally, the building will serve as a training space for law enforcement, and other related fields.

The Project will have three bid packages in an effort to maintain the schedule as well as assisting with the deadline set forth by the County. The bid packages will be broken into the following:

GMP 01 Inclusive of:

- Bid Package 1 – Site, Site Utilities, Site Paving and Long Lead Electrical Equipment.

GMP 02 Inclusive of:

- Bid Package 2 – Foundations
- Bid Package 3 – Roofing. Envelope, Structure, Skin, Buildout, and Site Improvements.

The Guaranteed Maximum Price is generated from the documents issued as the "100% Construction Documents" in conjunction with "ASI #1". The schedule for construction currently stands at 10 months for GMP#01.

Key Dates (Tentative):

- Issue Documents for Bid Package 1 – September 6, 2024
- Commissioners Court Approval of GMP 01 – October 15, 2024
- Issue Notice to Proceed for GMP 01 – October 17, 2024
- Begin Site Mobilization – October 18, 2024
- Substantial Completion – August 27, 2025

End of Executive Summary

TAB TWO

Staffing Plan

Offsite Corporate Staff

The following staff costs below are included in the Construction Phase Fee and **will not** be charged to the Project.

Project Executive, Director of Preconstruction Services – Bill Vaughn
Overall executive oversight of preconstruction phase.

Project Executive, Construction Director – Judd Blume
Overall executive oversight of project execution.

Onsite Staff

The following staff costs will be charged to **General Conditions** for time on site at the percentages indicated:

Project Senior Superintendent – Craig Cottrell
As senior superintendent, Craig supervises field personnel working on the construction project including superintendents, field staff, and field engineers. He is responsible for all field operations and reports to the Project Executive.

Project Superintendent – Alberto Pantoja
Daily onsite responsibility for field operations, coordination of trades, schedule compliance, deliveries, QA/QC, and safety and reports to the Senior Superintendent.

Project Assistant Superintendent/QC Inspector – Parker Bankston
Daily onsite responsibility for field operations, coordination of trades, schedule compliance, deliveries, QA/QC, and safety and reports to the Superintendent.

Project Field Assistant/Intern – TBD
Daily onsite responsibility to assist with field management processing of project documentation, including daily reports, SWPPP, deliveries and safety and reports to the Project Superintendent.

Senior Project Manager – Jonathan Winkler
As senior project manager, Jonathan supervises all personnel working on the construction project including construction and project managers, field staff, and administrative personnel. He serves as the senior-level client contact.

Project Manager – Jack Brewer
Daily responsibility for project and GMP oversight for the trade contractor award and procurement process, pay requests, document control, schedule, QA/QC, coordination with Owner and Owner's consultants, and progress meetings and reports to the Construction Director.

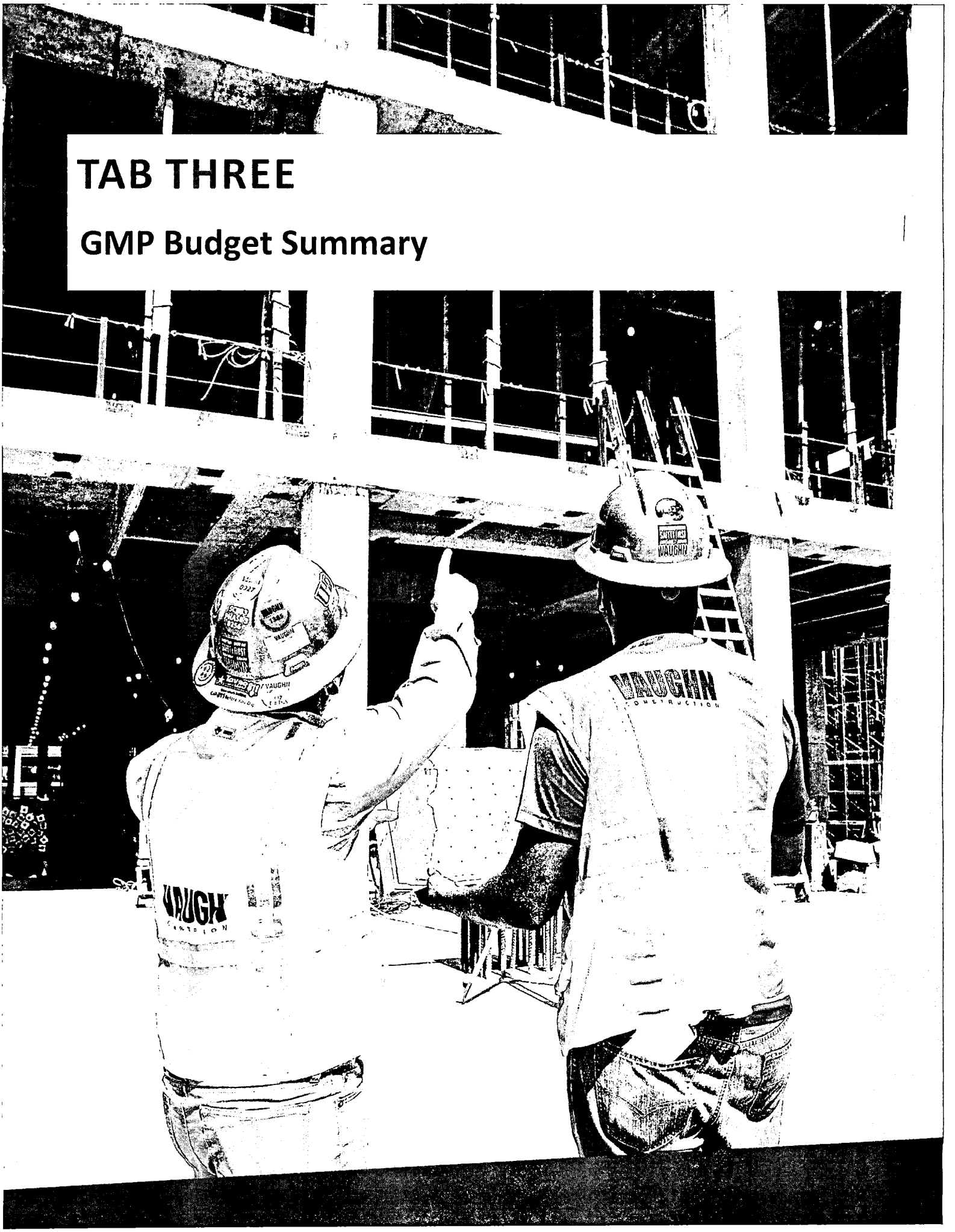
Project Engineer – Will Ibarra
Daily onsite responsibility to assist Project Staff with the processing of project documentation including submittals, procurement, RFI's, changes, inspections, meeting minutes (OAC, Sub Meetings, etc.), pay applications, and reports to the Project Manager.

QA/QC Commissioning Manager – Brian Hughes
Daily onsite responsibility for quality control and assistance with Owner's commissioning activities. Brian supervises the QC inspectors and provides overall direction for managing punchlists, checklists, observation reports, and testing during all phases of construction.

End of Staffing Plan

TAB THREE

GMP Budget Summary



VAUGHN

Phase: **100% CD - GMP**
Date: **September 27, 2025**

Estimate Summary			Total	Breakdown Site - GMP	
Cost of Work (Refer to Estimate Detail)			$6,695,392		$6,695,392
Design Contingency	Not Incl.		$0	0%	$0
Escalation	Not Incl.		$0	0%	$0
Total Cost of Work			$6,695,392		$6,695,392
CM Contingency	% of Total COW	2.85%	$190,819		$190,819
Owner Contigency	% of Total COW	2.00%	$133,908		$133,908
General Conditions			$539,649		$539,649
Permit			$16,556		$16,556
P&P Bonds	% of GMP	0.7713%	$60,960		$60,960
Insurances	Incl. In COW				
Builders Risk	Quote on GMP		$24,416		$24,416
Total General Conditions			$641,581		$641,581
Construction Phase Fee	% of GMP	3.06%	$241,849		$241,849
Guaranteed Maximum Price			$7,903,548		$7,903,548
Grand Total			$7,903,548		

VAUGHN

Phase: 100% CD - GMP
Date: September 27, 2024

	Quantity	Unit	Rate	Total
BP1 - Site & Utilities				6,695,392.00
01.03 - SITE ADMINISTRATION				1,027,802.00
01.10 - INSURANCE				181,508.00
01.62 - TEMPORARY FENCING				41,735.00
26.01 - ELECTRICAL				879,949.00
27.01 - TELECOM/DATA				119,374.00
31.01 - EARTHWORK				946,844.00
31.04 - SWPPP				40,056.00
32.02 - SITE CONCRETE				1,097,771.00
32.08 - LANDSCAPE RETAINGING WALL				74,535.00
32.14 - STRIPING & SIGNS				55,170.00
33.01 - SITE UTILITIES				2,230,648.00
Totals				6,695,392.00

Phase: **100% CD - GMP**
Date: **September 27, 2024**

	Quantity	Unit	Rate	Total
BP1 - Site & Utilities				**6,695,392.00**
01.03 - SITE ADMINISTRATION				**1,027,802.00**
				1,027,802.00
GR Bid	1.00	LS	1,027,802.00	1,027,802.00
01.10 - INSURANCE				**181,508.00**
Labor Burden, Insurance, Assoc Fees, Etc				**181,508.00**
CCIP & Other Insurances	1.00	LS	181,508.00	181,508.00
01.62 - TEMPORARY FENCING				**41,735.00**
Subcontractor				**41,735.00**
Temporary Fence Sub Bid	1.00	LS	41,735.00	41,735.00
26.01 - ELECTRICAL				**879,949.00**
Electrical Subcontractor				**879,949.00**
Electrical Sub Bid - Electrical	1.00	LS	470,970.00	470,970.00
Electrical Sub Bid - Electrical Site	1.00	LS	408,979.00	408,979.00
Site Electrical Ductbank				**0.00**
Site Duct Bank - Electrical	355.00	LF	0.00	0.00
1200 Amp Wire in Ductbank	355.00	LF	0.00	0.00
Generators				**0.00**
300 Kw 277/480 Diesel Engine	1.00	EACH	0.00	0.00
Fuel Storage Tank, 250 Gallons	1.00	EACH	0.00	0.00
Fuel - Emergency Generator	250.00	GAL	0.00	0.00
27.01 - TELECOM/DATA				**119,374.00**
Subcontractor				**119,374.00**
Tele/Data Sub Bid	1.00	LS	119,374.00	119,374.00
31.01 - EARTHWORK				**946,844.00**
Subcontractor				**946,844.00**
EARTHWORK SUB BID	1.00	LS	946,844.00	946,844.00
Clearing				**0.00**
CLEARING FULLY WOODED	8.75	ACRE	0.00	0.00
CHIPPING ON SITE (1400 TCY PER ACRE)	12,250.00	TCY	0.00	0.00
CHIPS ALLOWED SPREAD ONSITE (1400 TCY PER ACRE)	0.00	TCY	0.00	0.00
LOAD AND HAUL OFF OF CHIPS (1400 TCY PER ACRE)	12,250.00	TCY	0.00	0.00
Stripping				**0.00**
STRIPPING ONLY	0.00	CY	0.00	0.00
Building Mass Excavation				**0.00**
MASS EXCAVATION - SMALL	0.00	TCY	0.00	0.00
MASS EXCAVATION - EXCAVATOR ONLY	0.00	TCY	0.00	0.00
Building Structural Fill				**0.00**
STRUCTURAL FILL - SMALL	0.00	TCY	0.00	0.00
SCARIFY AND COMPACT	0.00	SF	0.00	0.00

	Quantity	Unit	Rate	Total
Topsoil				**0.00**
PLACE TOPSIOL FROM ON SITE STOCKPILE	19,738.00	TCY	0.00	0.00
Paving Demo				**0.00**
REMOVE CONCRETE SIDEWALKS - SUB	0.00	SF	0.00	0.00
SAWCUT PAVING - FULL DEPTH (6")	0.00	LF	0.00	0.00
REMOVE CONCRETE CURBS -SUB	0.00	LF	0.00	0.00
Stripping				**0.00**
STRIPPING - LARGER THAN 2 ACRES	0.00	TCY	0.00	0.00
31.04 - SWPPP				**40,056.00**
Subcontractor				**40,056.00**
Erosion Control Sub Bid	1.00	LS	40,056.00	40,056.00
32.02 - SITE CONCRETE				**1,097,771.00**
Subcontractor				**1,097,771.00**
Site Concrete Sub Bid	1.00	LS	1,097,771.00	1,097,771.00
Site Concrete Lifting & Hoisting				**0.00**
Site Concrete - Washout Containers (1 Pull Every 350 CY)	9.00	EACH	0.00	0.00
Site Concrete - Forklift	2.00	MO	0.00	0.00
Site Concrete Foundation				**0.00**
Strip Footings at Dock Drive Ret. Walls	120.00	LF	0.00	0.00
Site Walls				**0.00**
Ret. Walls at Dock Drive (60' X 2 EA)	459.00	SF	0.00	0.00
Paving				**0.00**
7" Paving	49,196.00	SF	0.00	0.00
Dumpster Pad - Assume 7" Paving	160.00	SF	0.00	0.00
6" Paving	81,830.00	SF	0.00	0.00
6" Paving City Street (Rustling Oaks Rd)	2,476.00	SF	0.00	0.00
Sidewalks				**0.00**
4.5" Sidewalk (4,676 SF Bldg; 1,147 SF City), Including HC	5,823.00	SF	0.00	0.00
5" Flume	241.00	SF	0.00	0.00
Mow Strips				**0.00**
W/ Fencing - Mow Strip at Fence 2920'	0.00	LF	0.00	0.00
Curbing				**0.00**
Patch Public Curb & Gutter 1/1C8.20	73.00	LF	0.00	0.00
Doweled on Curb - 6X6	5,550.00	LF	0.00	0.00
Doweled on Curb at City Street (Rustling Oaks Rd) - 6X6	120.00	LF	0.00	0.00
Pole Bases				**0.00**
Pole Bases - 24" DIA, 11.5' Length (9'+2.5')	14.00	EACH	0.00	0.00
Bollards				**0.00**
Card Reader Post Foundation	1.00	EACH	0.00	0.00
Dumpster Bollard Foundation, Set & Fill Pipe	10.00	EACH	0.00	0.00
Removeable Bollard Foundation, Set Pipe Sleeve	42.00	EACH	0.00	0.00
Miscellaneous Site Concrete				**0.00**

	Quantity Unit	Rate	Total
Pavers At Handicap Ramps	40.00 SF	0.00	0.00
32.08 - LANDSCAPE RETAINGING WALL			**74,535.00**
Subcontractor			**74,535.00**
Retaining Wall Sub Bid	1.00 LS	74,535.00	74,535.00
Retaining Walls			**0.00**
Storm Sewer Retaining Wall	1,442.00 SF	0.00	0.00
32.14 - STRIPING & SIGNS			**55,170.00**
Subcontractor			**55,170.00**
Parking Lot Striping Sub Bid	1.00 LS	55,170.00	55,170.00
Handicap Signs			**0.00**
Handicap Signs - TX DOT	8.00 EACH	0.00	0.00
Traffic Signs			**0.00**
Fire Lane Signs	7.00 EACH	0.00	0.00
Striping			**0.00**
Parking Lot Striping	9,771.00 LF	0.00	0.00
Fire Lane - Parking Lot Striping	5,319.00 LF	0.00	0.00
Emblems			**0.00**
Handicap Emblems	8.00 EACH	0.00	0.00
Arrows - Painted	35.00 EACH	0.00	0.00
Lettering			**0.00**
Parking Lettering	4.00 EACH	0.00	0.00
Wheel Stops			**0.00**
Wheel Stops	8.00 EACH	0.00	0.00
33.01 - SITE UTILITIES			**2,230,648.00**
Site Plumbing Piping			**0.00**
Site Gas Line - 4"	195.00 LF	0.00	0.00
Subcontractor			**2,230,648.00**
Site Utility Sub Bid	1.00 LS	2,230,648.00	2,230,648.00
Spec Sections			**0.00**
331415 - Site Water Distribution Piping	1.00 SCOPE	0.00	0.00
334200 - Stormwater Conveyance	1.00 SCOPE	0.00	0.00
334600 - Subdrainage	1.00 SCOPE	0.00	0.00
334713 - Pond and Reservoir Liners	1.00 SCOPE	0.00	0.00
Water Distribution Equipment			**0.00**
3" Double Check Backflow Preventer Assembly & Vault	1.00 EACH	0.00	0.00
Gate Valve & Box - 6"	4.00 EACH	0.00	0.00
Gate Valve & Box - 3"	1.00 EACH	0.00	0.00
Gate Valve & Box - 8"	5.00 EACH	0.00	0.00
8" Double Check Backflow Preventer Assembly & Vault	1.00 EACH	0.00	0.00
Meters			**0.00**
8" Fire & Domestic Water Meter Assembly & Vault	1.00 EACH	0.00	0.00
Fire Line Piping			**0.00**

	Quantity	Unit	Rate	Total
PVC Fire Hydrant Lead - 6"	40.00	LF	0.00	0.00
Fire Line Distribution Equipment				**0.00**
Fire Hydrant	2.00	EACH	0.00	0.00
Sanitary Piping				**0.00**
Sanitary Piping - PVC SDR 26 - 6"	628.00	LF	0.00	0.00
Sanitary Structures				**0.00**
Tie Into Existing Sanitary Manhole (24" Pipe)	1.00	EACH	0.00	0.00
Sanitary Manhole - Assumes 6' Deep	5.00	EACH	0.00	0.00
Storm Inlets and Manholes				**0.00**
Storm Manholes - Assumes 6' Deep	6.00	EACH	0.00	0.00
Utility Demo Backfill				**0.00**
Select Backfill	9,046.00	TCY	0.00	0.00
Cement Sand Backfill	366.71	TON	0.00	0.00
Water Piping				**0.00**
Domestic Water Line - PVC SCH 40 Pipe - 3"	66.00	LF	0.00	0.00
Domestic Water Line - DR 18 PVC Pipe - 6"	45.00	LF	0.00	0.00
Domestic Water Line - DR 18 PVC Pipe - 8"	2,621.00	LF	0.00	0.00
PVC SCH 40 Reducer - 4"x3"	1.00	EACH	0.00	0.00
PVC SCH 40 Tee - 8"x4"	1.00	EACH	0.00	0.00
PVC SCH 40 Tee - 8"x6"	4.00	EACH	0.00	0.00
PVC SCH 40 Tee - 8"x8"	2.00	EACH	0.00	0.00
Fire Line Piping				**0.00**
Fire Line - 6"	67.00	LF	0.00	0.00
Storm Drainage Piping				**0.00**
Storm Line - HDPE - 12"	866.00	LF	0.00	0.00
Storm Line - HDPE - 15"	739.00	LF	0.00	0.00
Storm Line - HDPE - 18"	473.00	LF	0.00	0.00
Storm Line - HDPE - 24"	1,354.00	LF	0.00	0.00
Storm Line - PVC SDR 26 - 4"	70.00	LF	0.00	0.00
Storm Line - PVC SDR 26 - 8"	48.00	LF	0.00	0.00
Storm Inlets & Manholes				**0.00**
Curb Inlet - Precast 6' Deep	5.00	EACH	0.00	0.00
Curb Inlet - Precast 8' Deep	6.00	EACH	0.00	0.00
Curb Inlet - Precast 4' Deep	2.00	EACH	0.00	0.00
Type E Area Inlet - Precast 4' Deep	1.00	EACH	0.00	0.00
Type 4 Area Inlet - Precast 4' Deep	11.00	EACH	0.00	0.00
Type 3 Area Inlet - Precast 4' Deep	5.00	EACH	0.00	0.00
Type 5 Area Inlet - Precast 6' Deep	4.00	EACH	0.00	0.00
Type 4 Area Inlet - Precast 6' Deep	5.00	EACH	0.00	0.00
Type 6 Area Inlet - Precast 6' Deep	1.00	EACH	0.00	0.00
Type E Area Inlet - Precast 8' Deep	1.00	EACH	0.00	0.00
Type E Area Inlet - Precast 8' Deep	1.00	EACH	0.00	0.00

	Quantity Unit	Rate	Total
Type 5 Area Inlet - Precast 8' Deep	3.00 EACH	0.00	0.00
Type 3 Area Inlet - Precast 8' Deep	2.00 EACH	0.00	0.00
Subdrainage System			**0.00**
Storm Detention System***	1.00 EACH	0.00	0.00
Totals			**6,695,392.00**

TAB FOUR

Qualifications & Assumptions

Phase: 100% CD - GMP 1
Date: October 8, 2024

General Qualifications Excludes a line item estimate; line items are only shown for convenience of review.

1. Assumes work during normal work hours Monday through Friday, 7:00 AM to 3:30 PM, and intermittent weekend work as required.
2. Assumes that every specification, either referenced by manufacturer or performance, is designed so that more than one manufacturer for each specification will be able to meet the design intent of the project, and that details shown in the Contract Documents will not preclude any manufacturer specified from participating in the proposal process. Excludes proprietary specifications.
3. Excludes building code changes, life safety code changes, or other regulatory changes that may occur beyond what is currently designed.
4. Assumes reasonable efforts to locate and protect existing underground utilities and facilities but excludes responsibility for damage or the impacts from damage to unknown, unforeseen, or non/incorrectly located by others underground utilities or facilities.
5. Excludes the excavation or transportation of hazardous materials discovered in a foreseen or unforeseen condition. Excludes the excavation, removal, or transportation of unclassified excavation that may be uncovered, including but not limited to concrete foundations, underground fuel or water storage tanks, masonry underground walls, and hidden sampling wells.
6. Excludes testing laboratory services, envelope testing, geotechnical services, material testing, environmental testing, site surveys, or sub-surface investigations.
7. Excludes wetlands mitigation and site changes required by flood control.
8. Excludes 3rd party environmental (i.e., asbestos, lead, mold, etc.) monitoring.
9. Excludes all municipal utility, water impact, or sewage fees.
10. Excludes leasing of public right of ways and sidewalks and excludes lane closures.
11. Excludes acquiring air rights outside the project's property boundaries.
12. Assumes complete use of the entire site, including the parking areas.
13. Excludes the design of, including but not limited to, any system, detail, equipment, and component, whether included or not included in the project plans or specifications unless it has been specifically indicated to be Construction Manager's responsibility for "delegated design". Furthermore, if delegated design by Construction Manager is indicated, the resulting design must be able to be achieved within the original design intent. Any other design changes, as a result of the delegated design, are excluded.
14. Assumes that the Owner does not want to pay premium costs and incur schedule impacts due to any non-industry standard sized materials listed in the Contract Documents and that material sizes listed are simply nominal when non-industry standard (i.e. – 4" studs are shown but 3-5/8" are industry standard and will be used or 8" CMU block is shown but 7-5/8" is industry standard and will be used).
15. Assumes isolation or termination of existing MEP systems, including, but not limited to, valves and breakers, will be performed by others. Excludes "hot" or "live" tie-in work.

16. Assume equipment provided by Owner or others, but connected by the trade contractors, will be delivered and set in place at the required time to meet the schedule.
17. Excludes 3rd party commissioning agent. Includes assistance for the commissioning agent to accomplish their work.
18. Assumes execution of ConsensusDoc contract forms.
19. Contingent upon the Owner and/or its lender providing satisfactory evidence to us and our bonding company that sufficient funds are available and have been set aside specifically to pay the construction contract, before starting work. Includes project specific Contractor Controlled Insurance Program (Workers Compensation and General Liability) within the cost parameters of the estimate.
20. Includes professional pollution liability, automobile, and offsite general liability insurance coverages, which shall be reimbursable as part of the GMP.
21. Assumes the following regarding builder's risk insurance:
    A. Costs included are based on the total project limit of $30,000,000.
    B. Construction Manager shall be responsible for deductibles only to the extent that the loss arose out of or was caused by Construction Manager's negligence.
22. Excludes provisions for, or any impacts from, any errors or omissions in the Contract Documents prepared and/or issued by the Owner, Owner's vendors/separate contracts, Architect, Engineer, Consultant, or similar party.
23. Assumes all separate contractors shall execute Construction Manager's Site Access Agreement setting forth project rules, responsibilities, and boundaries. Separate contractors shall provide the same insurance required by the Owner-Construction Manager contract, along with safety plans (including a COVID management plan) acceptable to Construction Manager.
24. Assumes the Guaranteed Maximum Price is based on market conditions at the time of entering into this Agreement.
    A. If the Cost of the Work, or a portion of thereof, increases by more than 10% as a result of an external cause, then the Guaranteed Maximum Price shall be equitably adjusted by such increased cost unless the Owner, Architect, and Construction Manager are able to cooperate in revising the project scope and/or quality as required to reduce the Cost of the Work by an equal amount.
25. If the project schedule is delayed as a result of an external cause, then the schedule float shall be consumed to offset any such delays. If the float is inadequate, an equitable adjustment to the contract time shall be made.
26. External causes shall include, but not be limited to, natural disasters such as hurricanes, earthquakes, floods, or other severe weather events, new taxes or tariffs, pandemics, labor strikes or shortages, highly adverse economic conditions, or sudden market fluctuations resulting in shortages of materials or increases in cost thereof.
27. Includes delivery of generator and docking stations after specified Substantial Completion date as depicted in Exhibit D.

01.62 – Temporary Fence

1. Includes 17 months of temporary fence rental.

26.01 – Electrical (Generator Purchase)

1. Assumes that the electricity utility provider will bring their service to the building transformer that they will provide and set. The Construction Manager will extend the service into the building from the transformer.
2. Excludes standalone load bank underground raceways.
3. Excludes installation of equipment.
4. Excludes load bank.

26.02 – Electrical Site

1. Excludes underground wiring.
2. Excludes main service disconnect.
3. Excludes light poles and light fixtures.
4. Excludes underground raceways associated with generator, load bank, and docking stations.

27.01 – Data/ Telcommunications

1. Excludes low voltage wiring.
2. Excludes fiber connections.
3. Excludes low voltage devices.
4. Excludes steel casing for telecom indicated on drawings.
5. Excludes associated easements.

31.01 – Earthwork

1. Includes select fill back fill at retaining walls.
2. Excludes importation of topsoil from offsite for all landscape areas. Includes in-situ topsoil.

31.04 – SWPPP

1. Includes 17 months of inspections.

32.02 – Site Concrete

1. Assumes card reader foundation as a 2'x2'x.5 as a detail was not provided.
2. Assumes dumpster pad as 7" paving; no detail provided.
3. Excludes generator chiller pads.

32.14 – Striping & Signage

1. Includes 2 mobilizations.
2. Includes public right-away signage.

32.32 – Pavers

1. Excludes pavers.

33.01 – Utilities

1. Assumes the back fill and structural requirements for the underground detention system and retaining wall are not in conflict.

2. Excludes natural gas scope of work.

TAB FIVE

Listing of Documents

Brazos County Medical Examiner's Office
Client Project No. NA / Vaughn Project No. 3180-00
LISTING OF DOCUMENTS

VAUGHN

Phase: 100% Construction Documents
Date:September 27, 2024

GENERAL		
1G0.00	COVER SHEET	08.09.2024
1G0.01	SHEET INDEX	08.09.2024
CIVIL		
1C0.01	CIVIL PACKAGE COVER SHEET	08.14.2024
1C0.02	SHEET INDEX	09.18.2024
1C0.10	GENERAL CONSTRUCTION NOTES & PRIVATE UTILITY NOTES	08.14.2024
1C1.01	TOPOGRAPHIC SURVEY (1 OF 5)	08.14.2024
1C1.02	TOPOGRAPHIC SURVEY (2 OF 5)	08.14.2024
1C1.03	TOPOGRAPHIC SURVEY (3 OF 5)	08.14.2024
1C1.04	TOPOGRAPHIC SURVEY (4 OF 5)	08.14.2024
1C1.05	TOPOGRAPHIC SURVEY (5 OF 5)	08.14.2024
1C2.10	OVERALL SITE LAYOUT & STAGING PLAN	09.18.2024
1C2.11	HORIZONTAL CONTROL PLAN	09.18.2024
1C2.20	SITE CLEARING & DEMOLITION PLAN	09.16.2024
1C2.21	SDRC SITE PLAN (SOUTH)	09.16.2024
1C2.22	SDRC SITE PLAN (NORTH)	09.16.2024
1C2.31	SITE PLAN (SOUTH)	09.18.2024
1C2.32	SITE PLAN (NORTH)	09.16.2024
1C2.40	PAVEMENT JOINT LAYOUT	09.17.2024
1C2.50	FIRE PROTECTION PLAN	09.16.2024
1C2.60	WB-67 TRUCK ACCESS PLAN	09.18.2024
1C2.61	BOX TRUCK ACCESS PLAN	08.14.2024
1C3.00	IMPERVIOUS COVER PLAN	08.14.2024
1C3.10	DRAINAGE AREA MAP	09.18.2024
1C3.31	GRADING PLAN (SOUTH)	09.18.2024
1C3.32	GRADING PLAN (NORTH)	09.18.2024
1C3.40	DRAINAGE & STORM SEWER PLAN	09.18.2024
1C3.61	DRAINAGE CALCULATIONS (2-YEAR)	08.14.2024
1C3.62	DRAINAGE CALCULATIONS (10-YEAR)	08.14.2024
1C3.63	DRAINAGE CALCULATIONS (25-YEAR)	08.14.2024
1C3.64	DRAINAGE CALCULATIONS (100-YEAR)	08.14.2024
1C4.00	OVERALL UTILITY PLAN	09.16.2024
1C4.10	UTILITY PLAN (SOUTH)	09.16.2024
1C4.20	UTILITY PLAN (NORTH)	09.16.2024
1C4.30	8" WATER LINE & TELECOM PLAN & PROFILE (SOUTH)	09.16.2024
1C4.31	PUBLIC 8" WATER LINE PLAN & PROFILE (NORTH)	08.14.2024
1C4.40	RUSTLING OAKS DRIVE PLAN & PROFILE	09.16.2024

1C4.50	LOADING DOCK RETAINING WALL SECTION PROFILE	08.14.2024
1C5.00	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	09.09.2024
1C6.10	TRAFFIC CONTROL PLAN - EAST 29th STREET (UTIL CONNECTIONS)	08.14.2024
1C6.20	TRAFFIC CONTROL PLAN - EAST 29th STREET (DWY CONSTRUCTION)	08.14.2024
1C7.01	SITE PAVING DETAILS	08.14.2024
1C7.02	SITE PAVING DETAILS	08.14.2024
1C7.10	SITE DETAILS	09.16.2024
1C7.11	SITE DETAILS	08.14.2024
1C7.20	SITE UTILITY DETAILS	08.14.2024
1C7.21	SITE UTILITY DETAILS	08.14.2024
1C7.22	SITE UTILITY DETAILS	09.10.2024
1C8.00	BRYAN-COLLEGE STATION STANDARD DETAILS - SWPP	08.14.2024
1C8.10	BRYAN-COLLEGE STATION STANDARD DETAILS - SIDEWALK	08.14.2024
1C8.20	BRYAN-COLLEGE STATION STANDARD DETAILS - STREET	08.14.2024
1C8.21	BRYAN-COLLEGE STATION STANDARD DETAILS - STREET	08.14.2024
1C8.30	BRYAN-COLLEGE STATION STANDARD DETAILS - WATER	08.14.2024
ARCHITECTURAL		
1A1.20	SITE PLAN DETAILS	09.06.2024
ELECTRICAL		
1E0.00	ELECTRICAL LEGEND INDEX AND NOTES	09.06.2024
1E1.01	ELECTRICAL SITE PLAN	08.09.2024
1E1.02	ELECTRICALSITE PLAN - POWER	09.06.2024
1E1.03	ELECTRICAL ENLARGED SITE PLAN - GENERATOR YARD	09.06.2024
PLUMBING		
1P0.00	PLUMBING LEGEND INDEX AND NOTES	09.06.2024
1P0.01	PLUMBING SCHEDULES	09.06.2024
1P1.01	PLUMBING SITE PLAN	09.06.2024
TELECOM		
1T0.01	TELECOM INDEX	09.06.2024
1T1.01	TELECOM - SITE PLAN	09.06.2024
1T5.01	TELECOM SITE DETAILS	09.06.2024
LANDSCAPING		
1L1.00	OVERALL	09.06.2024
1L1.01	PLANTING PLANENLARGEMENT 1 OF 2	09.06.2024
1L1.02	PLANTING PLANENLARGEMENT 2 OF 2	09.06.2024
1L2.01	PLANTING DETAILS 1 OF 1	09.06.2024
1L3.01	TREE PRESERVATION PLAN ENLARGEMENT 1 OF 2	09.06.2024
1L3.02	TREE PRESERVATION PLAN ENLARGEMENT 2 OF 2	09.06.2024

1L4.01	TREE PRESERVATION DETAILS 1 0F 1	09.06.2024
1L5.01	IRRIGTION PLAN ENLARGEMENT 1 0F 2	09.06.2024
1L5.02	IRRIGTION PLAN ENLARGEMENT 2 0F 2	09.06.2024
1L6.01	IRRIGATION DETAILS 1 OF 2	09.06.2024
1L6.02	IRRIGATION DETAILS 2 OF 2	09.06.2024

SPECIFCATIONS

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01 22 00	UNIT PRICES
01 25 00	SUBSTITUTION PROCEDURES
01 26 00	CONTRACT MODIFICATION PROCEDURES
01 29 00	PAYMENT PROCEDURES
01 31 00	PROJECT MANAGEMENT AND COORDINATION
01 32 00	CONSTRUCTION PROGRESS DOCUMENTATION
01 33 00	SUBMITTAL PROCEDURES
01 40 00	QUALITY REQUIREMENTS
01 42 00	REFERENCES
01 45 29	STRUCTURAL TESTING AND INSPECTIONS
01 50 00	TEMPORARY FACILITIES AND CONTROLS
01 57 23	TEMPORARY STORM WATER POLLUTION CONTROL
01 60 00	PRODUCT REQUIREMENTS
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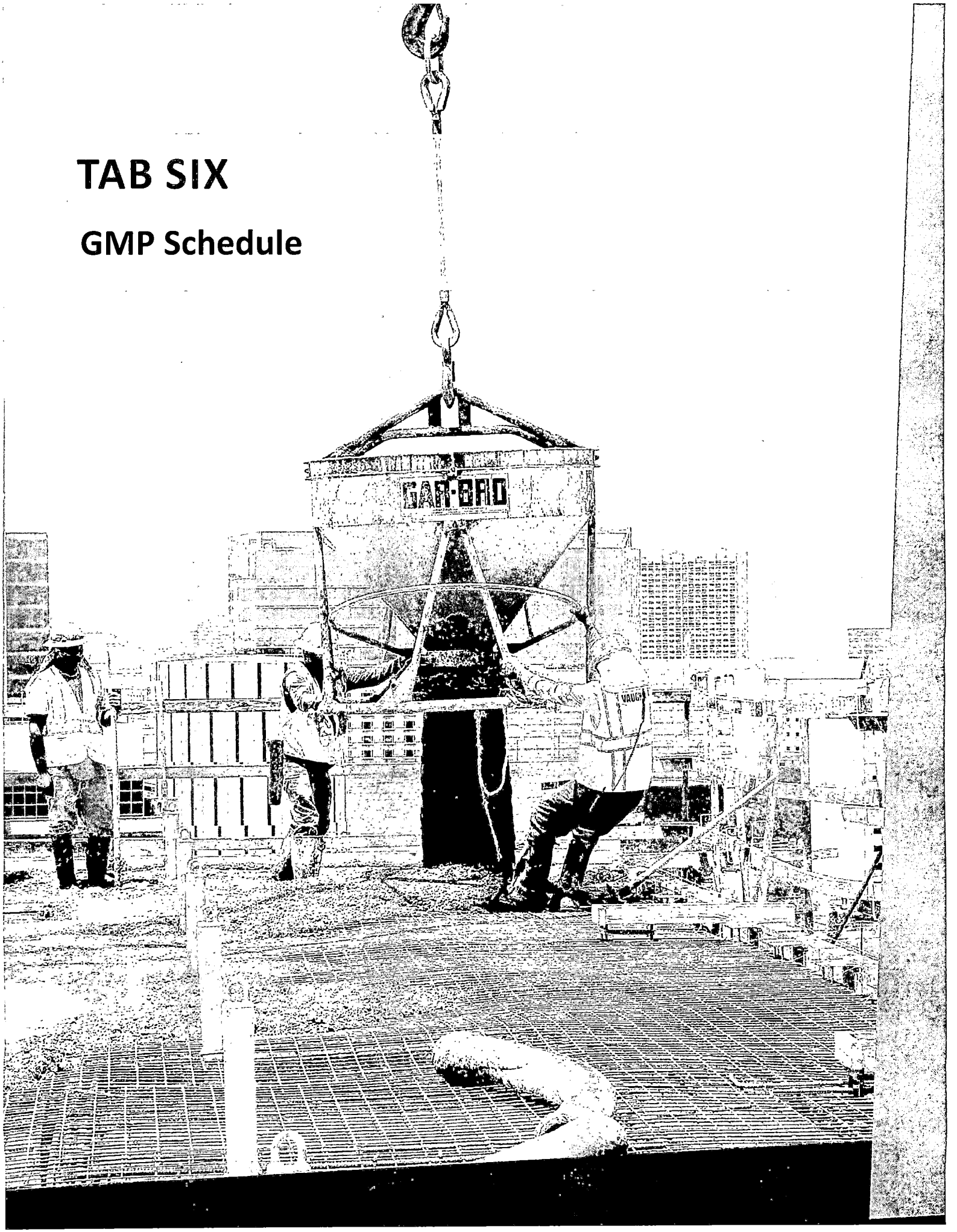
01 73 29	CUTTING AND PATCHING
01 74 19	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
01 77 00	CLOSEOUT PROCEDURES
01 78 23	OPERATION AND MAINTENANCE DATA
01 78 39	PROJECT RECORD DOCUMENTS
01 79 00	DEMONSTRATION AND TRAINING
05 52 13	PIPE AND TUBE RAILINGS
21 05 00	COMMON WORK RESULTS FOR FIRE SUPPRESSION
22 05 00	COMMON WORK RESULTS FOR PLUMBING
22 05 29	PLUMBING HANGERS AND SUPPORT
22 05 53	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
22 11 16	DOMESTIC WATER PIPING
22 13 13	FACILITY SANITARY SEWERS
22 13 16	SANITARY WASTE AND VENT PIPING
22 14 13	STORM DRAINAGE PIPING
23 11 23	NATURAL GAS PIPING
26 05 33	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS
26 32 13	ENGINE GENERATORS
26 36 00	TRANSFER SWITCHES

27 05 43	UNDERGROUND DUCT AND RACEWAYS
31 10 00	SITE CLEARING
31 20 00	EARTH MOVING
31 23 19	DEWATERING
31 31 16	TERMITE CONTROL
31 50 00	EXCAVATION SUPPORT AND PROTECTION
32 13 13	CONCRETE PAVING
32 13 73	CONCRETE PAVING JOINT SEALANTS
32 17 23	PAVEMENT MARKINGS
32 32 23	SEGMENTAL RETAINING WALLS
33 14 15	SITE WATER DISTRIBUTION PIPING
33 42 00	STORMWATER CONVEYANCE
33 46 00	SUBDRAINAGE
33 47 13	POND AND RESERVOIR LINERS

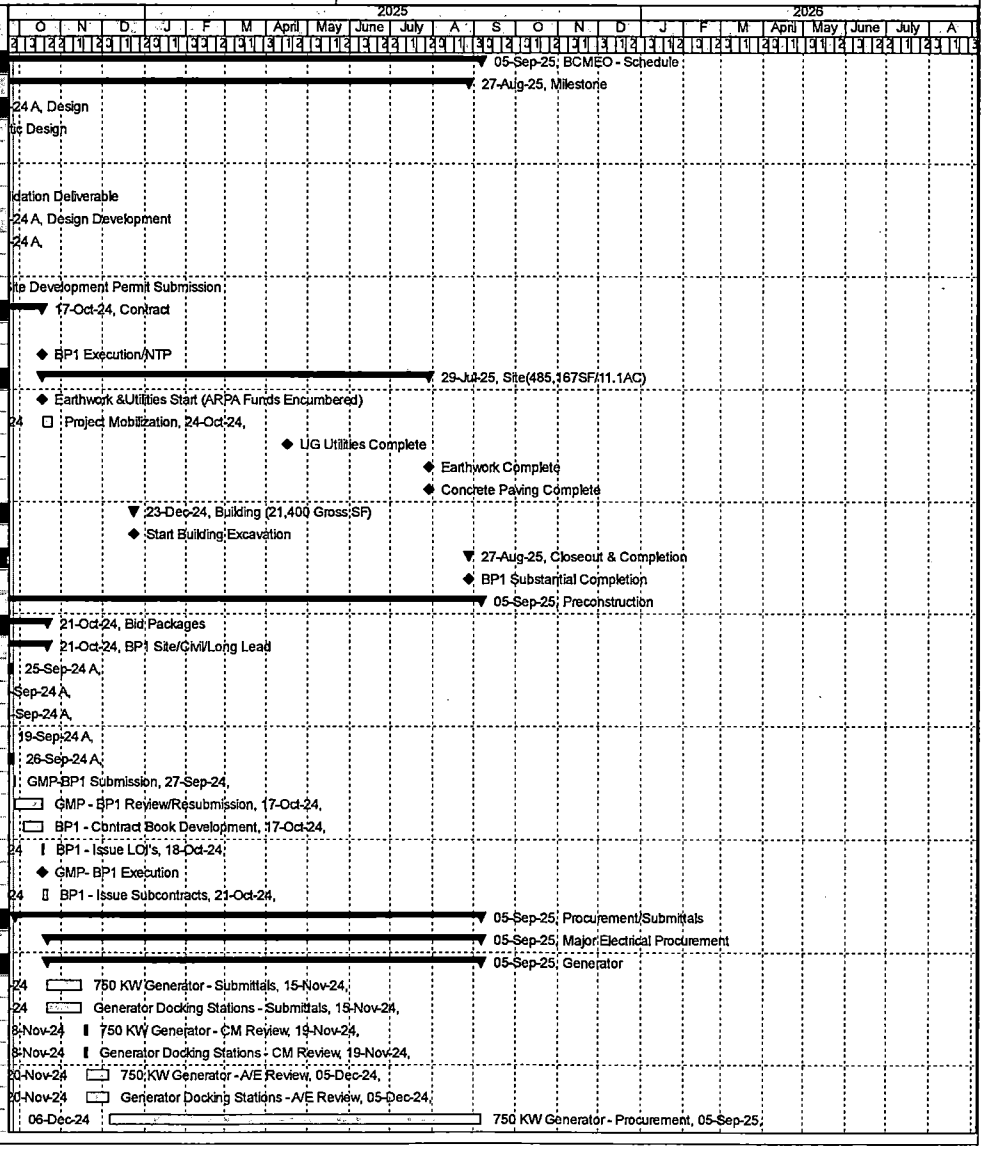
TAB SIX

GMP Schedule



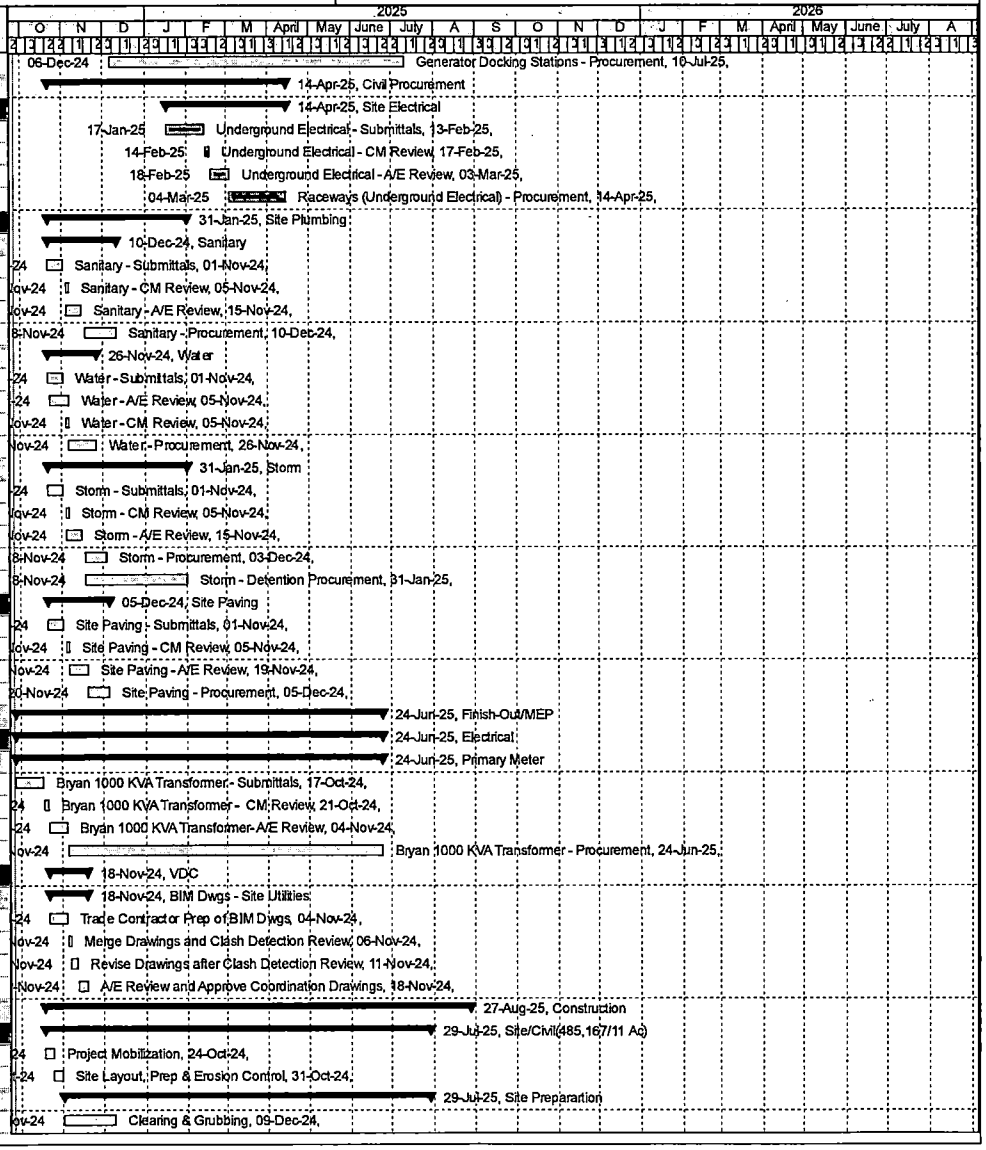
BCMEO - Schedule | Classic WBS Layout | 27-Sep-24 09:45

#	Activity ID	Activity Name	Remaining Duration	Start	Finish
1	BCMEO - Schedule		238	16-Apr-24 A	05-Sep-25
2	Milestone		217	16-Apr-24 A	27-Aug-25
3	Design		0	30-Apr-24 A	14-Aug-24 A
4	Schematic Design		0	30-Apr-24 A	13-Jun-24 A
5	A1040	SD - Validation	0	30-Apr-24 A	13-Jun-24 A
6	A1010	Issue SD's for Review	0	24-May-24 A	31-May-24 A
7	A1100	Schematic Design Validation Deliverable	0		13-Jun-24 A
8	Design Development		0	31-May-24 A	14-Aug-24 A
9	A1110	Issue %100 Site/Civil CD's	0	31-May-24 A	14-Aug-24 A
10	A1120	Issue %100 DD's	0	14-Jun-24 A	19-Jul-24 A
11	A1160	BP1 - Site Development Permit Submission	0		14-Aug-24 A
12	Contract		0	16-Apr-24 A	17-Oct-24
13	A1000	CMAR Contract Execution	0	16-Apr-24 A	
14	A1130	BP1 Execution/NTP	0		17-Oct-24
15	Site(485,167SF/11.1AC)		196	17-Oct-24	29-Jul-25
16	A1310	Earthwork &Utilities Start (ARPA Funds Encumbered)	0		17-Oct-24
17	A1200	Project Mobilization	5	18-Oct-24	24-Oct-24
18	A1330	UG Utilities Complete	0		16-Apr-25
19	A1070	Earthwork Complete	0		29-Jul-25
20	A1410	Concrete Paving Complete	0		29-Jul-25
21	Building (21,400 Gross SF)		0	23-Dec-24	23-Dec-24
22	A1320	Start Building Excavation	0		23-Dec-24
23	Closeout & Completion		0	27-Aug-25	27-Aug-25
24	A87320	BP1 Substantial Completion	0		27-Aug-25*
25	Preconstruction		238	14-Aug-24 A	05-Sep-25
26	Bid Packages		17	14-Aug-24 A	21-Oct-24
27	BP1 Site/Civil/Long Lead		17	14-Aug-24 A	21-Oct-24
28	A1140	BP1 - Permit Review(City of Bryan)	0	14-Aug-24 A	25-Sep-24 A
29	A1690	BP1 - Bid Invitation/Sub Bid Development	0	14-Aug-24 A	03-Sep-24 A
30	A1670	BP1 - Bid Day	0	04-Sep-24 A	04-Sep-24 A
31	A1700	BP1 - BVR Development	0	05-Sep-24 A	19-Sep-24 A
32	A1600	BP1 - BVR Submission to Owner/Review	0	20-Sep-24 A	26-Sep-24 A
33	A1050	GMP-BP1 Submission	0	27-Sep-24 A	27-Sep-24
34	A1090	GMP - BP1 Review/Resubmission	15	27-Sep-24	17-Oct-24
35	A1470	BP1 - Contract Book Development	10	04-Oct-24	17-Oct-24
36	A1030	BP1 - Issue LOI's	2	17-Oct-24	18-Oct-24
37	A1020	GMP- BP1 Execution	0		17-Oct-24
38	A1060	BP1 - Issue Subcontracts	2	18-Oct-24	21-Oct-24
39	Procurement/Submittals		238	27-Sep-24	05-Sep-25
40	Major Electrical Procurement		222	21-Oct-24	05-Sep-25
41	Generator		222	21-Oct-24	05-Sep-25
42	B50470	750 KW Generator - Submittals	20	21-Oct-24	15-Nov-24
43	B50510	Generator Docking Stations - Submittals	20	21-Oct-24	15-Nov-24
44	B50480	750 KW Generator - CM Review	2	18-Nov-24	19-Nov-24
45	B50520	Generator Docking Stations - CM Review	2	18-Nov-24	19-Nov-24
46	B50490	750 KW Generator - A/E Review	10	20-Nov-24	05-Dec-24
47	B50530	Generator Docking Stations - A/E Review	10	20-Nov-24	05-Dec-24
48	B50500	750 KW Generator - Procurement	190	06-Dec-24	05-Sep-25



BCMEO - Schedule | Classic WBS Layout | 27-Sep-24 09:45

#	Activity ID	Activity Name	Remaining Duration	Start	Finish
49	B50880	Generator Docking Stations - Procurement	150	06-Dec-24	10-Jul-25
50	Civil Procurement		121	21-Oct-24	14-Apr-25
51	Site Electrical		62	17-Jan-25	14-Apr-25
52	B1050	Underground Electrical - Submittals	20	17-Jan-25	13-Feb-25
53	B1060	Underground Electrical - CM Review	2	14-Feb-25	17-Feb-25
54	B1070	Underground Electrical - A/E Review	10	18-Feb-25	03-Mar-25
55	B1180	Raceways (Underground Electrical) - Procurement	30	04-Mar-25	14-Apr-25
56	Site Plumbing		70	21-Oct-24	31-Jan-25
57	Sanitary		35	21-Oct-24	10-Dec-24
58	B1380	Sanitary - Submittals	10	21-Oct-24	01-Nov-24
59	B1640	Sanitary - CM Review	2	04-Nov-24	05-Nov-24
60	B1670	Sanitary - A/E Review	10	04-Nov-24	15-Nov-24
61	B2580	Sanitary - Procurement	15	18-Nov-24	10-Dec-24
62	Water		27	21-Oct-24	26-Nov-24
63	B1370	Water - Submittals	10	21-Oct-24	01-Nov-24
64	B1660	Water - A/E Review	10	23-Oct-24	05-Nov-24
65	B1630	Water - CM Review	2	04-Nov-24	05-Nov-24
66	B1990	Water - Procurement	15	06-Nov-24	26-Nov-24
67	Storm		70	21-Oct-24	31-Jan-25
68	B1360	Storm - Submittals	10	21-Oct-24	01-Nov-24
69	B1650	Storm - CM Review	2	04-Nov-24	05-Nov-24
70	B1740	Storm - A/E Review	10	04-Nov-24	15-Nov-24
71	B2570	Storm - Procurement	10	18-Nov-24	03-Dec-24
72	B2590	Storm - Detention Procurement	50	18-Nov-24	31-Jan-25
73	Site Paving		32	21-Oct-24	05-Dec-24
74	B1390	Site Paving - Submittals	10	21-Oct-24	01-Nov-24
75	B1410	Site Paving - CM Review	2	04-Nov-24	05-Nov-24
76	B1420	Site Paving - A/E Review	10	06-Nov-24	19-Nov-24
77	B1400	Site Paving - Procurement	10	20-Nov-24	05-Dec-24
78	Finish-Out/MEP		187	27-Sep-24	24-Jun-25
79	Electrical		187	27-Sep-24	24-Jun-25
80	Primary Meter		187	27-Sep-24	24-Jun-25
81	B2780	Bryan 1000 KVA Transformer - Submittals	15	27-Sep-24	17-Oct-24
82	B2950	Bryan 1000 KVA Transformer - CM Review	2	18-Oct-24	21-Oct-24
83	B3050	Bryan 1000 KVA Transformer-A/E Review	10	22-Oct-24	04-Nov-24
84	B3210	Bryan 1000 KVA Transformer - Procurement	160	05-Nov-24	24-Jun-25
85	VDC		20	22-Oct-24	18-Nov-24
86	BIM Dwgs - Site Utilities		20	22-Oct-24	18-Nov-24
87	A1210	Trade Contractor Prep of BIM Dwgs	10	22-Oct-24	04-Nov-24
88	A1250	Merge Drawings and Clash Detection Review	2	05-Nov-24	06-Nov-24
89	A1300	Revise Drawings after Clash Detection Review	3	07-Nov-24	11-Nov-24
90	A1510	A/E Review and Approve Coordination Drawings	5	12-Nov-24	18-Nov-24
91	Construction		217	18-Oct-24	27-Aug-25
92	Site/Civil(485,167/11 Ac)		196	18-Oct-24	29-Jul-25
93	A1570	Project Mobilization	5	18-Oct-24	24-Oct-24
94	A1580	Site Layout, Prep & Erosion Control	5	25-Oct-24	31-Oct-24
95	Site Preparation		186	01-Nov-24	29-Jul-25
96	A1590	Clearing & Grubbing	25	01-Nov-24	09-Dec-24



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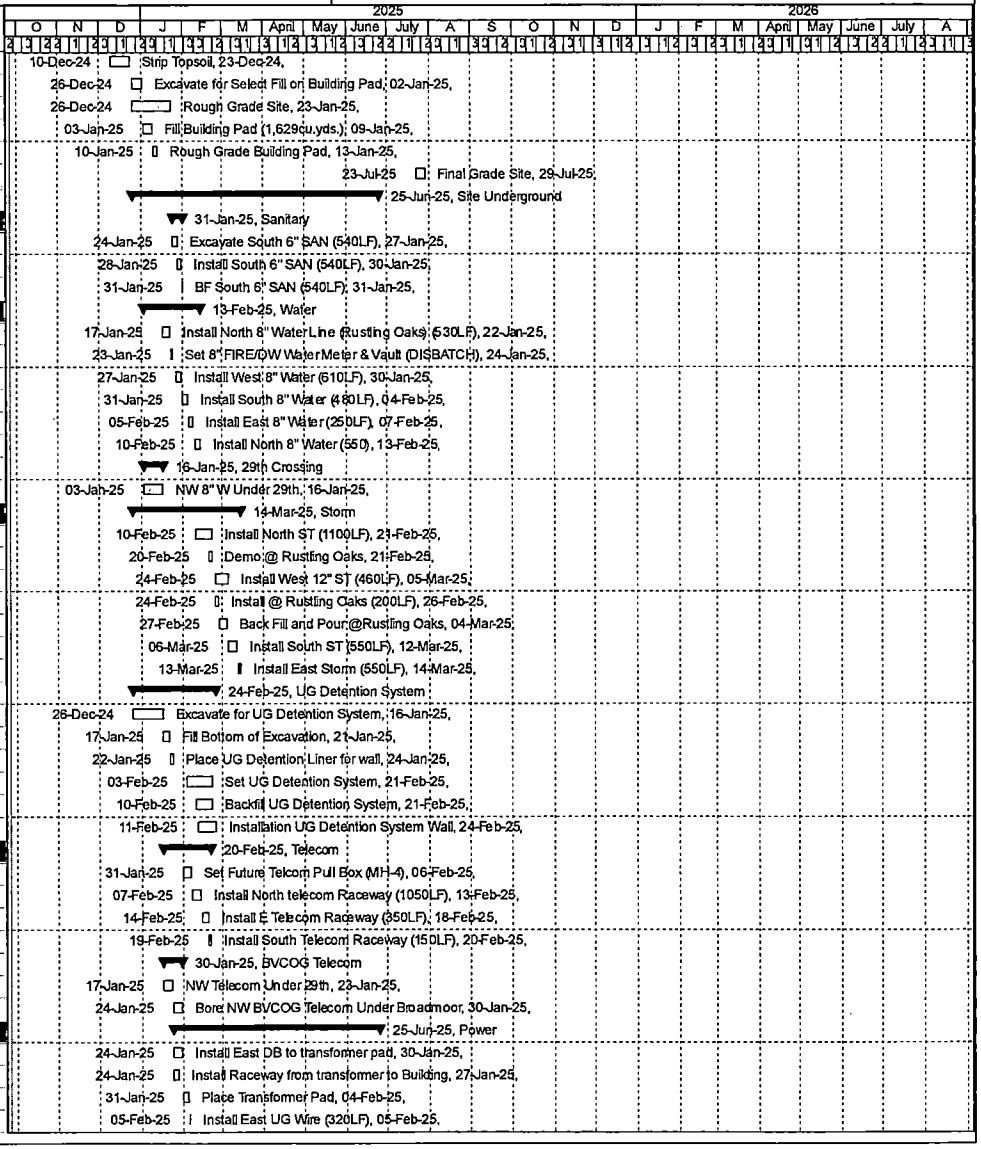
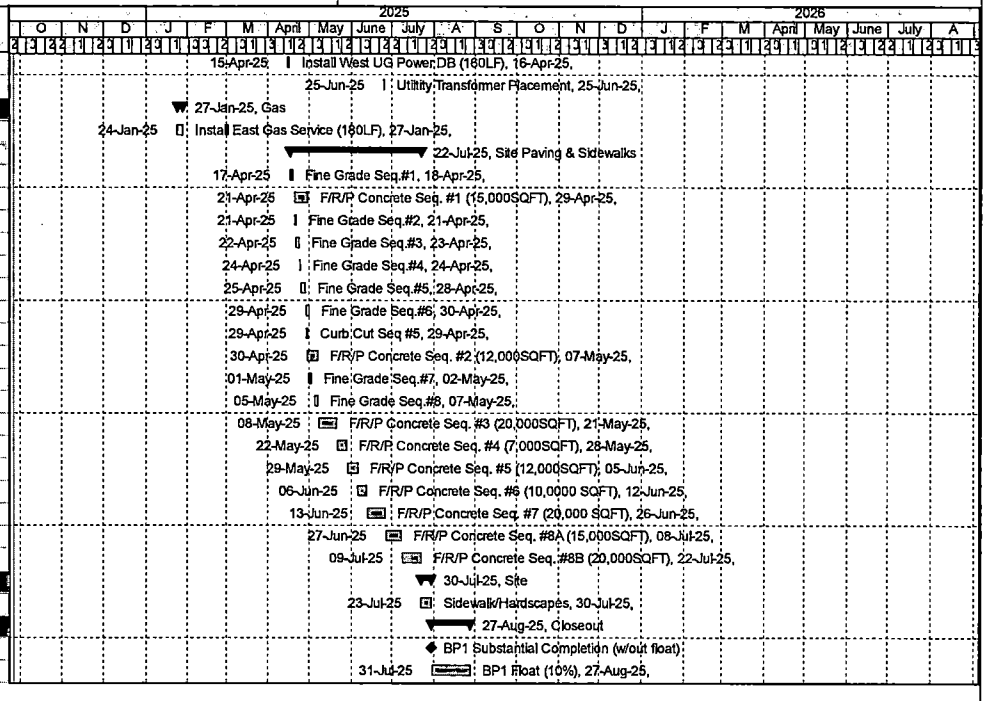
#	Activity ID	Activity Name	Remaining Duration	Start	Finish
97	A2780	Strip Topsoil	10	10-Dec-24	23-Dec-24
98	A2790	Excavate for Select Fill on Building Pad	5	26-Dec-24	02-Jan-25
99	A2800	Rough Grade Site	20	26-Dec-24	23-Jan-25
100	A2860	Fill Building Pad (1,629cu.yds.)	5	03-Jan-25	09-Jan-25
101	A2870	Rough Grade Building Pad	2	10-Jan-25	13-Jan-25
102	A3150	Final Grade Site	5	23-Jul-25	29-Jul-25
103	Site Underground		128	26-Dec-24	25-Jun-25
104	Sanitary		6	24-Jan-25	31-Jan-25
105	A2990	Excavate South 6" SAN (540LF)	2	24-Jan-25	27-Jan-25
106	A2660	Install South 6" SAN (540LF)	3	28-Jan-25	30-Jan-25
107	A3000	BF South 6" SAN (540LF)	1	31-Jan-25	31-Jan-25
108	Water		30	03-Jan-25	13-Feb-25
109	A2580	Install North 8" Water Line (Rustling Oaks) (530LF)	4	17-Jan-25	22-Jan-25
110	A2610	Set 8" FIRE/DW Water Meter & Vault (DISBATCH)	2	23-Jan-25	24-Jan-25
111	A2630	Install West 8" Water (610LF)	4	27-Jan-25	30-Jan-25
112	A2690	Install South 8" Water (480LF)	3	31-Jan-25	04-Feb-25
113	A2900	Install East 8" Water (250LF)	3	05-Feb-25	07-Feb-25
114	A2890	Install North 8" Water (550)	4	10-Feb-25	13-Feb-25
115	29th Crossing		10	03-Jan-25	16-Jan-25
116	A2590	NW 8" W Under 29th	10	03-Jan-25	16-Jan-25
117	Storm		56	26-Dec-24	14-Mar-25
118	A2620	Install North ST (1100LF)	10	10-Feb-25	21-Feb-25
119	A3060	Demo @ Rustling Oaks	2	20-Feb-25	21-Feb-25
120	A2640	Install West 12" ST (460LF)	8	24-Feb-25	05-Mar-25
121	A3070	Install @ Rustling Oaks (200LF)	3	24-Feb-25	26-Feb-25
122	A3080	Back Fill and Pour @Rustling Oaks	4	27-Feb-25	04-Mar-25
123	A2650	Install South ST (550LF)	5	06-Mar-25	12-Mar-25
124	A2720	Install East Storm (550LF)	2	13-Mar-25	14-Mar-25
125	UG Detention System		42	26-Dec-24	24-Feb-25
126	A2730	Excavate for UG Detention System	15	26-Dec-24	16-Jan-25
127	A3050	Fill Bottom of Excavation	3	17-Jan-25	21-Jan-25
128	A2760	Place UG Detention Liner for wall	3	22-Jan-25	24-Jan-25
129	A2740	Set UG Detention System	15	03-Feb-25	21-Feb-25
130	A2750	Backfill UG Detention System	10	10-Feb-25	21-Feb-25
131	A2810	Installation UG Detention System Wall	10	11-Feb-25	24-Feb-25
132	Telecom		25	17-Jan-25	20-Feb-25
133	A2770	Set Future Telcom Pull Box (MH-4)	5	31-Jan-25	06-Feb-25
134	A2570	Install North telecom Raceway (1050LF)	5	07-Feb-25	13-Feb-25
135	A2670	Install E Telecom Raceway (350LF)	3	14-Feb-25	18-Feb-25
136	A2680	Install South Telecom Raceway (150LF)	2	19-Feb-25	20-Feb-25
137	BVCOG Telecom		10	17-Jan-25	30-Jan-25
138	A2880	NW Telecom Under 29th	5	17-Jan-25	23-Jan-25
139	A2600	Bore NW BVCOG Telecom Under Broadmoor	5	24-Jan-25	30-Jan-25
140	Power		108	24-Jan-25	25-Jun-25
141	A2830	Install East DB to transformer pad	5	24-Jan-25	30-Jan-25
142	A2840	Install Raceway from transformer to Building	2	24-Jan-25	27-Jan-25
143	A2850	Place Transformer Pad	3	31-Jan-25	04-Feb-25
144	A2820	Install East UG Wire (320LF)	1	05-Feb-25	05-Feb-25



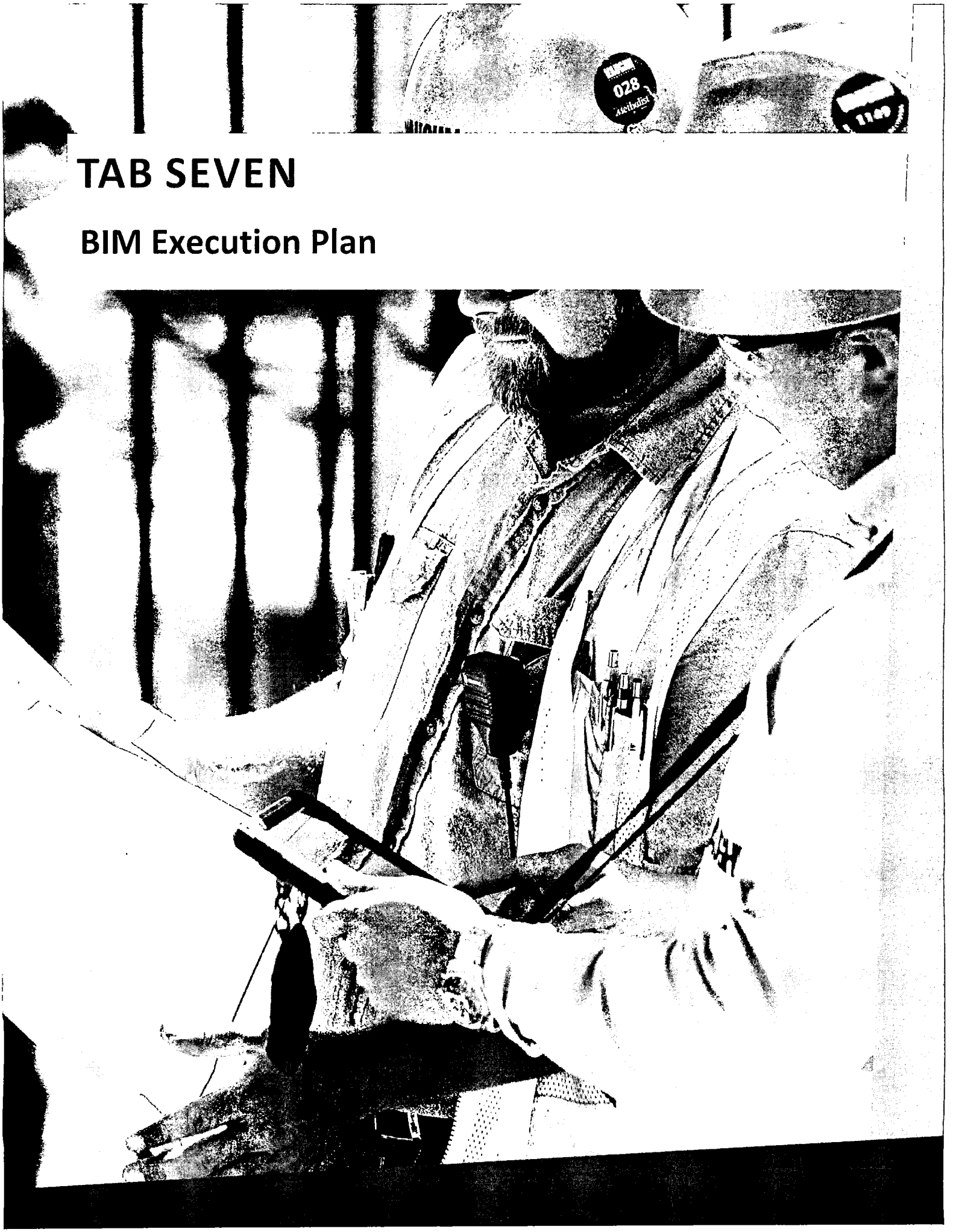
BCMEO - Schedule	Classic WBS Layout	27-Sep-24 09:45

#	Activity ID	Activity Name	Remaining Duration	Start	Finish
145	A2700	Install West UG Power DB (160LF)	2	15-Apr-25	16-Apr-25
146	A2910	Utility Transformer Placement	1	25-Jun-25	25-Jun-25
147	Gas		2	24-Jan-25	27-Jan-25
148	A2710	Install East Gas Service (180LF)	2	24-Jan-25	27-Jan-25
149	Site Paving & Sidewalks		67	17-Apr-25	22-Jul-25
150	A1610	Fine Grade Seq.#1	2	17-Apr-25	18-Apr-25
151	A1620	F/R/P Concrete Seq. #1 (15,000SQFT)	7	21-Apr-25	29-Apr-25
152	A87140	Fine Grade Seq.#2	1	21-Apr-25	21-Apr-25
153	A87160	Fine Grade Seq.#3	2	22-Apr-25	23-Apr-25
154	A87180	Fine Grade Seq.#4	1	24-Apr-25	24-Apr-25
155	A87200	Fine Grade Seq.#5	2	25-Apr-25	28-Apr-25
156	A87220	Fine Grade Seq.#6	2	29-Apr-25	30-Apr-25
157	A87280	Curb Cut Seq #5	1	29-Apr-25	29-Apr-25
158	A87150	F/R/P Concrete Seq. #2 (12,000SQFT)	6	30-Apr-25	07-May-25
159	A87240	Fine Grade Seq.#7	2	01-May-25	02-May-25
160	A87260	Fine Grade Seq.#8	3	05-May-25	07-May-25
161	A87170	F/R/P Concrete Seq. #3 (20,000SQFT)	10	08-May-25	21-May-25
162	A87190	F/R/P Concrete Seq. #4 (7,000SQFT)	4	22-May-25	28-May-25
163	A87210	F/R/P Concrete Seq. #5 (12,000SQFT)	6	29-May-25	05-Jun-25
164	A87230	F/R/P Concrete Seq. #6 (10,0000 SQFT)	5	06-Jun-25	12-Jun-25
165	A87250	F/R/P Concrete Seq. #7 (20,000 SQFT)	10	13-Jun-25	26-Jun-25
166	A87270	F/R/P Concrete Seq. #8A (15,000SQFT)	7	27-Jun-25	08-Jul-25
167	A87300	F/R/P Concrete Seq. #8B (20,000SQFT)	10	09-Jul-25	22-Jul-25
168	Site		6	23-Jul-25	30-Jul-25
169	AP30140	Sidewalk/Hardscapes	6	23-Jul-25	30-Jul-25
170	Closeout		20	30-Jul-25	27-Aug-25
171	A87290	BP1 Substantial Completion (w/out float)	0		30-Jul-25
172	A87310	BP1 Float (10%)	20	31-Jul-25	27-Aug-25



TAB SEVEN

BIM Execution Plan



VAUGHN CONSTRUCTION

BRAZOS COUNTY

MEDICAL EXAMINER OFFICE

Model Coordination Execution Plan

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2 MODEL COORDINATION EXECUTION PLAN OVERVIEW

2.1.1 INTRODUCTION

The Design and Construction team is committed to utilizing Building Information Modeling (BIM) technologies to improve the design, construction, and operation of the client's facilities. It is with this commitment in mind that this Model Coordination Execution Plan (MCxP) has been developed. This project specific MCxP shall serve as a road map for the integration of collaborative technologies by outlining the procedures and aligning expectations between all key project team members.

This MCxP is intended for Clash Detection and Resolution of the Design Models, Construction Models, and Subcontractor Models.

2.1.2 PROJECT INFORMATION

Project Owner: Brazos County

Project Name: Brazos County Medical Examiner Office

Project Location Address: 3037 E 29th Street. Bryan, TX 77803; Brazos County Texas

Project Description: New Construction of a new single story 21,470 SF Forensic Medical Examiner Building. The project includes site clearing and related site work.

2.1.3 TEAM MEMBERS

Architect: PGAL, INC.

Structural Engineer: Walter P Moore

MEP Engineer: Johnston, LLC

Construction Manager: Vaughn Construction

Sheet Metal Sub: TBD

Hydronic Piping Sub: TBD

Electrical Sub: TBD

Plumbing Sub: TBD

Fire Suppression Sub: TBD

Steel Fabricator Sub: TBD

Concrete Sub: TBD

Other Subs: TBD

2.1.4 VAUGHN CONSTRUCTION'S ROLE

Vaughn Construction will provide the Project Coordination Manager or PCM. The PCM will act as the model administrator and will be responsible for procuring a model from the Architect/Engineer. Any scope gap between Design Team and Subcontractor models will be responsibility of Vaughn VDC Team representatives. The PCM enables and coordinates the hand-off of information between each party along with the coordination effort itself. The PCM will work with the subcontractors to develop a workable detailing schedule to support the construction schedule. Once the schedule is established, the PCM will work with the detailers to achieve sign-off milestones. The PCM will work with the Design Team members and Subcontractors to maintain schedule, streamline issue resolutions, and publish submittals through contractual channels.

2.1.5 TRADE AND SPECIALTY CONTRACTORS

The trade and specialty contractors are responsible for modeling their scope of work using 3D tools and the guidelines listed below. Each trade contractor shall provide sufficient manpower and expertise to complete the modeling and coordination process within the scheduled timeframe. Each contractor will also be responsible for providing copies of detailed shop drawings and submittal information as required in the project specifications to each other contractor that provides a connecting service for any equipment.

3 ACC BUILD PLATFORM

3.1.1 HOSTING, MODULES AND ACCESS

Vaughn Construction will establish an electronic workspace by hosting the ACC Build platform. The electronic workspace will provide a location where the construction documents and coordination files will reside. Team members are to share updated copies of their files (through the ACC Build Platform) as often as necessary to maintain the schedule. See other Front End section(s) for license requirements.

3.1.2 PROJECT ADMINSTRATION ROLES

The CONSTRUCTION MANAGER'S Project Coordination Manager (PCM) will be responsible for folder structure setup for Model Coordination. The PCM will grant access to appropriate team members to appropriate modules (see module description below for further specifics on member access to modules). The PCM will oversee the clash detection process within the Model Coordination module.

3.2 DOCUMENT MANAGEMENT

3.2.1 FOLDER STRUCTURE

The folder structure on ACC Build is intended to organize files in a well-thought-out fashion that most members can intuitively navigate to find the appropriate file(s) they are looking for. This document cannot address all the variables that will take place during the course of a project, but some guidelines can be addressed.

1. CONSTRUCTION MANAGER'S PCM will provide standard folder structure.

a. PCM will set up appropriate member access and permissions for these folders.
2. CONSTRUCTION MANAGER'S PCM will add specific folders to further define file locations.

3.2.2 SOFTWARE & FILE TYPES

All CAD software versions utilized by the trades and any required object enablers must be acceptable to the project team. Each trade will be responsible for providing any required object enablers to Vaughn Construction. Revit (versions to be agreed upon at startup) models are acceptable to be used by all trades. Trades shall use products compatible with ACC Build Model Coordination and shall provide files saved to the .dwg, .ifc, .nwc or .rvt format. If any of the team is utilizing Autodesk Fabrication MEP, they will be required to provide a .maj file as well. No wiremesh models are allowed and must have 3d components.

Autodesk CAD (.dwg) file settings should use the following guidelines:

- Use only standard AutoCAD fonts in the model space; do not use true type fonts or custom AutoCAD fonts
- For all AutoCAD based models each trade will use EXTERNAL REFERENCE (Xref) command to bring in any drawings needed into the "background".
- Xref's are not to be bound or inserted
- All Xref's must be detached prior to uploading documents
- Nothing is drawn in paper space
- No trades draw anything on layer zero (0) or Defpoints
- Drawings are purged (AutoCAD purge command) and audited (AutoCAD audit command) prior to being uploaded to get rid of any errors or garbage in the drawing file
- Text is on separate layers from the modeled objects so that text can be turned off without turning off objects
- Any thick lines to designate wall fire ratings are on a separate layer
- All layers are on and thawed
- All entities are delivered with colors, line types, and line weights set to by layer
- All clearance requirements will be modeled on a separate layer named "Clearance Zones". This will facilitate transparency manipulation as well as helping to define the conflict during clash detection.

3.2.3 FILE NAMING

File naming will consist of the following format:

"Project_ Building_ Level_Area_System/Trade_Minor System.dwg"

Abbreviations or full names can be used where practical. Unless otherwise requested, please upload models/documents in their original file format and adhere to the guidelines listed above. Please note file types may vary. Once a file is named and uploaded, do not change or modify the name of the file. All versions of models must retain the same file name throughout the coordination process to aid in clash detection & file management.

3.3 MODEL COORDINATION

3.3.1 MODEL COORDINATION PURPOSE

Model Coordination will be used to identify and resolve clashes between individual scope models. This is an integral part of the coordination process to ensure the design intent can be met during construction, by eliminating a majority of clashes during coordination.

3.3.2 COORDINATION SPACE

The PCM will create a Coordination Space named "Subcontractor Coordination". This is to reference the MODEL COORDINATION folder in which models are stored. The "Model Coordination" coordination space will be the primary clash detection for the team. Additional Coordination Spaces can be created if the team sees a value for it. This is to be determined by the team.

4 SCHEDULE

4.1.1 OVERALL SCHEDULE

See the Project Schedule provided by Vaughn Project Management (separate document). This schedule includes all tasks related to Critical Submittals and Procurement and Construction. As the project progresses, the schedule will be modified to include VDC milestones, Submittal reviews, Design Team reviews, and any other major events which occur during the project lifecycle. It is expected that this schedule will be updated by the Project Team.

4.1.2 MODEL COORDINATION EXECUTION SCHEDULE

See the Project Schedule referenced above. The Subcontractors will adhere to the schedule regarding Model Coordination Execution deadlines.

4.1.3 SUBCONTRACTOR MODEL PUBLISH/UPLOAD DEADLINE

Sub's models are due to be uploaded no later than:

Frequency: **TBD**
Date: **TBD**
Time: **Close of Business**

4.1.4 COORDINATION MEETINGS

Frequency: **TBD**
Date: **TBD**
Time: **TBD**
Place: **Microsoft Teams**

5 PROJECT COORDINATION

5.1.1 MODEL COORDINATION EXPECTATIONS

Each MEPF coordination team member is to draw all the major components of their work to scale, at elevation, and free from interference with the structure, their own components, and other MEPF trades' work. Horizontal and vertical serviceability access and maintenance clearances are to be incorporated. All participants are to collaborate between coordination meetings and resolve spatial conflicts to the greatest extent possible outside of the formal weekly meeting. The formal weekly meeting's primary objective will be to discuss large issues that may need design team intervention.

5.1.2 MODEL DETAIL FOR COORDINATION AND SHOP DRAWINGS

All model files must contain sufficient 3D detail to provide dimensions and information needed to convey installation, operation, and maintenance requirements for each system. Some elements may require additional detail, but the model detail defined below is expected as a minimum required for coordination and shop drawings. There will be additional areas identified for "Virtual Mockups" as discussed in the kick-off meeting. These areas will require a higher level of modeling effort than the industry norm.

General Requirements -- **All Systems/Trades**	
Clearance & Access Zones	Areas in which access must be provided for installation, operation, or maintenance. Includes safety zones for any equipment and code-required clear space where other material is not allowed. Must be modeled on a separate/dedicated layer. Must encompass all horizontal and vertical clearance dimensions to the extent required for access by future personnel (i.e. clearance to deck above or from equipment to ceiling plane/access point below). Examples of commonly missed clearance zones: • Air space required around A/V equipment racks • Work area around j-box/pull-boxes and cable tray • Access space for inspection ports and pipe/duct-mounted gauges • Swing area for mounted panel doors and hatches • Path of access for future equipment replacement or upgrade • Clear space needed to lift access door or ceiling tile • Ladder/lift clearance for highest equipment access
Pre-Fabricated Materials	Anything that will be prefabricated or delivered intact should be modeled to ensure proper space for installation and connection locations.
Equipment with attributes scheduled to be exported to CMMS	Must be modeled as a block encompassing all attached elements and containing all attributes required for the element. Block/Family must be named per document schedule and/or tagged appropriately to be easily filtered for export.
Connection points to existing systems	Must be modeled based on field-verified dimensions. Should include at least one joint/section of the existing element past the connection point.
Structural Model – **DIV 03, 04, & 05**	

Slabs, Decks, Flatwork	Modeled to overall finished dimensions and including any shafts, openings, depressions, or thickened areas. Rebar, embeds, and deck details should be modeled in areas where the additional detail aids in coordinating other trades.
Structural Framing, Beams, & Columns	Modeled to final dimensions including any corbels, braces, and gusset plates. Rebar, embeds, and connection details should be modeled in areas where additional detail aids in coordinating other trades.
Foundations	Modeled to scheduled depth and thickness (including piers).
Secondary Framing & Miscellaneous Steel	Modeled as necessary to coordinate other trades. May be modeled as mass/scheduled elements until sufficient specification details or shop drawings are provided. Includes, but is not limited to, lintels, kickers, edge angles, embeds, opening support framing, Unistrut, equipment supports, curtain wall supports, elevator hoist beams and rail support, shaft piping supports, stiffeners and gusset plates.
Architectural Model – **DIV 06, 07, 08, & 09**	
Walls	All interior and exterior walls must be modeled to their overall finished dimensions. Studs/framing/wall structure should be modeled in areas where the additional detail aids in coordinating other trades (e.g. headwalls, king studs, soffit support). Wall elements should be separated by type as defined in the contract documents and may be identified by fire/smoke-rating, finished height, etc. Wall elements may be shown to extend to deck above, even if the finishes are specified to end at a lower elevation, to identify framing interference in the interstitial space.
Doors, Windows, Curtain Walls, & Framed Openings	All interior and exterior openings must be modeled to the overall opening dimensions required for rough framing. Frames and sills should be shown where architecturally significant. Hardware and Security devices will not be modeled unless location requirements are specified, and placement will impact prefabrication or coordination efforts.
Ceilings, Soffits, & Furr-downs	Similar to walls, ceilings must be modeled to their overall finished dimensions and framing details may be necessary for coordinating other trades. ***A Ceiling Coordination Drawing will be provided with the sheets submitted for Design Team Approval.*** This drawing will be inclusive of MEPF. Fire alarm and other surface mounted devices will not be included unless the specifications require them to be.
Furnishings, Casework, Millwork, & Owner-furnished Equipment	Elements requiring connections furnished by other trades (such as electrical whips or plumbing unions) must be modeled with details locating those connections. All non-movable elements should be modeled to the overall built-in dimension, including any access zones. Mobile equipment and minor furnishings should be modeled to their general dimensions and placed in both their "in-use" and "storage" locations for spatial coordination of other trades.
Roofing, Parapets, Screens, & Awnings	Roofing system should be modeled to overall thickness including any slope and blocking elements. This will facilitate coordination of curbs required for rooftop equipment. Screen walls and awnings must include necessary support elements that tie to the

	structure and note any pathways for attached electrical or plumbing elements. Parapets and screens may be used for perspective views to verify rooftop equipment is hidden/enclosed as intended.
Fire Protection Model – **DIV 21**	
Sprinkler Piping (wet or dry systems)	Main & branch piping above 1.25" diameter must be modeled. Sprinkler head drops & head locations must be modeled for coordination with other trades. All hard-piped connections must be modeled; flex pipe connections should be modeled to allow for space allocation. Any piping sloped to drain should be clearly identified.
Hangers & Supports	Must be modeled when pre-installed inserts or embeds are used and must include all trapeze/support elements.
Valves & Controls	All main isolation (shut-off) valves, flow control devices, riser assemblies, and FDC points must be modeled along with their required access zones. Drainage requirements and electrical/low-voltage service points must be identified for coordination with other trades.
Fire Protection Equipment	Modeled to specified dimensions and locations for coordination with other trades. Manufacturer's specific models should be used when available and all connection/access points must be identified. Equipment pads or support assemblies must be modeled. Access zones must be included for any future maintenance/testing or equipment replacement. Includes, but is not limited to, fire pumps, jockey pumps, water tanks, valves, bypass assemblies, pre-action air compressors, etc..
Plumbing Model – **DIV 22**	
Drain, Waste, & Vent Piping (DWV)	Graded/Sloped (gravity drain) piping of any size must be modeled. Main & branch piping above 1.5" diameter and any ganged runs must be modeled. Sump pits, manholes, drain leaders, and roof/floor drain bodies must be modeled as part of the complete drainage system.
Cold & Hot Water Piping	Main & branch piping above 2" diameter and any ganged runs of three or more (3+) pipes must be modeled.
Insulation	Insulation must be modeled on a dedicated layer where required and represent the full-depth of finished installation.
Hangers & Supports	Must be modeled when pre-installed inserts or embeds are used and must include all trapeze/support elements. Should be on a dedicated layer Should include sufficient detail for coordination of installation access and future adjustments.
Specialty Gas & Piping	Any specialty piping, including Med Gas, must be modeled where connection points are critical. Main & branch piping above 2" diameter and any ganged runs of three or more (3+) pipes must be modeled.
Fuel-Oil & Natural Gas	All explosive/hazardous fuel gas piping of any size must be modeled.
Valves & Controls	All main isolation (shut-off) valves must be modeled along with their required

	access zones. Minor/area isolation/control valves should be modeled for access coordination and future maintenance use.
Plumbing Equipment & Fixtures	Modeled to specified dimensions and locations for coordination with other trades. Manufacturer's specific models should be used when available and all connection/access points must be identified. Equipment pads or supports must be modeled. Access zones must be included for any future maintenance or equipment replacement. Includes, but is not limited to, pumps, tanks, valves, filters, bypass assemblies, boilers, etc..
Mechanical Model – **DIV 23**	
HVAC Air Distribution Ductwork	All ductwork mains and branches including medium- and low-pressure systems modeled to overall exterior dimensions. Insulation must be modeled where required. Flex ducts, taps, and final device connections must be modeled and positioned per specifications (final layout may be adjusted thru the coordination effort).
Exhaust & Vent Ductwork	All exhaust ductwork must be modeled to overall exterior dimensions. Connections to equipment must be identified (e.g. fume hoods).
Insulation	Insulation must be modeled on a dedicated layer where required and represent the full-depth of finished installation.
Diffusers, Grills, & Louvers	Modeled to specified dimensions and locations for coordination with other trades. May include clearance zones for air intake or exhaust flow requirements.
Fire/Smoke Dampers & Duct Devices	Modeled to specified dimensions and locations (including access zones) for coordination with other trades.
HVAC Equipment	Modeled to specified dimensions and locations for coordination with other trades. Manufacturer's specific models should be used when available and all connection/access points must be identified. Equipment pads or supports must be modeled. Access zones must be included for any future maintenance requirements such as coil pull space or motor replacement. Includes, but is not limited to, AHUs, VAV boxes, FCUs, exhaust fans, pumps, and valves.
Hangers, Seismic Bracing, & Supports	Must be modeled when pre-installed inserts or embeds are used and must include any trapeze/support elements. Should be on a dedicated layer Should include sufficient detail for coordination of installation access and future adjustments. Includes, but is not limited to, pipe/valve racks, Unistrut trapezes, and steel angles in shafts.
Hydronic Piping	Main lines, any piping above 1.5" diameter, and ganged runs must be modeled, including valves and gauges as necessary. Field-fabricated valve assemblies and final connections may be modeled as mass or clearance area if properly labeled. Insulation must be modeled where required.

Electrical Model – **DIV 26**	
Electrical Distribution (Conduit)	All conduit larger than 1.5" in diameter and any gang of three or more (3+) conduits of any size must be modeled. Any individual conduit that requires exact placement must be modeled (e.g. hard-piped connection points to equipment). Any buss-duct and high-capacity feeders must be modeled. All J-boxes and Pull-boxes or troughs must be modeled along with their required access zones.
Electrical Equipment	Modeled to specified dimensions and locations for coordination with other trades. Manufacturer's specific models should be used when available and all connection/access points must be identified. Equipment pads or supports must be modeled. Access zones must be included for any future maintenance requirements such as gear pull space or arc flash clearances. Includes, but is not limited to, transformers, ATS, generators, disconnects, distribution panels, paralleling gear, etc..
Hangers & Supports	Must be modeled when pre-installed inserts or embeds are used and must include all trapeze/support elements. Should be on a dedicated layer Should include sufficient detail for coordination of installation access and future adjustments.
Panels & Controls	Recessed and wall-mounted panels must be modeled for rough opening and backing support coordination.
Grounding/Bonding	Locations requiring specific connections or ties to other trades' work must be identified and modeled for coordination.
Light Fixtures	Modeled to specified dimensions and locations for coordination with other trades. Manufacturer's specific models should be used when available and all supports or back-boxes must be identified.
Outlets & Switches	Modeled as necessary at prefabricated assemblies, special conditions requiring coordination (i.e. headwalls), and architecturally significant spaces (e.g. lobby signage, art installations, etc.)
Cable Tray & Low-Voltage cabling	All cable tray sections and supports must be modeled along with the necessary access zones for wire pulls. Where large bundles of cable are anticipated, clearance zones may be used to allocate space with proper labeling.
Audio/Video, IT, Data, & Security Model – **DIV 25, 27, & 28**	
Equipment Racks	Modeled to specified dimensions and locations for coordination with other trades. Manufacturer's specific models should be used when available and all connection/access points must be identified. Access zones must be included for any future maintenance/testing or equipment replacement.
Low-Voltage Cabling	All cable tray sections and supports must be modeled along with the necessary access zones for wire pulls. Where large bundles of cable are anticipated, clearance zones may be used to allocate space with proper labeling. All J-boxes and Pull-boxes or troughs must be modeled along with their required

	access zones.
Back-boxes & OFVI Equipment	Any rough-in requirements for critical-placement equipment must be modeled (includes equipment to be provided by Owner or Vendor). Recessed and wall-mounted panels must be modeled for rough opening and backing support coordination. Door swing clearance should be modeled for low-voltage panels.
Outlets & Devices	Modeled as necessary at prefabricated assemblies, special conditions requiring coordination (i.e. headwalls), and architecturally significant spaces (e.g. secure access-controlled areas, auditorium projectors, etc.)
Usage Clearance Zones	Special equipment requiring clearance for proper operation & use should have those zones modeled for coordination/verification with other trades. Includes, but is not limited to, projector screens, security cameras, video signage, motion detectors, etc.
Site Improvements & Civil Utilities Model – **DIV 31, 32, 33, & 34**	
Excavation & Retaining Systems	Any shoring system, retaining walls, tunnels, or special earthwork foundations must be modeled for coordination with other trades and identification for future improvements. Level of detail for these elements may be determined by the project team.
Site Utilities	All underground piping/conduit larger than 6" or bunded cabling should be modeled as to overall exterior dimension. Any manhole, access hatch, or vaults should be modeled as part of the complete system. Including any access or clearance zones required.
Site Equipment	Modeled to specified dimensions and locations for coordination with other trades. Manufacturer's specific models should be used when available and all connection/access points must be identified. Includes, but is not limited to, site lighting, traffic control devices, water detention pumps/controls, pond pumps and special features, etc..

5.1.3 SEQUENCE OF COORDINATION

Below is hierarchy of model elements and the sequencing by which the models will be coordinated:

- ↓ Structural and Architectural model
- ↓ Miscellaneous steel
- ↓ Perform preliminary space allocation
- ↓ Identify hard constraints (locations of access zones, lights, space requirements, etc.)
- ↓ Main and medium pressure ducts from the shaft out
- ↓ Main graded plumbing lines and vents
- ↓ Cable Tray
- ↓ 4" or larger conduit runs
- ↓ Sprinkler mains and branches
- ↓ 2" or smaller conduit runs
- ↓ Cold and hot water mains and branches
- ↓ Lighting fixtures and plumbing fixtures
- ↓ Smaller sized ducts and flex ducts

↓ Smaller size cold water and hot water piping, flex ducts, etc.

5.1.4 APPLICATION OF COORDINATION EFFORTS

All subcontractors are expected to complete their coordination according to the schedule agreed upon at the start of the project. All models and coordination should have the full input of the trade foremen to ensure installation procedures do not conflict with the models. Trades that were modeled and coordinated according to the schedule will take priority over those which did not comply with the schedule.

5.1.5 RESOLUTION OF INTERFERENCES

At the mandatory regular coordination meetings Vaughn Construction will provide a means to electronically reconcile interferences between all affected MEPF trades (ACC Model Coordination). All participants are to collaborate between coordination meetings and resolve spatial conflicts to the greatest extent possible outside of the formal weekly meeting. The formal weekly meeting's primary objective will be to discuss large issues that may need design team intervention. Vaughn Construction and subcontractors can create Issues within the ACC Platform. Vaughn Construction is NOT responsible for identifying every clash. Trade contractors are responsible for identifying and notifying Vaughn of any clashes not previously identified, that would prevent the subcontractor from signing the sign-off drawing.

5.1.6 SUBMITTAL AND COORDINATION SIGN-OFF DRAWINGS

When all conflicts have been resolved and a fully coordinated MEPF system is achieved, each MEPF coordination contractor is to produce fully annotated and dimensioned drawings of their respective systems, in PDF format, for submission to the Engineer of record for review and approval. Upon final revision and approval by the Engineer of record, a copy of the fully- coordinated coordination submittal drawings are to be signed by each participant and will become the official "Coordination Sign-off Drawings". The "Coordination Sign-off Drawings" and Model Coordination Model based on the drawings are to be stored by Vaughn Construction on ACC Build and will form the basis for resolution of any future field installation conflicts. Components not installed where shown on the "Coordination Sign-off Drawings", or installed but not shown, will be relocated by, and at the expense of, the offending party. Cost for rework, re-coordination, or schedule impact required to accommodate components not shown on, or not installed in accordance with the "Coordination Sign-off Drawings" is to be paid by the party in non- compliance.

5.1.7 COORDINATION SIGN-OFF AND FIELD TURNOVER

Additionally, Vaughn field personnel will add their input at the individual coordination sign-off meeting. At this time, a Vaughn field representative will be identified as the person responsible for verification that the installation matches the signed-off drawings. It will be mandatory for Subcontractor Trade Foreman and Vaughn's relative field staff to be present for a turn-over meeting for each individual coordination sign off. This will ensure that the project team has a clear understanding of the locations of major items, as well as any outstanding issues that might affect construction. Coordinated drawings for each individual trade will be provided in pdf and paper formats for the project team's use. The paper copies will be stored with the Project Field Documents and posted set of drawings. This will allow for an effective flow from coordination to verification of work. All documents being utilized by Subcontractor Trade Foreman will be compared to the stored documents referenced in this paragraph. Any deviations

from the signed off coordination drawings that cause conflicts in the field, will be the responsibility of the entity making the changes without calling for re-clashing the previously signed off documents.

5.1.8 CONDITIONAL SIGN-OFF OF COORDINATION DRAWINGS

If the need arises to sign off the coordination drawings prior to "all conflicts" being resolved to maintain schedule, a list of each of the remaining clashes will be established and integrated into ACC Build as "coordination issues". Each issue will be assigned to the responsible individuals for tracking to closure. The Vaughn project team will designate a person (or persons) to verify the remaining clashes have been resolved and the installation in the field matches. The Vaughn VDC group will be involved in this process scheduling meetings and performing site walks to assist.

5.1.9 POST SIGN-OFF RESPONSIBILITIES

At the time an area is signed off, it will be inclusive of all RFI's, ASI's, and changes to date. It is recognized that the project will continue to progress after the areas are signed-off. It is incumbent on the Vaughn Construction and Subcontractors involved in this process to bring any new RFI's, ASI's, and changes to the table when they will affect previously signed off areas.

5.1.10 SUBSTANTIAL COMPLETION

At the completion of MEPF coordination, Vaughn Construction will establish a Federated Model that include updated models (provided by subcontractors) based on as-built conditions. It is the responsibility of the Vaughn Project Team to inform the Vaughn VDC Group on the required dates for turnover of deliverables.

6 CONTACT LIST

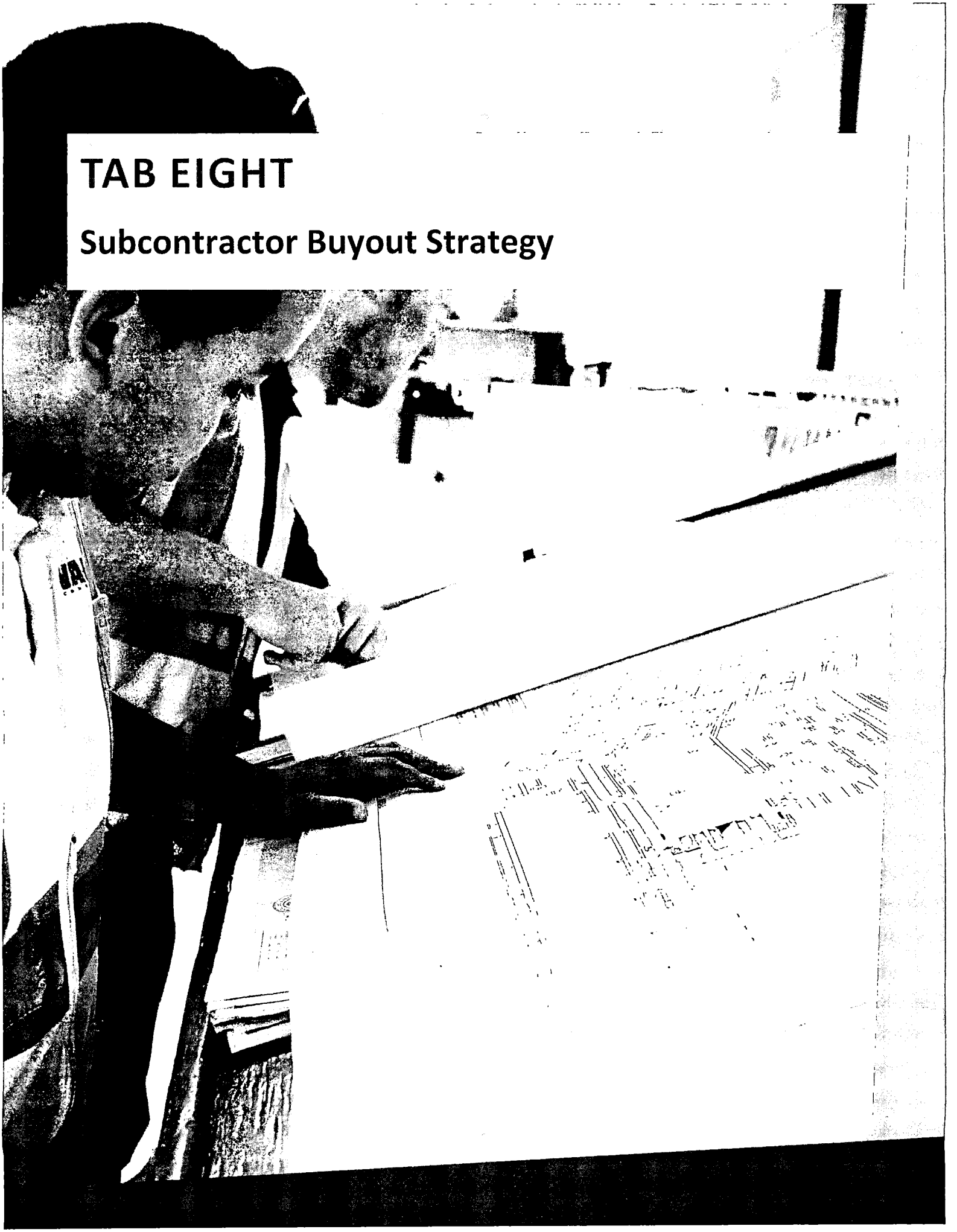
6.1.1 KEY PROJECT CONTACTS

Each discipline will be asked to provide the names and contact information of two team members to serve as the primary and secondary VDC contacts. The primary contact at each firm shall serve on the technology leadership team. These named contacts are responsible for communicating VDC related information to their respective teams, including changes to this document. They are also responsible for model clean up, transfer, and any coordination requirements related to the production documents, i.e. Sheet lists, linked file changes, etc. These named contacts are not intended to limit communication between team members.

Should business factors necessitate changes to this list, this document shall be revised.

TAB EIGHT

Subcontractor Buyout Strategy



Packages of Work:

WORK PACKAGE	BID PKG #	DRAWINGS & SPECIFICATIONS
01.02 - GENERAL REQUIREMENTS	1, 2, 3	100% Construction Documents
01.62 - TEMPORARY FENCING	1	100% Construction Documents
01.74 - FINAL CLEAN	3	100% Construction Documents
03.00 - CONCRETE TURNKEY	1, 2, 3,	100% Construction Documents
04.01 - MASONRY	3	100% Construction Documents
05.01 - STEEL FABRICATION	3	100% Construction Documents
05.02 - STEEL ERECTION	3	100% Construction Documents
06.02 - MILLWORK	3	100% Construction Documents
07.01 - WATERPROOFING	3	100% Construction Documents
07.03 - ROOFING	3	100% Construction Documents
07.08 - FIREPROOFING	3	100% Construction Documents
07.10 - FIRECAULKING	3	100% Construction Documents
08.00 - DOORS, FRAMES, HARDWARE	3	100% Construction Documents
08.10 - OVERHEAD DOORS	3	100% Construction Documents
08.28 - GLAZING	3	100% Construction Documents
08.34 - FINISH HARDWARE	3	100% Construction Documents
08.38 - DOOR & HARDWARE INSTALLATION	3	100% Construction Documents
09.02 - DRYWALL	3	100% Construction Documents
09.03 - TILE	3	100% Construction Documents
09.04 - TERRAZZO	3	100% Construction Documents
09.05 - ACOUSTICAL CEILINGS & WALL PANELS	3	100% Construction Documents
09.07 - FLOORING	3	100% Construction Documents
09.12 - PAINTING	3	100% Construction Documents
10.01 - VISUAL DISPLAY BOARDS	3	100% Construction Documents
10.03 - TOILET COMPARTMENTS	3	100% Construction Documents
10.05 - WALL PROTECTION	3	100% Construction Documents
10.08 - SIGNAGE	3	100% Construction Documents
10.09 - LOCKERS	3	100% Construction Documents
10.10 - FIRE PROTECTION SPECIALTIES	3	100% Construction Documents
10.17 - TOILET ACCESSORIES	3	100% Construction Documents
11.06 - LOADING DOCK EQUIPMENT	3	100% Construction Documents

WORK PACKAGE		DRAWINGS & SPECIFICATIONS
11.07 – AUTOPSY EQUIPMENT	3	100% Construction Documents
11.08 - RESIDENTIAL APPLIANCES	3	100% Construction Documents
12.04 - FLOOR MATS AND FRAMES	3	100% Construction Documents
13.04 - ENVIRONMENTAL ROOMS	3	100% Construction Documents
21.01 - FIRE PROTECTION	3	100% Construction Documents
22.01 - PLUMBING	3	100% Construction Documents
23.01 - HVAC	3	100% Construction Documents
23.70 - HVAC EQUIPMENT	3	100% Construction Documents
26.01 - ELECTRICAL	1, 2, 3	100% Construction Documents
26.03 - FIRE ALARM	3	100% Construction Documents
26.10 - ELECTRICAL EQUIPMENT	3	100% Construction Documents
27.01 - TELECOM/DATA	3	100% Construction Documents
27.02 - AUDION VISUAL	3	100% Construction Documents
28.01 - SECURITY	3	100% Construction Documents
31.01 - EARTHWORK	1	100% Construction Documents
31.04 - SWPPP	1	100% Construction Documents
32.02 - SITE CONCRETE	1	100% Construction Documents
32.13 - LANDSCAPE & IRRIGATION	3	100% Construction Documents
32.14 - STRIPING & SIGNS	1	100% Construction Documents
33.01 - SITE UTILITIES	1	100% Construction Documents

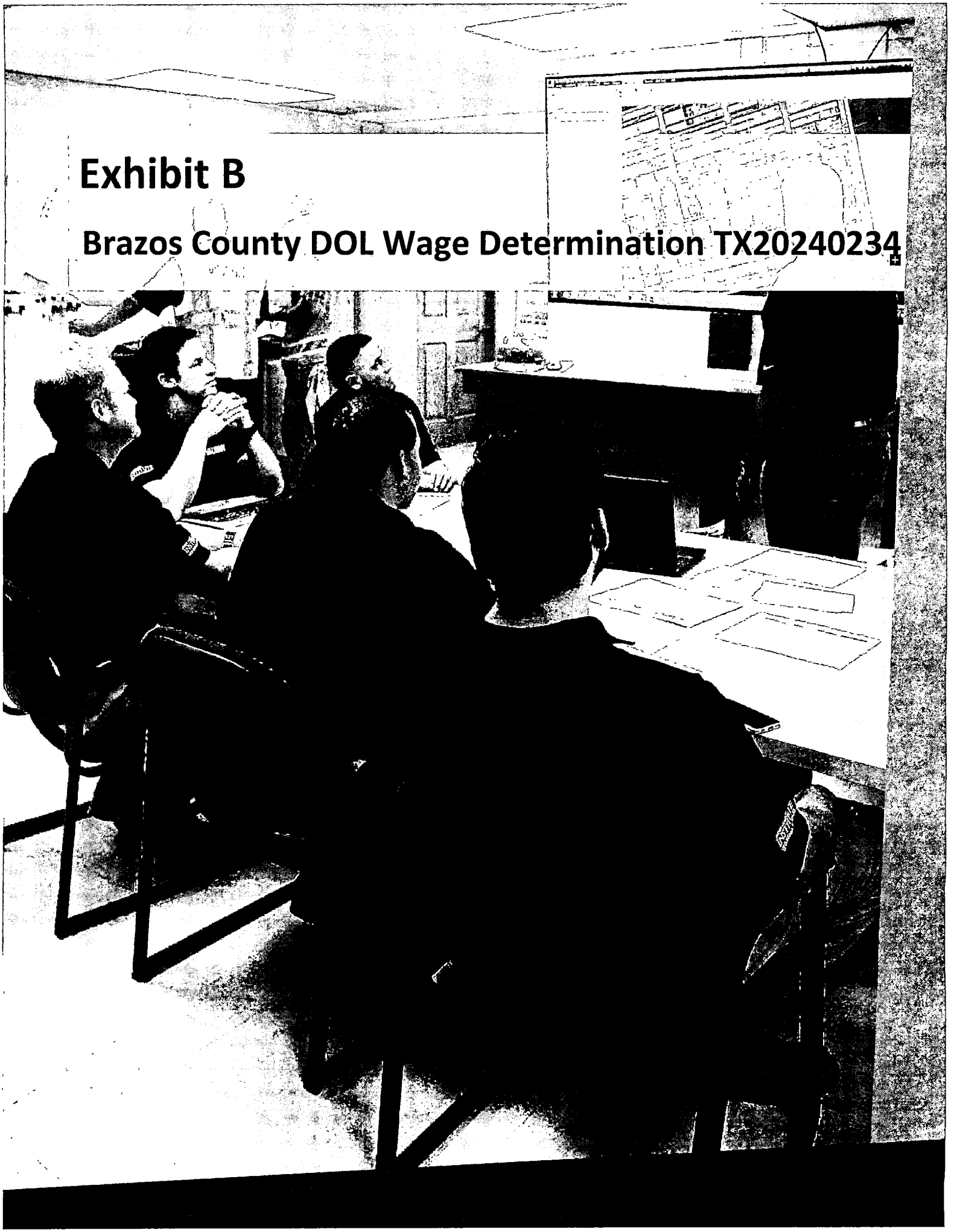
Selection Criteria with Weighted Values:

* These values for GMP 01 are appropriately weighted for the work included with this package and are subject to change in GMP 02 in the interest of determining the best value for the project.

Selection Criteria	Supplemental Bidding Documents	Weight Factor
Cost Proposal - Adjust to reflect any scope issues or exclusions	Section 6	50
Technical Proposal - Inclusive of the following	Section 7	
Criterion Group 1		15
7.1 - Demonstrated capacity, financial resources and claims history		
7.2 - Qualifications and experience of proposed key team members		
7.3 - Experience with similar project(s)		
7.4 - Acceptance of subcontract/PO without modification		
Criterion Group 2		15
7.6 - Ability to meet CM's project schedule requirements		
7.7 - Demonstrated ability to provide adequate manpower		
7.8 - Material procurement plan		
Criterion Group 3		10
7.9 - Safety program & safety record		
Criterion Group 4		10
7.10 - QA/QC program & coordination with other trades		
7.11 - Experience with Building Information Modeling (BIM)		
		100

Exhibit B

Brazos County DOL Wage Determination TX20240234



"General Decision Number: TX20240234 07/12/2024

Superseded General Decision Number: TX20230234

State: Texas

Construction Type: Building

County: Brazos County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least $17.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2024.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least $12.90 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2024.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at http://www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/05/2024
1	06/14/2024
2	07/12/2024

BOIL0074-003 07/01/2023

	Rates	Fringes
BOILERMAKER	$ 37.00	24.64

ELEV0031-003 01/01/2024

	Rates	Fringes
ELEVATOR MECHANIC	$ 51.32	37.885+a+b

FOOTNOTES:
A. 6% under 5 years based on regular hourly rate for all hours worked. 8% over 5 years based on regular hourly rate for all hours worked.

B. Holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Friday after Thanksgiving Day; Christmas Day; and Veterans Day.

ENGI0178-005 06/01/2020

	Rates	Fringes
POWER EQUIPMENT OPERATOR		
(1) Tower Crane	$ 32.85	13.10
(2) Cranes with Pile Driving or Caisson Attachment and Hydraulic Crane 60 tons and above	$ 28.75	10.60
(3) Hydraulic cranes 59 Tons and under	$ 32.35	13.10

IRON0084-011 06/01/2023

	Rates	Fringes
IRONWORKER, ORNAMENTAL	$ 27.51	8.13

PLUM0068-002 10/01/2023

	Rates	Fringes
PLUMBER	$ 34.86	11.68

PLUM0211-002 10/01/2023

	Rates	Fringes
PIPEFITTER (HVAC Pipe Installation Only)	$ 38.31	12.61

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* PLUM0286-011 06/03/2024

	Rates	Fringes
PIPEFITTER (Excludes HVAC Pipe Installation)	$ 36.15	15.92

SHEE0054-002 04/01/2020

	Rates	Fringes
SHEET METAL WORKER (HVAC Duct Installation Only)	$ 29.70	13.85

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* SUTX2014-009 07/21/2014

	Rates	Fringes
BRICKLAYER	$ 20.00	0.00
CARPENTER, Excludes Form Work	$ 14.56 **	0.00
CEMENT MASON/CONCRETE FINISHER	$ 14.68 **	0.00
ELECTRICIAN	$ 22.96	4.83
FORM WORKER	$ 11.83 **	0.00
INSULATOR - MECHANICAL		

(Duct, Pipe & Mechanical System Insulation).....$ 19.77 7.13

IRONWORKER, REINFORCING.....$ 13.35 ** 0.00

IRONWORKER, STRUCTURAL.....$ 20.74 5.25

LABORER: Common or General.....$ 11.57 ** 0.00

LABORER: Mason Tender - Brick...$ 10.96 ** 0.00

LABORER: Mason Tender - Cement/Concrete.....$ 9.93 ** 0.00

LABORER: Pipelayer.....$ 12.49 ** 2.13

LABORER: Roof Tearoff.....$ 11.28 ** 0.00

OPERATOR: Backhoe/Excavator/Trackhoe.....$ 14.33 ** 0.00

OPERATOR: Bobcat/Skid Steer/Skid Loader.....$ 13.93 ** 0.00

OPERATOR: Bulldozer.....$ 18.29 1.31

OPERATOR: Drill.....$ 16.22 ** 0.34

OPERATOR: Forklift.....$ 15.00 ** 0.00

OPERATOR: Grader/Blade.....$ 14.34 ** 1.68

OPERATOR: Loader.....$ 14.01 ** 0.44

OPERATOR: Mechanic.....$ 17.52 3.33

OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....$ 16.03 ** 0.00

OPERATOR: Roller.....$ 13.11 ** 0.00

PAINTER (Brush, Roller, and Spray).....$ 13.14 ** 0.00

ROOFER.....$ 13.75 ** 0.00

SHEET METAL WORKER, Excludes HVAC Duct Installation.....$ 14.62 ** 0.00

TILE FINISHER.....$ 11.22 ** 0.00

TILE SETTER.....$ 14.74 ** 0.00

TRUCK DRIVER: Dump Truck.....$ 11.97 ** 1.23

TRUCK DRIVER: Flatbed Truck.....$ 19.65 8.57

TRUCK DRIVER: Semi-Trailer Truck.....$ 12.50 ** 0.00

TRUCK DRIVER: Water Truck.....$ 12.00 ** 4.11

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 ($17.20) or 13658 ($12.90). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including

their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

State Adopted Rate Identifiers

Classifications listed under the ""SA"" identifier indicate that the prevailing wage rate set by a state (or local) government was adopted under 29 C.F.R ◆1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 01/03/2024 reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

* an existing published wage determination
* a survey underlying a wage determination
* a Wage and Hour Division letter setting forth a position on a wage determination matter
* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"