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GMP PROPOSAL

**BRAZOS COUNTY
COURTHOUSE ANNEX
BUILDING (BCCAB)**

MARCH 10, 2026



March 10, 2026

Trevor Lansdown | Director of Project Management

Brazos County
200 South Texas Ave.
Bryan, Texas 77803
T 979-361-4586
tlansdown@brazoscountytexas.gov

VIA EMAIL

RE: Brazos County Courthouse Annex Building (BCCAB) Project
GMP Package

Mr. Lansdown,

Attached you will find our preconstruction team’s Guaranteed Maximum Price (GMP) package for the Brazos County Courthouse Annex Building (BCCAB) project for review and approval. This estimate is based on the PlanNorth Architectural Co’s Documents dated 02/02/26; Addendum 1, dated 02/20/26; and Addendum 2, dated 02/23/26.

Following this letter, you will find these listed items contained within our electronic version of the GMP package:

- | | |
|---------------------------------|---|
| 1) GMP Proposal Amendment | 7) Unit Prices |
| 2) GMP Summary | 8) Statement of Potential Self-Performed Work |
| 3) GMP Detail Report | 9) Construction Manager’s Key Personnel |
| 4) Allowances | 10) Preliminary Construction Schedule |
| 5) Assumptions & Clarifications | 11) List of Drawings & Specifications |
| 6) Alternates | |

I am proud to report that through our team’s hard work and collaboration with Brazos County, PlanNorth and all consultants, we have a project that is within budget. Our team was able to produce a proposal that will deliver a project aligning with Brazos County’s requirements, providing tangible benefits to its staff and the wider community. We value this opportunity to contribute to an initiative designed to serve and support the residents of Brazos County.

Upon your review of this package, we would welcome the opportunity to discuss in further detail all questions that arise to ensure that our estimate structure and scope is fully understood. Thank you for all the assistance and efforts over the past year with this effort. We look forward to discussing more and getting started with construction very soon.

Sincerely,

Drew Cain
SpawGlass Construction Corp.
Senior Project Manager

CC: G. Wheaton, A. Kerbow, C. James, K. Burch



TABLE OF CONTENTS

TAB 1

GUARANTEED MAXIMUM PRICE
(GMP) PROPOSAL AMENDMENT

TAB 2

GMP SUMMARY

TAB 3

GMP DETAIL

TAB 4

ALLOWANCES

TAB 5

ASSUMPTIONS &
CLARIFICATIONS

TAB 6

ALTERNATES

TAB 7

UNIT PRICES

TAB 8

STATEMENT OF POTENTIAL
SELF-PERFORMED WORK

TAB 9

CONSTRUCTION MANAGER'S
KEY PERSONNEL

TAB 10

PRELIMINARY CONSTRUCTION
SCHEDULE

TAB 11

LIST OF DRAWINGS &
SPECIFICATIONS



TAB1

GUARANTEED
MAXIMUM PRICE
(GMP) PROPOSAL
AMENDMENT

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AMENDMENT NO. 01

GUARANTEED MAXIMUM PRICE (GMP) PROPOSAL

This amendment dated the March 10, 2026, is incorporated into the ‘Agreement for Construction Manager at Risk of 101 North Texas Avenue’ (the “Agreement”) where the basis of payment is the Cost of the Work plus a fee with a Guaranteed Maximum Price (GMP), dated the 18th day of March 2025.

The Construction Manager hereby submits to Brazos County the following Guaranteed Maximum Price Proposal for the **BRAZOS COUNTY COURTHOUSE ANNEX BUILDING (BCCAB)** project, previously referred to as the 101 NORTH TEXAS AVENUE project, based on Plans and Specifications dated February 2, 2026.

GUARANTEED MAXIMUM PRICE

The Construction Manager’s GMP for the Work, including the Cost of the Work as defined in the Agreement and the Construction Manager’s Fee, is: **fifty-nine million dollars (\$59,000,000)**, subject to additions and deductions as provided in the Agreement. The GMP is for the performance of the Work in accordance with the exhibits listed below, which are a part of this Agreement:

Exhibit A: GMP Packet from the Construction Manager, dated March 10, 2026.

Included in the GMP Packet from the Construction Manager is an itemized statement organized by trade categories, including the Owner’s and Construction Manager’s contingencies, and the Construction Manager’s Fee; the list of allowances; the assumptions and clarifications on which the GMP is based; recap of alternates; recap of unit prices; a list of the Construction Manager’s proposed self-perform scopes of work; the Construction Manager’s key personnel; the preliminary construction schedule; the list of drawings and specifications; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.5.1 of the Agreement.

DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

The Construction Manager shall commence to perform the Work on: April 06, 2026, or the date all necessary permits are received, whichever is later.

Subject to adjustments of the Contract Time as provided in the Agreement, the Construction Manager shall achieve Substantial Completion of the entire Work no later than: 745 calendar days from the commencement of the Work.

If the Construction Manager fails to achieve Substantial Completion within the Contract Time, liquidated damages, if any, shall be assessed as set forth in Section

9.11 of the Agreement.

This Amendment to the Agreement entered into as of the date included above.

BRAZOS COUNTY

(Owner)

(Signature)

Duane Peters, Brazos County Judge

(Printed name and title)

(Date)

SPAWGLASS CONSTRUCTION

(Construction Manager)

(Signature)

Garett Wheaton, Vice Pres. of Operations

(Printed name and title)

03/10/2026

(Date)

TAB 2

GMP SUMMARY



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Brazos County Courthouse Annex Building

GMP

| | | | |
|--------------------|------------|-----------------|---------------|
| Estimate Date: | 03/10/2026 | Documents Date: | 02/02/2026 |
| Project Size (SF): | 86,310 | Project #: | 4025002 |
| Project Location: | Bryan, TX | Lead Estimator: | Andrew Kerbow |

| ITEM | COST | COST SF | % OF TOTAL |
|---|-------------------|---------------|----------------|
| Direct Costs | 53,703,617 | 622.22 | 91.02 % |
| Div. 01 - General Requirements | 4,743,616 | 54.96 | 8.04 % |
| Div. 03 - Concrete | 10,360,931 | 120.04 | 17.56 % |
| Div. 04 - Masonry | 1,243,950 | 14.41 | 2.11 % |
| Div. 05 - Metals | 4,984,353 | 57.75 | 8.45 % |
| Div. 06 - Wood, Plastics & Composites | 509,906 | 5.91 | 0.86 % |
| Div. 07 - Thermal & Moisture Protection | 2,524,988 | 29.25 | 4.28 % |
| Div. 08 - Openings | 3,034,691 | 35.16 | 5.14 % |
| Div. 09 - Finishes | 4,968,808 | 57.57 | 8.42 % |
| Div. 10 - Specialties | 526,908 | 6.10 | 0.89 % |
| Div. 11 - Equipment | 194,000 | 2.25 | 0.33 % |
| Div. 12 - Furnishings | 48,075 | 0.56 | 0.08 % |
| Div. 14 - Conveying Equipment | 895,000 | 10.37 | 1.52 % |
| Div. 21 - Fire Suppression | 1,026,356 | 11.89 | 1.74 % |
| Div. 22 - Plumbing | 3,363,100 | 38.97 | 5.70 % |
| Div. 23 - Heating, Ventilating & Air Conditioning | 4,634,400 | 53.69 | 7.85 % |
| Div. 26 - Electrical | 4,053,280 | 46.96 | 6.87 % |
| Div. 27 - Communications | 1,046,025 | 12.12 | 1.77 % |
| Div. 28 - Electronic Safety & Security | 547,687 | 6.35 | 0.93 % |
| Div. 31 - Earthwork | 426,851 | 4.95 | 0.72 % |
| Div. 32 - Exterior Improvements | 401,480 | 4.65 | 0.68 % |
| Div. 33 - Utilities | 399,212 | 4.63 | 0.68 % |
| Div. 99 - Allowances | 3,770,000 | 43.68 | 6.39 % |

| ITEM | COST | COST SF | % OF TOTAL |
|-------------------------------|----------------------|------------------|-----------------|
| <i>Indirect Costs</i> | <i>5,296,383</i> | <i>61.36</i> | <i>8.98 %</i> |
| General Conditions | 2,883,665 | 33.41 | 4.89 % |
| Builder's Risk Insurance | 88,325 | 1.02 | 0.15 % |
| Payment and Performance Bonds | 453,432 | 5.25 | 0.77 % |
| Building Permit Fees | 118,660 | 1.37 | 0.20 % |
| Warranty | 147,500 | 1.71 | 0.25 % |
| Construction Phase Fee | 1,604,800 | 18.59 | 2.72 % |
| <i>Total Cost</i> | <i>\$ 59,000,000</i> | <i>\$ 683.58</i> | <i>100.00 %</i> |



TAB 3

GMP DETAIL

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Brazos County Courthouse Annex Building GMP

| | | | |
|--------------------|------------|-----------------|---------------|
| Estimate Date: | 03/10/2026 | Documents Date: | 02/02/2026 |
| Project Size (SF): | 86,310 | Project #: | 4025002 |
| Project Location: | Bryan, TX | Lead Estimator: | Andrew Kerbow |

| ITEM | QUANTITY UM | UNIT COST | TOTAL COST |
|--|---------------|--------------|-------------------|
| <i>Div. 01 - General Requirements</i> | | | <i>4,743,616</i> |
| <i>Bonds & Insurances</i> | | | <i>1,992,250</i> |
| General Liability, Sub GL/Workers Comp | 1.0 LS | 1,342,250.00 | 1,342,250 |
| Subcontractor Bonds/SDI | 1.0 LS | 650,000.00 | 650,000 |
| <i>General Requirements</i> | | | <i>2,751,366</i> |
| Project General Requirements | 1.0 LS | 111,219.00 | 111,219 |
| VDC/Quality Control | 1.0 LS | 94,673.00 | 94,673 |
| Project Safety (Bid Pkg items) | 1.0 LS | 105,692.00 | 105,692 |
| Field Engineering | 1.0 LS | 69,650.00 | 69,650 |
| Temp Utilities | 1.0 LS | 34,732.00 | 34,732 |
| Sanitary Facilities | 1.0 LS | 41,227.00 | 41,227 |
| Temp Sanitary | 1.0 LS | 82,811.00 | 82,811 |
| Site Access Control | 1.0 LS | 629,383.00 | 629,383 |
| Material Handling | 1.0 LS | 169,939.00 | 169,939 |
| Site Security | 1.0 LS | 79,486.00 | 79,486 |
| Site Maintenance | 1.0 LS | 229,675.00 | 229,675 |
| Progress Cleaning | 1.0 LS | 341,354.00 | 341,354 |
| Temp Barriers and Enclosures | 1.0 LS | 388,234.00 | 388,234 |
| Project Partnering | 1.0 LS | 21,109.00 | 21,109 |
| Trailer Compound Area | 1.0 LS | 153,900.00 | 153,900 |
| Final Cleaning | 1.0 LS | 127,600.00 | 127,600 |
| Project Documentation | 1.0 LS | 70,682.00 | 70,682 |
| <i>Div. 03 - Concrete</i> | | | <i>10,360,931</i> |
| <i>3.01 Concrete</i> | | | <i>9,800,000</i> |
| 3.01 Concrete | 1.0 LS | 9,800,000.00 | 9,800,000 |

| ITEM | QUANTITY UM | UNIT COST | TOTAL COST |
|--|---------------|------------|------------------|
| Auger Cast Piles (incl. Caps/Plinths on Void) - Annex Building | 158.0 Each | 0.00 | 0 |
| Grade Beams on Void - Annex Building | 696.0 LF | 0.00 | 0 |
| Slab on Void - Annex Building | 19,082.0 SF | 0.00 | 0 |
| Slab on Metal Deck - Annex Building | 58,700.0 SF | 0.00 | 0 |
| Elevator Pits - Annex Building | 2.0 Each | 0.00 | 0 |
| Pan Filled Stairs - Annex Building | 4.0 Floors | 0.00 | 0 |
| Auger Cast Piles (incl. Caps/Plinths) - Parking Garage | 242.0 Each | 0.00 | 0 |
| Grade Beams on Void - Parking Garage | 684.0 LF | 0.00 | 0 |
| Slab on Void - Parking Garage | 26,890.0 SF | 0.00 | 0 |
| Slab on Select Fill (at ramp) - Parking Garage | 3,018.0 SF | 0.00 | 0 |
| Elevator Pits - Parking Garage | 1.0 Each | 0.00 | 0 |
| Concrete Columns - Parking Garage | 1,503.0 LF | 0.00 | 0 |
| Concrete Walls - Parking Garage | 17,865.0 SF | 0.00 | 0 |
| Concrete Beams - Parking Garage | 5,388.0 LF | 0.00 | 0 |
| Elevated Post-Tension Slabs - Parking Garage | 88,632.0 SF | 0.00 | 0 |
| Slab Mounted Bollards - Parking Garage | 20.0 SF | 0.00 | 0 |
| Auger Cast Piles (incl. Caps on Void) - Sky Bridge | 8.0 Each | 0.00 | 0 |
| Slab on Metal Deck - Sky Bridge | 2,140.0 SF | 0.00 | 0 |
| Auger Cast Piles (incl. Caps) - Dumpster Pad | 5.0 Each | 0.00 | 0 |
| Site Equip Pads (Dumpster/Transformer/Generator) | 490.0 SF | 0.00 | 0 |
| Standard Bollards - Site | 12.0 Each | 0.00 | 0 |
| Concrete Base at Stone Landscape Edging | 641.0 LF | 0.00 | 0 |
| 6" Curbs | 908.0 LF | 0.00 | 0 |
| 4" Flatwork on Stabilized Subgrade | 3,620.0 SF | 0.00 | 0 |
| 4" Sidewalks Incl. Ramps | 4,068.0 SF | 0.00 | 0 |
| 5" Light Duty Concrete Pavement | 5,815.0 SF | 0.00 | 0 |
| 7" Heavy Duty Concrete Pavement | 2,588.0 SF | 0.00 | 0 |
| 8" Heavy Duty Concrete Pavement | 502.0 SF | 0.00 | 0 |
| <i>3.02 Auger Cast Pile Trimming and Spoils</i> | | | <i>164,961</i> |
| 3.02 Auger Cast Pile Trimming and Spoils | 1.0 LS | 164,961.00 | 164,961 |
| <i>Misc. Concrete</i> | | | <i>395,970</i> |
| Project Hoisting (75% of Tower Crane) | 0.8 LS | 510,627.00 | 382,970 |
| Structural Design of Tower Crane Foundation | 1.0 LS | 13,000.00 | 13,000 |
| Div. 04 - Masonry | | | 1,243,950 |

| ITEM | QUANTITY UM | UNIT COST | TOTAL COST |
|---|---------------|--------------|------------------|
| <i>4.01 Masonry</i> | | | <i>1,243,950</i> |
| 4.01 - Masonry | 1.0 LS | 1,243,950.00 | 1,243,950 |
| Best Block Veneer - Annex | 11,913.0 SF | 0.00 | 0 |
| Exterior Masonry - Annex | 9,513.0 SF | 0.00 | 0 |
| CMU Wall Trash Enclosure | 336.0 SF | 0.00 | 0 |
| Interior Fire Rated CMU - Annex | 11,775.0 SF | 0.00 | 0 |
| Parking Garage CMU Walls | 6,916.0 SF | 0.00 | 0 |
| <i>Div. 05 - Metals</i> | | | <i>4,984,353</i> |
| <i>5.01 Structural Steel Fabrication & Erection</i> | | | <i>4,856,696</i> |
| 5.01 - Structural Steel Fabrication & Erection | 1.0 LS | 4,856,696.00 | 4,856,696 |
| Structural Steel Ground Floor - Annex | 113.7 Tons | 0.00 | 0 |
| Structural Steel 2nd Floor Framing - Annex | 98.4 Tons | 0.00 | 0 |
| Structural Steel 3rd Floor Framing - Annex | 99.0 Tons | 0.00 | 0 |
| Structural Steel 4th Floor Framing - Annex | 98.4 Tons | 0.00 | 0 |
| Structural Steel Roof Framing w/ Joist- Annex | 56.2 Tons | 0.00 | 0 |
| Structural Steel Parking Garage Connectors - Annex | 11.0 Tons | 0.00 | 0 |
| Structural Steel Misc Steel - Annex | 60.0 Tons | 0.00 | 0 |
| Structural Steel - Parking Garage | 10.6 Tons | 0.00 | 0 |
| Structural Steel - Sky Bridge | 80.0 Tons | 0.00 | 0 |
| Stairs, Landings, & Railings - Annex | 6.0 Floors | 0.00 | 0 |
| Monument Stairs - AESS - Annex | 3.0 Floors | 0.00 | 0 |
| <i>Misc. Structural Steel</i> | | | <i>127,657</i> |
| Project Hoisting (25% of Tower Crane) | 0.2 LS | 510,627.00 | 127,657 |
| <i>Div. 06 - Wood, Plastics, & Composites</i> | | | <i>509,906</i> |
| <i>6.01 Finish Carpentry & Casework</i> | | | <i>509,906</i> |
| 6.01 Finish Carpentry & Casework | 1.0 LS | 509,906.00 | 509,906 |
| <i>Div. 07 - Thermal & Moisture Protection</i> | | | <i>2,524,988</i> |
| <i>7.01 Roofing</i> | | | <i>429,556</i> |
| 7.01 Roofing | 1.0 LS | 429,556.00 | 429,556 |
| Single Ply Membrane- Annex (Incl. Main Entrance) | 21,000.0 SF | 0.00 | 0 |
| Single Ply Membrane- Parking Garage (Incl. Parking Connector) | 1,000.0 SF | 0.00 | 0 |
| Single Ply Membrane - Sky Bridge | 3,200.0 SF | 0.00 | 0 |
| Roof Hatches - Annex | 1.0 Each | 0.00 | 0 |
| <i>7.02 Spray Foam Insulation</i> | | | <i>47,432</i> |

| ITEM | QUANTITY UM | UNIT COST | TOTAL COST |
|--|---------------|--------------|------------------|
| 7.02 Spray Foam Insulation | 1.0 LS | 47,432.00 | 47,432 |
| <i>7.03 Waterproofing and Sealants</i> | | | <i>515,500</i> |
| 7.03 Waterproofing & Sealants | 1.0 LS | 515,500.00 | 515,500 |
| <i>7.04 Metal Wall Panels and Screens</i> | | | <i>1,532,500</i> |
| 7.04 Metal Wall Panels & Screens | 1.0 LS | 1,450,000.00 | 1,450,000 |
| MF-1 Centria Concept 660 Wall Panels - Annex | 6,700.0 SF | 0.00 | 0 |
| Metal Extrusions at Curtainwall - Annex | 170.0 LF | 0.00 | 0 |
| Metal Mesh Panel - Parking Garage | 6,600.0 SF | 0.00 | 0 |
| Metal Panels under Lobby Stairs - Allowance | 1,100.0 SF | 75.00 | 82,500 |
| MF-2 Centria Soffit Liner Panels - Annex | 280.0 SF | 0.00 | 0 |
| MF-3 / ACM Panels - Annex Bldg. and Skybridge | 4,100.0 SF | 0.00 | 0 |
| MF-4 / ACM Panels - Annex Bldg. and Skybridge | 5,550.0 SF | 0.00 | 0 |
| <i>7.05 Applied Fire Protection</i> | | | <i>0</i> |
| 7.05 Applied Fire Protection (Not Required) | 1.0 LS | 0.00 | 0 |
| <i>Div. 08 - Openings</i> | | | <i>3,034,691</i> |
| <i>8.01 Aluminum Framing and Glazing</i> | | | <i>2,430,074</i> |
| 8.01 Aluminum Framing & Glazing | 1.0 LS | 2,430,074.00 | 2,430,074 |
| Assa Abloy Main Entrance Door Syst - Annex | 1.0 Each | 0.00 | 0 |
| BR Glazing at Security Processing Entry - Annex | 140.0 SF | 0.00 | 0 |
| Transaction Windows (Non-BR) | 6.0 Each | 0.00 | 0 |
| Curtain Wall - Annex | 10,500.0 SF | 0.00 | 0 |
| Punched openings (Curtain Wall System) - Annex | 52.0 Each | 0.00 | 0 |
| Storefront Door System - Annex and Parking Connector | 10.0 Each | 0.00 | 0 |
| Curtain Wall - Sky Bridge | 3,800.0 SF | 0.00 | 0 |
| Glass Smoke Baffles | 25.0 LF | 0.00 | 0 |
| Illuminated Glass Railing | 250.0 LF | 0.00 | 0 |
| Sunshades - Annex | 52.0 Each | 0.00 | 0 |
| <i>8.02 Doors, Frame and Hardware</i> | | | <i>472,200</i> |
| 8.02 Doors, Frames & Hardware | 1.0 LS | 472,200.00 | 472,200 |
| Hollow Metal Doors | 26.0 Each | 0.00 | 0 |
| Plastic Laminate Wood Doors | 201.0 Each | 0.00 | 0 |
| <i>8.03 Overhead Coiling Doors</i> | | | <i>132,417</i> |
| 8.03 Overhead Coiling Doors | 1.0 LS | 132,417.00 | 132,417 |
| Overhead Door (10' x 10') | 1.0 Each | 0.00 | 0 |

| ITEM | QUANTITY UM | UNIT COST | TOTAL COST |
|---|---------------|--------------|------------------|
| Fire Rated Overhead Door (8' x 8') | 1.0 Each | 0.00 | 0 |
| Rytec High-Speed Coiling Doors (12' x 8') | 2.0 Each | 0.00 | 0 |
| <i>Div. 09 - Finishes</i> | | | <i>4,968,808</i> |
| <i>9.01 Framing and Drywall</i> | | | <i>2,309,505</i> |
| 9.01 Framing & Drywall | 1.0 LS | 2,309,505.00 | 2,309,505 |
| Exterior Sheathing/Gypsum Walls w/ R-19 Batt Insulation | 3,125.0 LF | 0.00 | 0 |
| Interior Gypsum Partitions w/ Sound Insulation | 7,720.0 LF | 0.00 | 0 |
| Tape and Float to Level 4 Finish | 1.0 LS | 0.00 | 0 |
| Metal Soffit Sub-framing & Sheathing | 4,990.0 SF | 0.00 | 0 |
| Drywall Ceilings & Furrdowns | 4,199.0 SF | 0.00 | 0 |
| Drywall Ceilings & Furrdowns - Mold-resistant | 2,525.0 SF | 0.00 | 0 |
| Ceramic Tile Backer Board | 1,050.0 LF | 0.00 | 0 |
| 3/4" FRT Plywood | 255.0 LF | 0.00 | 0 |
| Mull-It-Over - STC 55 | 11.0 Each | 0.00 | 0 |
| Corner Bead Count | 408.0 Each | 0.00 | 0 |
| Setting HM Door Frames | 210.0 Each | 0.00 | 0 |
| <i>9.02 Terrazzo</i> | | | <i>579,400</i> |
| 9.02 Terrazzo | 1.0 LS | 579,400.00 | 579,400 |
| Terrazzo PIP Flooring - Annex | 11,400.0 SF | 0.00 | 0 |
| Terrazzo 6" Pre-cast Wall Base - Annex | 1,850.0 LF | 0.00 | 0 |
| Terrazzo Pre-cast Stair Landings - Annex | 160.0 SF | 0.00 | 0 |
| Terrazzo Pre-cast Stair Treads and Risers - Annex | 76.0 Each | 0.00 | 0 |
| Terrazzo 10-color Custom Floor Logo - Annex | 1.0 LS | 0.00 | 0 |
| Full Coverage Crack Isolation and MVT - Annex | 1.0 LS | 0.00 | 0 |
| <i>9.03 Tile</i> | | | <i>214,669</i> |
| 9.03 Tile | 1.0 LS | 189,669.00 | 189,669 |
| T-1 - Restroom Wall Tile - Annex | 924.0 SF | 0.00 | 0 |
| T-5 - Lobby Wall Tile - Annex | 1,100.0 SF | 0.00 | 0 |
| T-6 - Lobby Wall Tile - Annex | 300.0 SF | 0.00 | 0 |
| SS-3 - Techlam Levantina - Elevator Lobbies | 490.0 SF | 0.00 | 0 |
| SS-3 - Techlam Levantina - Courtroom | 280.0 SF | 0.00 | 0 |
| Drawing Completion Allowance | 1.0 LS | 25,000.00 | 25,000 |
| <i>9.04 Carpet and Resilient Flooring</i> | | | <i>314,020</i> |
| 9.04 Carpet & Resilient Flooring | 1.0 LS | 314,020.00 | 314,020 |

| ITEM | QUANTITY UM | UNIT COST | TOTAL COST |
|--|---------------|------------|----------------|
| CT-1 - Milliken Carpet - Annex | 4,200.0 SY | 0.00 | 0 |
| CT-2 - Tarkett Assertive Rib Carpet - Skybridge | 205.0 SY | 0.00 | 0 |
| RBT-1 - Rubber Treads/Risers | 76.0 Each | 0.00 | 0 |
| RBT-1 - Rubber Landings | 860.0 SF | 0.00 | 0 |
| VT-1 - Tarkett TBD - Annex | 1,380.0 SF | 0.00 | 0 |
| SC-1 - Sealed Concrete - Annex | 4,650.0 SF | 0.00 | 0 |
| RB-1 - Roppe 700 Series Wall Base - Annex | 11,985.0 LF | 0.00 | 0 |
| <i>9.05 Paint and Finish</i> | | | <i>295,450</i> |
| 9.05 Paint and Finish | 1.0 LS | 295,450.00 | 295,450 |
| Vinyl Wallcovering | 28.0 LF | 0.00 | 0 |
| <i>Finish Protection</i> | | | <i>167,624</i> |
| Temporary Protection | 1.0 LS | 167,624.00 | 167,624 |
| <i>9.06 Ceiling Systems</i> | | | <i>406,140</i> |
| 9.06 Ceiling Systems | 1.0 LS | 406,140.00 | 406,140 |
| ACT-1 - Armstrong Fine Fissured 2x2 - Annex | 36,500.0 SF | 0.00 | 0 |
| ACT-3 - Armstrong Calla 2x2 - Annex | 7,840.0 SF | 0.00 | 0 |
| ACT-4 - Armstrong Lyra 2x6 - Sky Bridge | 1,175.0 SF | 0.00 | 0 |
| AP-1 - Fabric Wrapped Acoustic Wall Panel | 460.0 SF | 0.00 | 0 |
| WD-1 - Armstrong Woodworks Grille | 440.0 SF | 0.00 | 0 |
| <i>9.07 Courthouse Renovations</i> | | | <i>682,000</i> |
| 9.07 Courthouse Renovation (Area A) | 1.0 LS | 438,500.00 | 438,500 |
| 9.07 Courthouse Renovation (Area B) | 1.0 LS | 243,500.00 | 243,500 |
| <i>Div. 10 - Specialties</i> | | | <i>526,908</i> |
| <i>10.01 Toilet Accessories and Specialties</i> | | | <i>303,626</i> |
| 10.01 Toilet Accessories & Specialties | 1.0 LS | 178,626.00 | 178,626 |
| Parcel Lockers, Evidence Lockers, and Metal Shelving - Allowance | 1.0 LS | 125,000.00 | 125,000 |
| <i>10.02 Flagpoles</i> | | | <i>23,282</i> |
| 10.02 Flagpoles | 1.0 LS | 23,282.00 | 23,282 |
| <i>Signage</i> | | | <i>200,000</i> |
| Signage & Graphics - Allowance | 1.0 LS | 200,000.00 | 200,000 |
| <i>Div. 11 - Equipment</i> | | | <i>194,000</i> |
| <i>11.01 Appliances</i> | | | <i>14,000</i> |
| 11.01 Appliances | 1.0 LS | 14,000.00 | 14,000 |

| ITEM | QUANTITY UM | UNIT COST | TOTAL COST |
|--|---------------|--------------|------------------|
| <i>Pedestrian Control Equipment</i> | | | <i>180,000</i> |
| Pedestrian Control Equip. (bag scanner & metal detector) - Allowance | 1.0 LS | 180,000.00 | 180,000 |
| <i>Div. 12 - Furnishings</i> | | | <i>48,075</i> |
| <i>12.01 Window Treatments</i> | | | <i>48,075</i> |
| 12.01 Window Treatments | 1.0 LS | 48,075.00 | 48,075 |
| Manual Roller Shades | 112.0 Each | 0.00 | 0 |
| Motorized Roller Shades (Lobby Curtainwall Only) | 14.0 Each | 0.00 | 0 |
| <i>Div. 14 - Conveying Equipment</i> | | | <i>895,000</i> |
| <i>14.01 Elevators</i> | | | <i>895,000</i> |
| 14.01 Elevators | 1.0 LS | 895,000.00 | 895,000 |
| Annex Building - Public Elevators | 2.0 Each | 0.00 | 0 |
| Annex Building - Staff Elevator | 1.0 Each | 0.00 | 0 |
| Parking Garage - Public Elevator | 1.0 Each | 0.00 | 0 |
| <i>Div. 21 - Fire Suppression</i> | | | <i>1,026,356</i> |
| <i>21.01 Fire Suppression</i> | | | <i>1,026,356</i> |
| 21.01 Fire Suppression | 1.0 LS | 1,026,356.00 | 1,026,356 |
| <i>Div. 22 - Plumbing</i> | | | <i>3,363,100</i> |
| <i>22.01 Plumbing</i> | | | <i>3,363,100</i> |
| 22.01 Plumbing | 1.0 LS | 2,463,100.00 | 2,463,100 |
| Mudskipper Under-Slab Plumbing Isolation - Allowance | 1.0 LS | 900,000.00 | 900,000 |
| <i>Div. 23 - Heating, Ventilating, & Air Conditioning</i> | | | <i>4,634,400</i> |
| <i>23.01 Mechanical</i> | | | <i>4,634,400</i> |
| 23.01 HVAC | 1.0 LS | 4,634,400.00 | 4,634,400 |
| <i>Div. 26 - Electrical</i> | | | <i>4,053,280</i> |
| <i>26.01 Electrical</i> | | | <i>4,053,280</i> |
| 26.01 Electrical | 1.0 LS | 4,053,280.00 | 4,053,280 |
| <i>Div. 27 - Communications</i> | | | <i>1,046,025</i> |
| <i>27.01 Communications and AV</i> | | | <i>1,046,025</i> |
| 27.01A Communications | 1.0 LS | 506,025.00 | 506,025 |
| 27.01B Audio Visual | 1.0 LS | 540,000.00 | 540,000 |
| <i>Div. 28 - Electronic Safety & Security</i> | | | <i>547,687</i> |
| <i>28.01 Security and Access Control</i> | | | <i>305,550</i> |

| ITEM | QUANTITY UM | UNIT COST | TOTAL COST |
|--|---------------|--------------|------------------|
| 28.01 Security & Access Control | 1.0 LS | 305,550.00 | 305,550 |
| <i>Fire Alarm</i> | | | <i>242,137</i> |
| Fire Alarm System | 1.0 LS | 242,137.00 | 242,137 |
| <i>Div. 31 - Earthwork</i> | | | <i>426,851</i> |
| <i>31.01 Earthwork</i> | | | <i>353,149</i> |
| 31.01 Earthwork (Includes Site Demolition) | 1.0 LS | 353,149.00 | 353,149 |
| <i>SWPPP</i> | | | <i>73,702</i> |
| SWPPP | 1.0 LS | 73,702.00 | 73,702 |
| <i>Div. 32 - Exterior Improvements</i> | | | <i>401,480</i> |
| <i>32.01 Pavement Markings and Signage</i> | | | <i>52,218</i> |
| 32.01 Pavement Markings | 1.0 LS | 52,218.00 | 52,218 |
| <i>32.02 Fences and Gates</i> | | | <i>75,000</i> |
| 32.02 Fences & Gates (reference allowance below) | 1.0 LS | 0.00 | 0 |
| Site Fencing / Equipment Enclosure - Allowance | 1.0 LS | 75,000.00 | 75,000 |
| <i>32.03 Landscaping and Irrigation</i> | | | <i>119,262</i> |
| 32.03 Landscaping & Irrigation | 1.0 LS | 119,262.00 | 119,262 |
| <i>Exterior Improvements</i> | | | <i>155,000</i> |
| Site Furnishings - by Owner | 1.0 LS | 0.00 | 0 |
| Asphalt Paving Replacement/Repairs - Allowance | 1.0 LS | 155,000.00 | 155,000 |
| <i>Div. 33 - Utilities</i> | | | <i>399,212</i> |
| <i>33.01 Site Utilities</i> | | | <i>399,212</i> |
| 33.01 Site Utilities - Public Utilities | 1.0 LS | 269,610.00 | 269,610 |
| 33.01 Site Utilities - Private Utilities | 1.0 LS | 129,602.00 | 129,602 |
| <i>Div. 99 - Allowances & Contingencies</i> | | | <i>3,770,000</i> |
| <i>Contingencies</i> | | | <i>3,770,000</i> |
| Owner's Contingency | 1.0 LS | 2,000,000.00 | 2,000,000 |
| Contractor's Contingency | 1.0 LS | 1,770,000.00 | 1,770,000 |

TAB 4

ALLOWANCES



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Recap of Allowances

Project #: 4025002
Name: Brazos County Courthouse Annex Building
Location: Bryan, TX
Bid Date: March 10, 2026
Lead Estimator: Andrew Kerbow

| | |
|--|---------------------|
| Masonry trim around glazing with extrusions (ILO metal) | \$ 35,000 |
| Steel for Skybridge Tie into existing Courthouse | \$ 15,000 |
| Metal Panels under Lobby Stairs | \$ 82,500 |
| Courthouse Curtainwall modifications engineering | \$ 10,000 |
| Drawing completion allowance for Tile scope | \$ 25,000 |
| Signage & Graphics | \$ 200,000 |
| Pedestrian Control System (Baggage Scanner and Metal Detector) | \$ 180,000 |
| Mudskipper Under-Slab Plumbing Isolation system | \$ 900,000 |
| Additional Vertical Expansion Plumbing Fittings (Addendum 3) | \$ 10,000 |
| Upsized HVAC Equipment (Addendum 3) | \$ 100,000 |
| Upsized Electrical Equipment (Addendum 3) | \$ 25,000 |
| LED Lighting at Lobby ceiling, radius wall & restroom vanities | \$ 22,500 |
| Isobacker pads at electrical boxes | \$ 5,000 |
| Asphalt Pavement Repairs | \$ 155,000 |
| Parcel Lockers, Evidence Lockers, and Metal Shelving | \$ 125,000 |
| Site Fencing / Equipment Enclosure | \$ 75,000 |
| Total of Allowances : | \$ 1,965,000 |

TAB 5

ASSUMPTIONS &
CLARIFICATIONS



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BRAZOS COUNTY COURTHOUSE ANNEX BUILDING – GMP ASSUMPTIONS & CLARIFICATIONS

**Brazos County Courthouse Annex Building
Bryan, TX
March 10, 2026**

GENERAL QUALIFICATIONS

1. Pricing is based on the following as provided by PlanNorth Architectural Co.:
 - a. Issue for Bid drawings dated 02/02/2026
 - See List of Drawings and Specifications for documentation of individual sheets and specification sections and their respective issue/revision dates.
2. The following project costs are **INCLUDED** in the Pricing:
 - a. Contractor's Contingency of \$1,770,000 (3.0%) and Owner Contingency of \$2,000,000 (3.38%).
 - b. Building permit fees
 - \$118,660 carried is based on City of Bryan's calculation of $\$1,660+2(n-500)$, using $n=\$59,000$
 - c. Payment & Performance Bond
3. The following project costs are **EXCLUDED** from the Pricing:
 - a. Specific Escalation or Tariff costs/contingencies
 - b. Design Fees
 - c. Fixtures, Furniture & Equipment; Moving & Storage
 - d. Municipal/Utility (MUD) Impact/Usage fees
 - e. Overtime inspections
 - f. Temporary Electrical Cost Using a Generator
 - g. Testing, Inspections and Building Commissioning. SpawGlass to coordinate only
 - h. TXDOT Permitting & Fees
 - i. Hazardous material or asbestos abatement
 - j. Temporary Air Conditioning Systems
 - k. Temporary parking or shuttle costs
 - l. ADA inspections or modifications required by ADA inspections
 - m. Davis Bacon Wage Rates (includes Texas A&M Systems wage rates provided by Brazos County as Exhibit A included in the RFQ documentation for this project: 'RFQ NO. CIP 25-563')
 - n. All Commissioning is assumed to be by others
 - o. Any work related to Addendum 3. Some allowances have been included to account for additional work related to this Addendum, but no subcontractor pricing has been used to validate costs.
4. The project will utilize a Contractor Controlled Insurance Program (CCIP) which will be implemented for General Liability, onsite Subcontractor General Liability and Workers' Compensation insurances.
5. The project will utilize a Subcontractor Default Insurance (SDI) program in lieu of subcontractor bonds for those who qualify.
6. NOTE: The contingencies for the project are listed in the estimate reports. Per the Pricing and Project Delivery Proposal document as part of the RFP, the Construction Manager's Construction Phase Fee does not include any contingencies since those are not part of the CCL on which the construction phase fee is based. In order to simplify this issue, we have included the contingencies in our calculated fee. Any unused contingency amounts will be returned to the Owner along with their corresponding fee component.
7. Pricing assumes there are minimal work hour restrictions with construction activities required.
8. The pricing assumes Owner will contract with the Testing Agency to conduct all special inspections that may be required by the local code authorities or by Contract Documents.
9. Pricing assumes no partial occupancy will be required.
10. Pricing **EXCLUDES** final cleaning of the sky bridge glazing on the exterior side over the TxDOT-owned portion due to an additional shutdown of all traffic being required to accomplish this work. This glazing will be cleaned during the full shutdown of Texas Avenue.
11. **ALLOWANCES:**

- a. Masonry trim around glazing with extrusions (ILO metal) - \$35,000
 - b. Steel for Skybridge Tie into existing Courthouse - \$15,000
 - c. Metal Panels under Lobby Stairs - \$82,500
 - d. Courthouse Curtainwall modifications engineering - \$10,000
 - e. Drawing completion allowance for Tile scope - \$25,000
 - f. Signage & Graphics - \$200,000
 - g. Pedestrian Control System - \$180,000
 - h. Mudskipper Under-Slab Plumbing Isolation system - \$900,000
 - i. Additional Vertical Expansion Plumbing Fittings (Addendum 3) - \$10,000
 - j. Upsized HVAC Equipment (Addendum 3) - \$100,000
 - k. Upsized Electrical Equipment (Addendum 3) - \$25,000
 - l. LED Lighting at Lobby ceiling, radius wall & restroom vanities - \$22,500
 - m. Isobacker pads at electrical boxes - \$5,000
 - n. Asphalt Pavement Repairs - \$155,000
 - o. Parcel Lockers, Evidence Lockers, and Metal Shelving - \$125,000
 - p. Site Fencing / Equipment Enclosure - \$75,000
12. **UNIT PRICES** (see list provided in GMP packet)
- a. Unit prices provided for Unit Price 1-4 apply to the relocation before wall surfaces and any subsequent finishes are installed.
 - b. No unit pricing is provided for footings and strap beams for anywhere existing piers/utilities interrupt the intended location of a pile (see note 11 under the 'Foundations' section on S0.00)
13. **ALTERNATES** (see list provided in GMP packet)

Division 02 – Existing Conditions

- 1. Pricing **INCLUDES** removal of existing concrete paving as required for building and parking garage construction.
- 2. **EXCLUDES** chipping or removal of any existing piers below grade from the previous structure(s) on the property.
- 3. **EXCLUDES** removal of any buried objects or any rock breaking.
- 4. **EXCLUDES** any asbestos abatement work.

Division 03 – Concrete

- 1. Pricing **INCLUDES** the following:
 - a. Auger Cast Pile (ACP) foundations including compression and tension piles. A single pile test is included for each type of pile (tension and compression).
 - b. Assumes the use of type IL Portland cement in lieu of standard grout for ACPs.
 - c. 10" slab on void using 12" standard carton forms and 15 mil vapor barrier.
 - d. 4.5" concrete on 1.5" metal deck for all elevated slabs in the annex building and sky bridge.
 - e. 4-level, post-tension cast-in-place parking garage with a 10" slab on void (12" standard carton forms) and grade beam foundations with plinths/caps.
 - f. Galvanized cables at walls as shown in garage.
 - g. Concrete finishes at cast-in-place garage:
 - i. Class B finish at columns, soffits of elevated slabs, bumper/spandrel wall backs
 - ii. Class C finish at shear walls and any other areas not listed
 - h. Tower crane foundation integral to the foundations of the garage. Includes the additional services cost for the structural engineer's integration of the tower crane foundation into the parking garage foundation design - \$13,000
 - i. 3" seal slab at the building and garage
 - j. All site paving, sidewalks, curbs, flagpole foundations, equipment pads, CMU wall foundations, and flumes/gutters as shown on drawings.
- 2. Pricing **EXCLUDES** the following:
 - a. Assumes type IL cement will satisfy the geotechnical engineer's recommendation for the auger cast pile injection concrete in the So to S1 sulfate soils.
 - b. Concrete class finishes greater than listed
 - c. StormVoid (alternate pricing provided)
 - i. Note: if the project proceeds with Mudskipper, the Mudskipper representative stated that StormVoid is not compatible with that system.
 - d. Chemical injections



- e. Removal of tower crane foundation – It will be left in place and the slab on void will cover.
- f. Flowable fill
- g. Walls (flowable fill or retaining walls) required by Mudskipper system. (The allowance in Div. 22 will be used for this)

Division 04 – Masonry

- 1. Pricing **INCLUDES** the following:
 - a. Interstate Platinum King Matte King Sized Brick Veneer
 - b. Best Block CMU Veneer and Band
 - c. Allowance of included for Best Block trim around windows in lieu of metal extrusions
 - d. Dumpster Enclosure
 - e. CMU walls fully grouted at Annex and Parking Garage
- 2. Pricing **EXCLUDES** the following:
 - a. Continuous zee furring at masonry, masonry ties to be utilized
 - b. Cast Stone – 6/S6.02 – no other mention to cast stone
 - c. Stone Sill Caps – to be masonry or CMU veneer

Division 05 – Metals

- 1. Pricing **INCLUDES** structural steel super-structure with metal deck between elevated floors and roof set on joist at building.
- 2. Pricing **INCLUDES** structural steel skybridge truss system and parking garage connectors.
- 3. Pricing **INCLUDES** temporary scaffold cradling system at one location to support the long-span sections of the skybridge and allow connections to be made.
- 4. Pricing **INCLUDES** but is not limited to the following steel assemblies:
 - a. Stairs
 - b. Monumental Stairs
 - c. Handrails at stairs
 - d. Bollards and Pipe Guards
 - e. Elevator pit ladder and landings
 - f. Elevator Hoist Beam
 - g. Bollards
 - h. Roof Hatch
 - i. Roof Ladder
- 5. Pricing **INCLUDES** double 10-hour shift for sky bridge erection over critical portion of Texas Ave.
- 6. Miscellaneous steel supplied and installed per current drawings.

Division 06 – Wood, Plastics, & Composites

- 1. Pricing **INCLUDES** but is not limited to the following:
 - a. Upper and base cabinets with Quartz countertops.
 - b. Entry / Security Processing and Queuing Station Desk with integrated bullet-resistant panels
 - c. Built-in wardrobe in the Judge's Office
 - d. Restroom Quartz vanity counters with ADA panels below
- 2. Pricing **INCLUDES** custom, stain-grade millwork/woodwork within the Courtroom
 - a. Courtroom includes pieces at the Bailiff Desk, Judge's Bench, Court Coord., Witness Stand, Jury Box, and Spectator Wall
 - b. Judge's Bench, Witness Stand, and Court Coord. to have bullet resistant panels integrated in millwork.
 - c. Courtroom includes High-Pressure Laminate panels walls as indicated per plans
- 3. Pricing **INCLUDES** sitting bench running along the underside of the Monument Stair.
- 4. Pricing **EXCLUDES** window sills
- 5. Pricing **EXCLUDES** any plastic laminate work for elevators (Elevator finishes included in Div. 14)

Division 07 – Thermal and Moisture Protection

- 1. Pricing **INCLUDES** Duro-Fleece 80-mil membrane PVC roofing system by Durolast with rigid insulation for all main building and parking connector areas. Skybridge roofing and parking structure at elevator lobbies and stairs are also Duro-Fleece roofing
- 2. Pricing **INCLUDES** below grade waterproofing/dampproofing at the elevator pits and parking structure ramp wall.
- 3. Pricing **INCLUDES** joint sealants for the vertical and horizontal joints in parking structure.

4. Pricing **INCLUDES** rigid insulation at 1.5" thickness throughout main building exterior walls. Thermally broken metal z-furring are also included at Centria or equivalent metal panel areas, and ACM panel areas.
5. Pricing **INCLUDES** spray foam insulation only at soffit areas for north emergency egress, Level 1 parking connector, at cold floors of building, and at exterior entry columns per detail 9/A3.10.
6. Pricing **EXCLUDES** applied fireproofing for main building, skybridge, and parking structure, due to proposed building structure being Class 2B.
7. Pricing **EXCLUDES** metal extrusions around windows. Masonry extrusions are provided in lieu of the metal units per direction from design team on GMP bid day.
8. Pricing **EXCLUDES** Sika DSM high performance expansion joint treatment and cover plates on Levels 1 through 4 of the parking structure.
9. Pricing **INCLUDES** non-rated 2.5" expansion joints where skybridge meets existing and new building; and where garage walkways meet new structures. Fire-rated expansion joints are **EXCLUDED**.
10. Pricing **INCLUDES** Air Barrier Association of America ABAA Quality Assurance Program per Specs.
11. Pricing **EXCLUDES** traffic coatings and parking garage slab sealers throughout.
12. Pricing **INCLUDES** fire safing at edge of slab as indicated on plans.
13. Pricing **INCLUDES** double 10-hour shift for sky bridge metal panel scope over critical portion of Texas Ave.

Division 08 – Openings

1. Pricing **INCLUDES** the use of hollow metal door frames with solid core P-Lam doors for interior doors throughout the main building.
2. Pricing **INCLUDES** regular storefront door system(s) for all parking connector access points and a few interior Level 1 and 4 building areas, as per plans and door schedule. Full glass doors / systems are **EXCLUDED**.
3. Pricing **INCLUDES** hollow metal doors and frames as per plans, including parking structure stairway doors and electrical/storage spaces.
4. Pricing **INCLUDES** all commercial and storefront door hardware systems to meet project specifications. Automatic door openers, custom door hardware (CR Laurence), and patch fittings are **EXCLUDED**.
5. Pricing **INCLUDES** one (1) 10' x 10' overhead door for main building Mechanical Room, and one (1) 8' x 8' overhead door for the Storage Room in parking structure, both with motorized operators. Additionally, two (2) high-speed RYTEC overhead doors, size 12' x 8' are provided for the parking garage structure.
6. Pricing **INCLUDES** at main building and parking connector exterior glazing Kawneer 1600 SS Systems 1 2/1/2" x 7 1/2" framing or equivalent, with SSG corners per details on plans, and insulated SB70 #2 glass units on clear over clear Warm Gray Spandrel #4, over Optigray where indicated.
7. Pricing **INCLUDES** at Skybridge Kawneer Curtain wall SS, SSG verticals, 2 1/2" x 6" framing system or equivalent, with Class I clear anodized finish and insulated SB90 glass units on clear over clear where indicated.
8. Pricing **INCLUDES** opening of existing exterior wall at existing Courthouse for Sky Bridge Connection. A \$10,000 allowance has been included to perform additional delegated design engineering for the existing system to determine the process to modify the existing system and determine any additional steel framing that might be required (\$15,000 steel allowance in Division 05).
9. Pricing **EXCLUDES** any mineral wool insulation behind spandrel glazing.
10. Pricing **EXCLUDES** any 3M film with GF-1 Solarban glazing for 80% opacity. Optigray / Warm Gray Spandrel #4 specifications are provided to address darker color glazing requirements.
11. Pricing **EXCLUDES** any wind-rated glazing systems. Insulated Glass Unit (IGU) system utilized for Skybridge is L/60. Anything higher is not part of this Pricing.
12. Pricing **INCLUDES** security glass only at Security Processing area. All other bullet proof/resistant glazing is **EXCLUDED** throughout building, including skybridge, parking connector areas, and transaction windows.
13. Pricing **EXCLUDES** any STC doors and glazing.
14. Pricing **EXCLUDES** PT-2 paint matching (2 coats) per Note K on A9.02. All glass framing is Class I clear anodized finished
15. Pricing **INCLUDES** glass smoke baffles and illuminated glass railing system.

16. Pricing **INCLUDES** double 10-hour shift for sky bridge curtainwall and glazing scope over critical portion of Texas Ave.

Division 09 – Finishes

1. Pricing **INCLUDES** the following acoustic ceilings and wall elements:
 - a. Armstrong Fine Fissured White 2x2 & Armstrong Calla White 2x2 ceiling tiles throughout the Annex Building as indicated on RCPs and per Addendum 2 response as base bid
 - b. Armstrong Lyra White 2x6 ceiling tile throughout Secured Passage Skybridge
 - c. All ceiling tile priced as square edge and suspended in 15/16" grid
 - d. Alternate base bid 2x2 ceiling tiles with Armstrong Canyon and Armstrong Cirrus are provided
 - e. Armstrong WoodWorks Grille #7099 12"x96" panels in dark cherry as indicated above elevator cab openings and Public Stair ceiling only
 - f. Approximately 460SF of fabric-wrapped acoustic wall panels as indicated at the wall adjacent to Public Stair only
 - g. Any batt insulation set above suspended acoustic ceiling systems are **EXCLUDED**
 - h. Wood feature wall at Public Stair (13/A8.05) is **EXCLUDED** – to be by owner
2. Pricing **INCLUDES** all cold-formed metal framing, sheathing, and gypsum board assemblies per drawings and partition type schedule:
 - a. Any integrated bullet-resistant fiberglass panels within drywall partitions are **EXCLUDED** – none indicated
 - b. Paper-faced moisture (green board) gypsum throughout all gypsum board assemblies
 - c. Cement backerboard and upsized stud gauge figured at Lobby radial wall
3. Pricing **INCLUDES** the following tile wall finishes and elements:
 - a. American Olean MN43 Light Grey 12"x24" full height wall tile throughout all restrooms
 - b. Daltile Cohesion CO20 24"x48" tile with matte and **polished** (textured is not available) finish cut to size at Lobby radial wall
 - c. Furnish and install Techlam Levantina 6mm 127"x64" slab thin tile in Bianco Lasa at Elevator Lobby (all 4 levels) and Courtroom walls as indicated
 - d. Waterproofing and crack isolation membranes are **EXCLUDED** with the absence of floor tile
 - e. Tile wall base, out corners, and bullnose are **EXCLUDED** with the presence of terrazzo base
 - f. Any breakroom/kitchen backsplash tiling is **EXCLUDED** – elevations indicate paint
 - g. All grout (Laticrete 90 Light Pewter), setting materials, trims, transitions. Any epoxy grout is **EXCLUDED**.
 - h. Specifications unclear on attic stock requirements – 2% of tile types included
 - i. Includes \$25,000 for a drawing completion allowance for the tile scope of work.
4. Pricing **INCLUDES** the following terrazzo flooring and elements:
 - a. TZ-1 & TZ-2 poured in place 3/8" epoxy terrazzo flooring with standard size and color aggregates
 - b. 6" pre-cast straight terrazzo wall base
 - c. 10-color 13' diameter custom logo with clear glass aggregates and water jet cut zinc letters
 - d. (4) levels of pre-cast stair treads, risers, and landings at Public Stair
 - e. Full coverage moisture vapor treatment and anti-fracture membrane
 - f. Terrazzo supplied by 'Terrazco' as indicated on the finish schedule is **EXCLUDED**
5. Pricing **INCLUDES** the following floor finishes and types:
 - a. Carpet/resilient flooring and rubber wall base as indicated on the finish schedule and floor finish plans
 - VT-1 Tarkett product TBD – priced as 18"x18" with a \$4.65/SF material allowance
 - CT-2 Tarkett product color TBD – priced at \$84/SY installed
 - RBT-1 – Rubber Tiles/Treads/Risers TBD – priced as like Roppe Vantage Raised with \$7.15/SF for landings and \$22/LF for treads and risers installed
 - b. Roppe rubber floor landings and treads with integral riser at Annex Building Egress stairs – product TBD
 - c. Stainless steel wall base is not indicated – 20LF has been priced at an allowance of \$200/LF
 - d. All associated adhesives and floor transitions
 - e. Specifications unclear on attic stock requirements – 4% of floor types included
6. Sealed concrete flooring as labeled on floor finish plans – shell spaces are **EXCLUDED**
7. Pricing **INCLUDES** the painting and wall finishes as follows:
 - a. Interior gypsum board and CMU surfaces
 - b. Hollow metal doors, frames, and lites/vision kits

- c. Exposed metals – interior steel columns, stair handrails, skybridge steel, lintels, and bollards
 - d. FRT plywood with fireproofing paint – *not intumescent* (intumescent paint is **EXCLUDED**).
 - e. Exterior CMU dumpster enclosure inside walls
 - f. Costs to remove the painting of parking garage towers for the alternate of CMU are provided
 - g. Vinyl wallcoverings in Rooms 280 & 420 only per Addendum 1 – assumed 54” W rolls the full span of identified walls
8. Exposed structural ceilings – shell spaces are **EXCLUDED**
9. Exterior face of parking garage towers, spandrel walls, and perimeter columns – painting of CMU/concrete walls within the parking garage are **EXCLUDED**

Division 10 – Specialties

1. Pricing **INCLUDES** costs intended for a complete Signage & Graphics allowance.
 - a. Allowance does not include any digital wayfinding screens/signage.
2. Pricing **INCLUDES** the following miscellaneous specialties:
 - a. Floor-to-ceiling restroom compartments & specified restroom accessories
 - b. Fire Extinguishers & Cabinets – cartridge operated, Red Line spun shell extinguishers per specifications
 - c. Glass & porcelain markerboard as quantified in Addendum 2
 - d. 4'H Corner guards as quantified in Addendum 2
 - e. Inpro Gala 0380 Wall Protection within Janitor's closets
 - f. Allowance provided for evidence lockers, parcel lockers, and metal shelving:
 - SpaceSaver Evidence Lockers as quantified in Addendum 2
 - LuxerOne delivery parcel unit (does not cover any subscription service for the parcel lockers/unit)
 - Metal storage shelving as quantified in Addendum 2
 - g. (2) ground-set flagpoles with mounted LED light systems
 - h. Floor, wall, and ceiling interior expansion joint covers by Balco at LVL 3 Skybridge connections only – more detail will be needed on these in 100% CD drawings if required at Secured Connections
 - i. Assumes (2) Knox Box 3200 Series, Bronze, recessed key boxes

Division 11 – Equipment

1. Pricing **INCLUDES** a refrigerator/freezer and an undercounter refrigerator for (3) breakrooms.
2. Pricing **INCLUDES** an allowance for (1) Ceia SMD600PLUS Walk Through Metal Detectors and (1) Smiths HI-Scan 6040DV Dual View X-Ray Inspection System.
3. Pricing **INCLUDES** an allowance for VendPark parking control system.
 - a. Does not assume any pay stations.

Division 12 – Furnishings

1. Pricing **INCLUDES** costs for Manual window roller shades at all exterior windows.
2. Pricing **INCLUDES** costs for Motorized shades at the level 1 lobby only.

Division 14 – Conveying Equipment

1. Pricing **INCLUDES** four (4) machine room-less elevators distributed as such:
 - a. One (1) employee elevator assumed to be “Service” size with 4,500 Lbs. capacity (**EXCLUDES** C1 and C3 Loading Category)
 - b. Two (2) public elevators at main lobby area with 4,000 Lbs. capacity
 - c. One (1) public elevator in parking garage structure with 2,500 Lbs. capacity
 - d. Cost for minor early usage fee (up to 6 months) for one (1) elevator is **INCLUDED**
2. Pricing **EXCLUDES** machine room(s) above elevators
3. Pricing **INCLUDES** elevator manufacturer’s standard laminate finishes on side and rear walls, with stainless steel ceilings and doors, and stainless steel handrails

Division 21 – Fire Suppression

1. Pricing **INCLUDES** a wet fire sprinkler and standpipe system on all floors of the annex building including the sky bridge and parking garage connector
2. Pricing **INCLUDES** dry pre-action system at MDF/IDF rooms
3. Pricing **INCLUDES** dry fire system with Standpipe at all floors of parking garage.
4. Pricing **INCLUDES** 125 HP fire water pump
5. Pricing **INCLUDES** sprinkler rework in existing courthouse



6. Pricing **INCLUDES** heat trace of garage piping
7. Pricing **INCLUDES** insulation
8. Pricing **EXCLUDES** painting sprinkler piping
9. Pricing **EXCLUDES** providing and installing a firewater holding tank

Division 22 – Plumbing

1. Pricing **EXCLUDES** sand/oil or grease trap
2. Pricing **INCLUDES** allowance for Mudskipper under slab plumbing isolation system at Annex Building. Allowance intended to cover all under slab plumbing, Mudskipper components, flowable fill trenches, 125 LF of retaining walls, (2) vaults.
3. Gas meter & service fees are **EXCLUDED** and assumed to be provided by others. Pricing **EXCLUDES** any costs from the gas service provider for construction to the meter.
4. Roof drains and overflow drains indicated on plans are not indicated on the plumbing schedule. Therefore, standard drains are **INCLUDED**.
5. Pricing **INCLUDES** heat trace for domestic water a parking garage.
6. Pricing **INCLUDES** vertical piping expansion fittings for four locations per allowance provided.
7. Pricing **EXCLUDES** roof drains at Annex high roof, Parking Garage Connector or Parking Garage stairwell roofs. It is assumed that these roofs are sloped to drain.
8. Pipe size for trench drain serving northwest side of Parking Garage is priced as 18" schedule 40 PVC pipe. The material & size is not indicated in the documents.
9. Sanitary vent piping is not fully detailed in documents. Assumptions for pipe sizing and locations are **INCLUDED** based on code requirements and industry standards.

Division 23 – HVAC

1. Pricing **EXCLUDES** energy recovery systems.
2. Pricing **EXCLUDES** anti-microbial coatings on ductwork.
3. Duct cleaning is **EXCLUDED**. Ductwork will be delivered to site with plastic film covering open ends. Plastic film will be installed on the ends of duct runs at the end of the day for work in progress.
4. Pricing **EXCLUDES** temporary HVAC. Permanent equipment to be utilized for any temporary conditioning requirements to maintain construction schedule.
5. Pricing **INCLUDES** HVAC work at existing courthouse as indicated.
6. Third party TAB is **INCLUDED**. We have included this although specification 23 05 93 indicates this to be owner provided.
7. Some of the hydronic pipe sizing is not indicated in the documents. Pipe sizing is based on GPM of the units that are served and industry standards.
8. Pricing is based on using equipment listed in specifications. Equipment is not limited to Trane for pricing purposes.
9. Teams BAS controls are priced based on RFI 87 response.
10. Heat trace for chilled water piping at parking garage at exterior location is assumed to be required and is **INCLUDED** in pricing.

Division 26 – Electrical

1. Pricing **INCLUDES** lightning protection and grounding.
2. Conduit as required for the fire alarm, AV, security and communications systems is **INCLUDED**.
3. Pricing **EXCLUDES** utility company fees and transformer costs. These are assumed to be provided and set by the local utility company and/or others.
4. Pricing **EXCLUDES** light poles along roadways as none are indicated.
5. Pricing **INCLUDES** electrical work at existing courthouse as indicated.
6. Generator soundproof housing rating is not specified. Pricing is based on a Level 2 sound enclosure.
7. Primary conduits feeding the new BTU transformer are not shown clearly where to originate on sheet E1.00. Pricing assumes that existing conduits will be intercepted at the approximate locations as shown on this sheet near the intersection of N. Houston Ave. and E. William J. Bryan St.
8. Mudskipper system for underground conduits at Annex and Parking Garage is **EXCLUDED**.
9. The total number & location of Parking Garage lights appears incorrect. Pricing is based on lighting layout per sheets E2.07 and E2.08 prior to addendum 1.
10. The requirements for Isobacker pads are not clearly defined. An allowance is **INCLUDED** for this scope.



11. The LED Lighting at Curved Wall & Restroom areas is not indicated on the electrical drawings. An allowance is **INCLUDED** for these lights.

Division 27 – Communications

1. Pricing **INCLUDES** communications' infrastructure based on a Panduit system
2. Pricing **EXCLUDES** furnishing of all OFOI networking equipment, wireless access points, workstation devices, Switches, Computers, Terminals, Telephones, and similar equipment.
3. Pricing **EXCLUDES** demarcation extension cabling and equipment.
4. **EXCLUDES** Broadband (BB) cabling and all other materials / systems required for connectivity with existing courthouse, as the extent of this work is unknown at this time
5. **INCLUDES** 100 feet of structured cable to connect from the overhead pull box at the skybridge to the existing IDF in the administration building. Distance to be confirmed upon completion of design.
6. Pricing **INCLUDES** new & extension of existing communication cabling at Skybridge tie in location and finish out area at existing courthouse. These items are assumed to be fed from existing, nearby MDR/IDR. It is assumed that there are extra spaces within panels/racks to allow for new cables to be fed from. New panels or other equipment for these areas is **EXCLUDED**.
7. Audio Video systems contain many assumptions due to an evolving scope. RFI's 40, 41, 69, 71, 72, 73, 74, 75, 76, and 77 may have impacts to scope and overall cost of the AV package.
8. TSW-770-MSMK-B-S was selected model for room schedulers.
9. AV floor boxes cannot house Crestron DM-NVX-360 internally, so this model was replaced with NVX-E20 2G for compatibility.
10. Constable Camera was changed to Logitech Rally Bar for compatibility with use of Intelix extended wired connection to PC as a peripheral.
11. Directors and Assistant Directors Office cameras were changed to Logitech Rally Bar since QSC camera does not have the USB port assumed by design schematic.

Division 28 – Security and Access Control

1. Pricing **INCLUDES** fire alarm system for the Annex building and Skybridge.
2. Pricing **INCLUDES** minor fire alarm Pricing for Parking Garage structure to activate dry system, as required
3. Pricing **INCLUDES** new & extension of existing fire alarm, access controls & video surveillance systems at Skybridge tie in location and finish out area at existing courthouse. These items are assumed to be fed from existing, nearby MDR/IDR. It is assumed that there are existing control panels for new devices at these locations. New panels or other equipment for these areas is **EXCLUDED**.
4. Pricing **EXCLUDES** any sort of (DAS/ERCC) Distributed Antenna System per discussion with Brazos County's project management.
5. Off-site monitoring services and telephone lines are **EXCLUDED** in this proposal.
6. Pricing **INCLUDES** access controls, and video surveillance systems.
 - o Owners ONNSI Occularis VMS to be the OFE platform for the video surveillance system. Contractor to provide Occularis licenses.
 - o NVR to be owner provided.
 - o Owner to provide AC system platform software (Identiv Velocity).

Division 31 – Earthwork

1. **INCLUDES** clearing and grubbing, rough grading, and fine grading of site.
2. **INCLUDES** general site excavation and fill using natural soil or general fill.
3. **INCLUDES** removal of soil to bottom of seal slab at annex building and garage. No remediation is figured.
4. **INCLUDES** site paving prep and backfill with select fill at paving areas outside of parking garage.
5. **INCLUDES** select fill backfill at the garage ramp.
6. **INCLUDES** select fill at generator pad.
7. **EXCLUDES** haul-off of any contaminated soils, if encountered.
8. **EXCLUDES** any over-excavation or soil remediation at the annex building or garage.
9. **EXCLUDES** any select fill backfill at the annex building or garage foundation.
10. **EXCLUDES** clay cap around the building pad.

Division 32 – Exterior Improvements

1. **INCLUDES** cost for landscaping and irrigation as shown.

2. **EXCLUDES** any site furnishings – assumed by Owner.
3. **INCLUDES** two (2) coats of paint for pavement markings.
4. **INCLUDES** allowance for patch and repair/replacement of 3,100 SY of asphalt paving.
5. **INCLUDES** an allowance for the fencing and gates as shown on the documents. This includes the following areas:
 - o Fence and gate and NW corner of the Annex Building
 - o 2-sided fence around the generator
 - o Fence at sides of Rytec doors at the garage ramp
 - o Chiller enclosure fence
 - o Allowance does not cover any gates at the dumpster enclosure.
6. Intersection improvements, inclusive of pavers' work at North Texas Road and E. William Joel Bryan Parkway, are **EXCLUDED**.
7. Sidewalk improvements along TXDOT right of way are **EXCLUDED**.
8. **EXCLUDES** irrigation booster pumps.

Division 33 – Utilities

1. Pricing **INCLUDES** a sanitary sewer system and stormwater system as shown for the Annex building and parking garage.
2. **INCLUDES** additional storm water line and drains at ground level of parking garage.
3. Domestic and firewater lines are **INCLUDED**.
4. Trench drains along garage perimeter and across South drive to parking lot are **INCLUDED**.
5. A Stormwater detention pond or underground detention system has been **EXCLUDED**.
6. **EXCLUDES** removal/plugging of any site utilities not shown that may be on site.
7. **EXCLUDES** any storm or sanitary lift station system.



TAB 6

ALTERNATES

SpawGlass

*Providing the Absolute Best
Construction Experience*



Recap of Alternates

Project #: 4025002
Name: Brazos County Courthouse Annex Building
Location: Bryan, TX
Bid Date: March 10, 2026
Lead Estimator: Andrew Kerbow

| | | |
|----------------------------------|---|---------------------|
| A01 | Upgrade exterior finishes to cast in place parking garage (per schedule on exterior elevations) | \$ 1,136,479 |
| A02 | Provide motorized roller shades at all exterior windows | \$ 428,501 |
| A03 | Provide Storm Void form system in lieu of standard cardboard void forms at structural slab: | \$ 311,740 |
| A04 | Upgrade acoustical ceiling tile throughout the building | \$ 76,414 |
| A05 | Furnish and install Vend Park vehicle parking management system: | \$ 170,040 |
| A06 | Furnish and install Meeting pods | \$ 116,194 |
| A07 | Provide SBS Modified Bituminous Roofing 2-ply, heat welded in lieu of PVC Roofing | \$ 53,865 |
| | | |
| | | |
| | | |
| Total for All Alternates: | | \$ 2,293,233 |

TAB 7

UNIT PRICES



SpawGlass

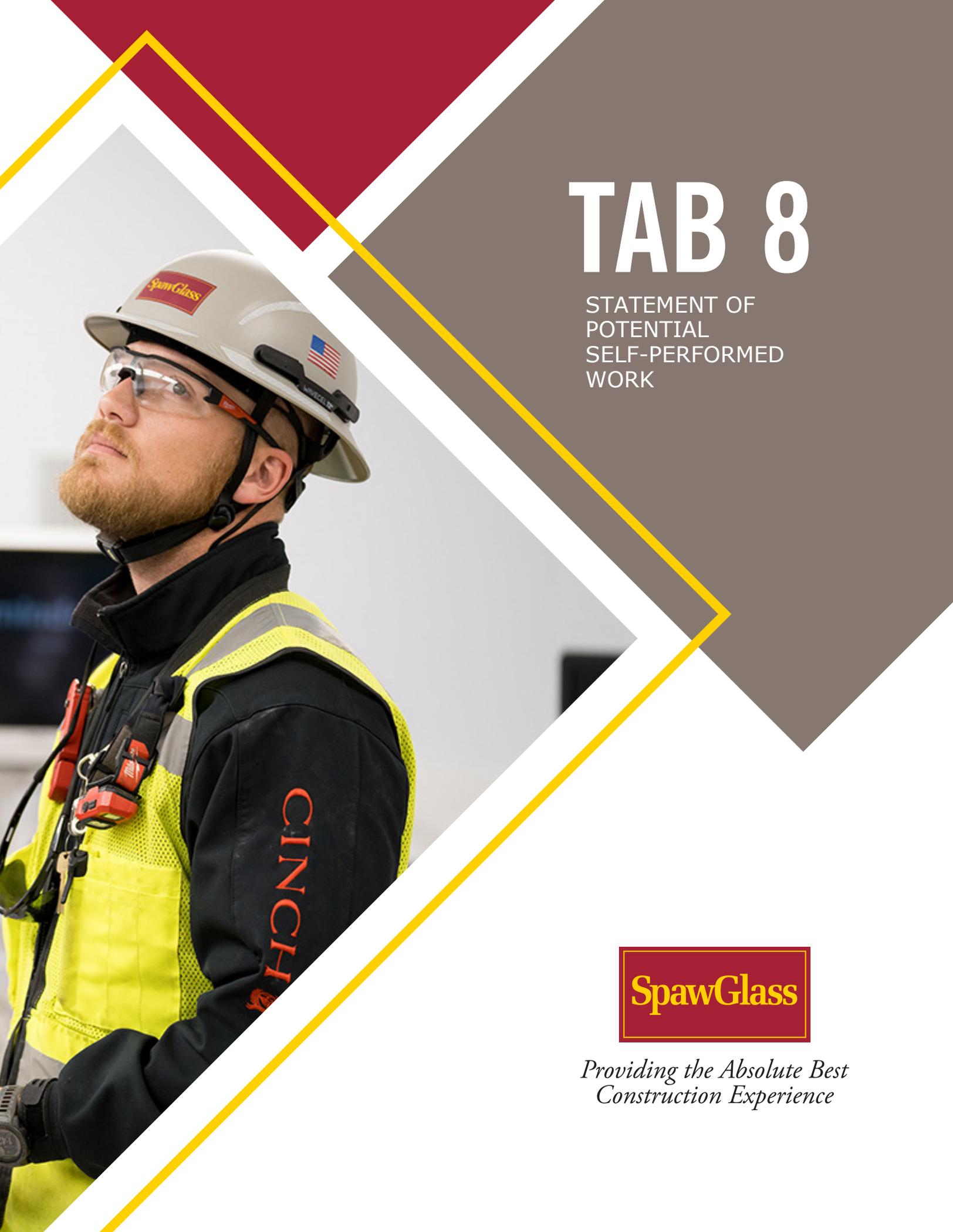
*Providing the Absolute Best
Construction Experience*



Recap of Unit Prices

Project #: 4025002
Name: Brazos County Courthouse Annex Building
Location: Bryan, TX
Bid Date: March 10, 2026
Lead Estimator: Andrew Kerbow

| | | | |
|------|---|---------------------------------|-----------------|
| UP01 | Relocate Single Data Port up to 20 LF. | \$ | 438 |
| UP02 | Relocate Quad Data Port up to 20 LF. | \$ | 554 |
| UP03 | Relocate Single duplex outlet up to 20 LF from existing location. | \$ | 382 |
| UP04 | Relocate double duplex outlet up to 20 LF from existing location. | \$ | 460 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | Total Unit Price Amount: | \$ 1,834 |



TAB 8

STATEMENT OF
POTENTIAL
SELF-PERFORMED
WORK

SpawGlass

*Providing the Absolute Best
Construction Experience*



Proposed Self-Perform Scope

Project #: 4025002
Name: Brazos County Courthouse Annex Building
Location: Bryan, TX
Bid Date: March 10, 2026

| | |
|--|---------------------|
| 1.03 Material Handling | \$ 169,939 |
| 1.05 Project Safety | \$ 105,692 |
| 1.06 Sanitary Facilities | \$ 41,227 |
| 1.07 Site Access Control | \$ 629,383 |
| 1.08 Site Maintenance | \$ 229,675 |
| 1.10 Progress Cleaning | \$ 341,354 |
| 1.11 SWPPP | \$ 73,702 |
| 1.12 Temporary Protection | \$ 167,624 |
| 3.02 Auger Cast Pile Trimming and Spoils | \$ 164,961 |
| | |
| Total of Proposed Self-Perform: | \$ 1,923,557 |

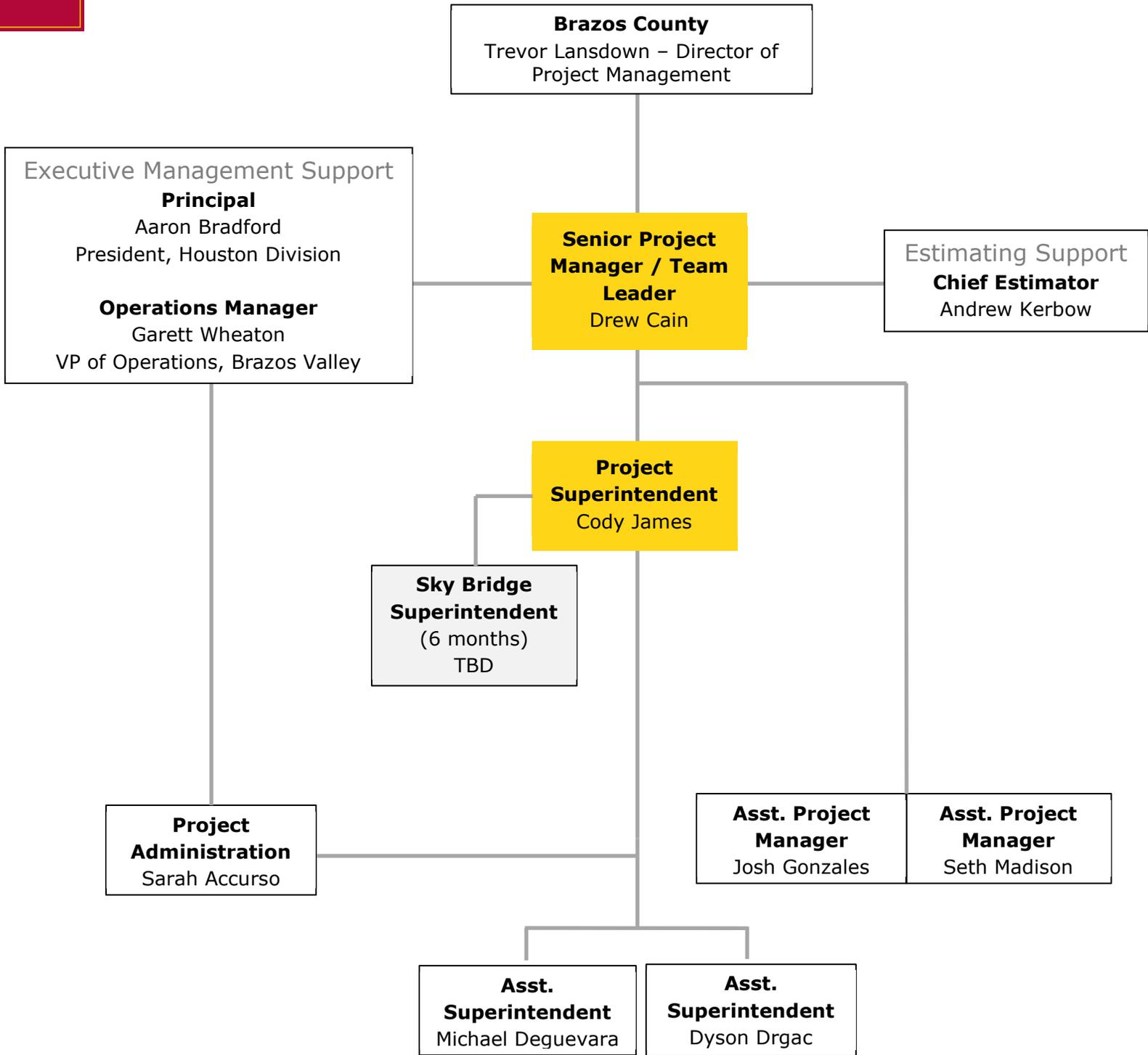
TAB 9

CONSTRUCTION
MANAGER'S KEY
PERSONNEL



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Construction Experience*



TAB 10

PRELIMINARY
CONSTRUCTION SCHEDULE



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Construction Experience*

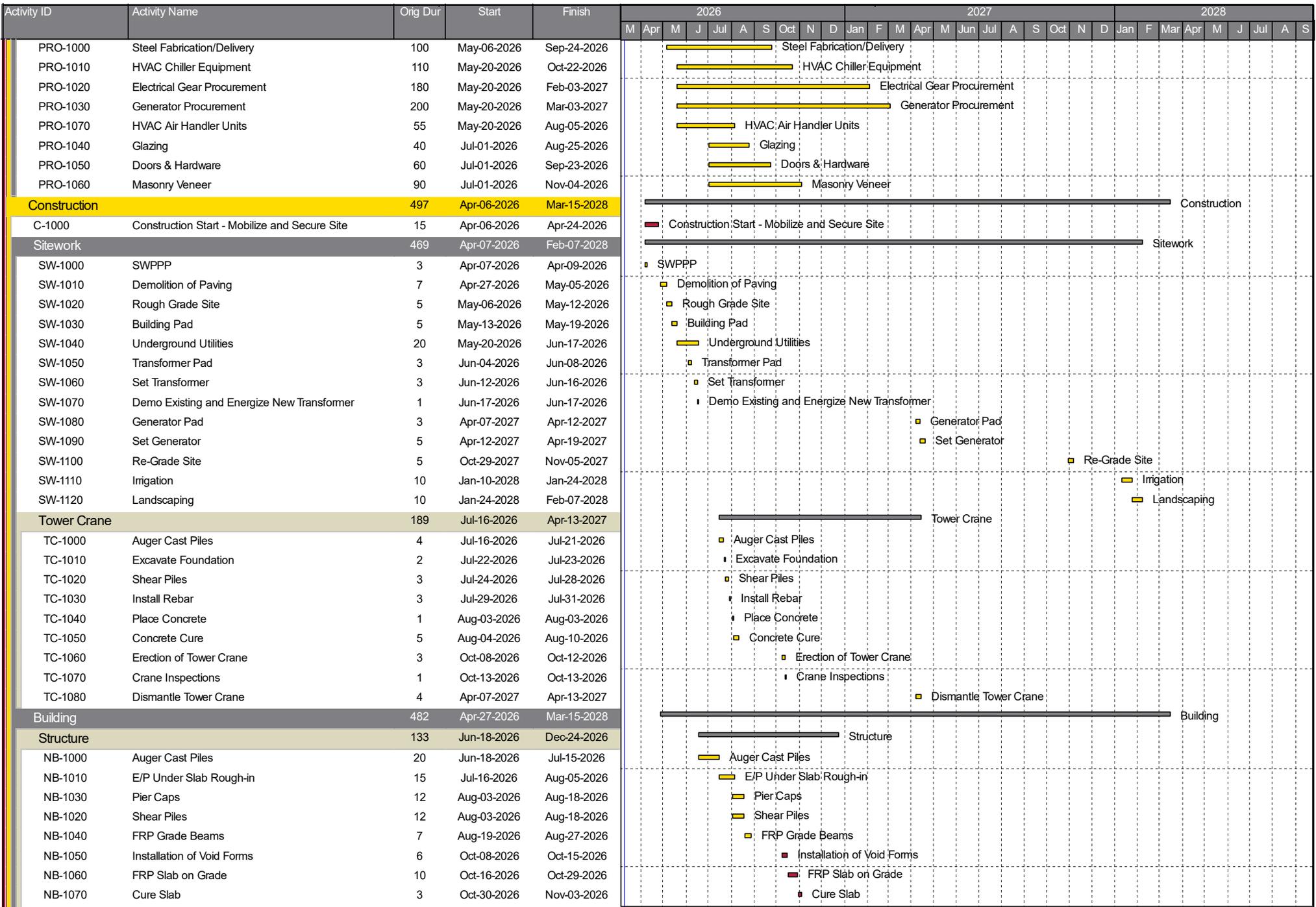
| Activity ID | Activity Name | Orig Dur | Start | Finish | 2026 | | | | | | | | | | | | 2027 | | | | | | | | | | | | 2028 | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------|---------------|---------------|---|-----|---|---|-----|---|---|-----|---|---|-----|---|------|-----|---|-----|-----|---|---|-----|---|---|-----|---|------|-----|---|---|-----|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | M | Apr | M | J | Jul | A | S | Oct | N | D | Jan | F | M | Apr | M | Jun | Jul | A | S | Oct | N | D | Jan | F | Mar | Apr | M | J | Jul | A | S | | | | | | | | | | | | | | | | | |
| Brazos County Courthouse Annex Building (BCC) | | 896 | Nov-12-2024 A | May-20-2028 | Brazos County C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Milestones | | 552 | Mar-24-2026 | May-20-2028 | Milestones | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1000 | GMP Approval | 0 | | Mar-24-2026 | ◆ GMP Approval | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1010 | Issue Approval to Proceed with Subcontracts | 0 | | Mar-25-2026 | ◆ Issue Approval to Proceed with Subcontracts | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1110 | CONSTRUCTION START | 0 | | Apr-06-2026 | ◆ CONSTRUCTION START | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1030 | Begin Parking Garage | 0 | | Jul-16-2026 | ◆ Begin Parking Garage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1020 | Begin Skybridge | 0 | | Feb-23-2027 | ◆ Begin Skybridge | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1040 | Skybridge Structure Complete | 0 | | Mar-15-2027 | ◆ Skybridge Structure Complete | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1100 | Skybridge Facade Complete | 0 | | May-28-2027 | ◆ Skybridge Facade Complete | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1140 | Energize Permanent Electrical | 0 | | Jul-09-2027 | ◆ Energize Permanent Electrical | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1090 | Building Dry-In | 0 | | Jul-22-2027 | ◆ Building Dry-In | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1130 | Conditioned Air | 0 | | Jul-23-2027 | ◆ Conditioned Air | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1050 | Parking Garage Completion | 0 | | Jan-10-2028 | ◆ Parking Garage Completion | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1060 | Building Completion | 0 | | Mar-29-2028 | ◆ Building Completion | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1070 | Substantial Completion | 0 | | Apr-20-2028 | ◆ Substantial Completion | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| M.1080 | Final Completion | 0 | | May-20-2028 | ◆ Final Completion | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CMAR Procurement | | 75 | Nov-12-2024 A | Mar-18-2025 A | CMAR Procurement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RFQ Stage | | 19 | Nov-12-2024 A | Jan-15-2025 A | RFQ Stage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1000 | RFQ Advertisement | 6 | Nov-12-2024 A | Nov-19-2024 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1010 | RFQ Stage/Submission | 19 | Nov-12-2024 A | Dec-10-2024 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1020 | RFQ Evaluations/Shortlist Firms for RFP | 14 | Dec-10-2024 A | Jan-15-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RFP Stage | | 75 | Jan-15-2025 A | Mar-18-2025 A | RFP Stage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1030 | RFP Stage/Submission | 13 | Jan-15-2025 A | Jan-30-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1040 | RFP Evaluations | 9 | Jan-31-2025 A | Feb-07-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1050 | Interview CMAR Firms | 1 | Feb-11-2025 A | Feb-11-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1060 | Project Award to CMAR | 1 | Feb-12-2025 A | Feb-12-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1070 | Execute CMAR Agreement | 10 | Feb-14-2025 A | Mar-18-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre-Construction | | 490 | Apr-02-2025 A | Mar-03-2027 | Pre-Construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Design Phase | | 279 | Apr-02-2025 A | May-04-2026 | Design Phase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1360 | Purchasing Handoff Meeting | 0 | Apr-02-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1350 | Project Kickoff Meeting w/ Stakeholders | 0 | Apr-11-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1080 | Preconstruction NTP | 0 | Apr-14-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Programming Phase | | 20 | Apr-14-2025 A | May-28-2025 A | Programming Phase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1090 | Project Programming | 20 | Apr-14-2025 A | May-12-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1310 | Conceptual Budget Breakdown Alignment to POR | 10 | Apr-14-2025 A | Apr-25-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1450 | AEC Project Kickoff w/ Consultants | 1 | Apr-14-2025 A | Apr-14-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1320 | Programming Review (Final Comments Received) | 5 | May-13-2025 A | May-19-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1390 | Finalize Programming Documents | 5 | May-20-2025 A | May-27-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1330 | Programming Presentation & Approval Meeting | 0 | | May-28-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Schematic Design (SD) Phase | | 49 | May-29-2025 A | Aug-08-2025 A | Schematic Design (SD) Phase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1100 | SD Documents | 47 | May-29-2025 A | Jul-25-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1480 | AEC SD Kickoff & Model Share | 1 | May-29-2025 A | May-29-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1420 | Consultant Narratives to Architect | 13 | May-29-2025 A | Jun-09-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| P.1490 | Consultant Documents to Architect | 44 | May-29-2025 A | Jul-23-2025 A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Project Completion: May-20-2028
 Data Date: Mar-10-2026
 Run Date: Mar-10-2026

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

Brazos County Courthouse Annex Building (BCCAB)
 GMP Schedule 03/10/2026





Project Completion: May-20-2028
 Data Date: Mar-10-2026
 Run Date: Mar-10-2026

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

**Brazos County Courthouse Annex
 Building (BCCAB)**
 GMP Schedule 03/10/2026



| Activity ID | Activity Name | Orig Dur | Start | Finish | 2026 | | | | | | | | | | | | 2027 | | | | | | | | | | | | 2028 | | | | | | | | | | | |
|---|-------------------------------|----------|-------------|-------------|---------------------------------|-----|---|---|-----|---|---|-----|---|---|-----|---|------|-----|---|-----|-----|---|---|-----|---|---|-----|---|------|-----|---|---|-----|---|---|--|--|--|--|--|
| | | | | | M | Apr | M | J | Jul | A | S | Oct | N | D | Jan | F | M | Apr | M | Jun | Jul | A | S | Oct | N | D | Jan | F | Mar | Apr | M | J | Jul | A | S | | | | | |
| Finish Out 87 Apr-13-2027 Aug-13-2027 | | | | | Finish Out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7280 | Block Out FRP | 5 | Apr-13-2027 | Apr-20-2027 | ■ Block Out FRP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7290 | Install CMU Infill | 10 | May-12-2027 | May-26-2027 | ■ Install CMU Infill | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7300 | Electrical Rough-In | 10 | May-26-2027 | Jun-10-2027 | ■ Electrical Rough-In | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7310 | Pull Wire | 10 | Jun-10-2027 | Jun-24-2027 | ■ Pull Wire | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7320 | Fire Suppression Rough-in | 15 | Jun-17-2027 | Jul-08-2027 | ■ Fire Suppression Rough-in | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7340 | Install Electrical Devices | 7 | Jun-24-2027 | Jul-05-2027 | ■ Install Electrical Devices | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7330 | Pull Low Voltage Cabling | 4 | Jun-24-2027 | Jun-30-2027 | ■ Pull Low Voltage Cabling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7350 | Fire Alarm Trim Out | 5 | Jun-30-2027 | Jul-07-2027 | ■ Fire Alarm Trim Out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7360 | Electrical Trim Out | 7 | Jul-05-2027 | Jul-14-2027 | ■ Electrical Trim Out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7370 | Heat Trace / Insulate | 15 | Jul-08-2027 | Jul-29-2027 | ■ Heat Trace / Insulate | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7380 | Security Trim Out | 15 | Jul-21-2027 | Aug-11-2027 | ■ Security Trim Out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7390 | Fire Suppression Trim Out | 5 | Jul-29-2027 | Aug-05-2027 | ■ Fire Suppression Trim Out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG3-7400 | Install Bollards | 2 | Aug-11-2027 | Aug-13-2027 | ■ Install Bollards | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level 4 144 Mar-08-2027 Sep-28-2027 | | | | | Level 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pour 1 22 Mar-08-2027 Apr-07-2027 | | | | | Pour 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1000 | Shoring | 4 | Mar-08-2027 | Mar-12-2027 | ■ Shoring | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1010 | Decking | 4 | Mar-09-2027 | Mar-15-2027 | ■ Decking | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1020 | MEP Inserts / Sleeves | 1 | Mar-10-2027 | Mar-11-2027 | ■ MEP Inserts / Sleeves | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1030 | Safety Rails | 2 | Mar-10-2027 | Mar-12-2027 | ■ Safety Rails | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1040 | PT & Rebar | 3 | Mar-11-2027 | Mar-16-2027 | ■ PT & Rebar | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1050 | E/P Rough-in | 3 | Mar-12-2027 | Mar-17-2027 | ■ E/P Rough-in | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1060 | Place Elevated Slab and Beams | 1 | Mar-17-2027 | Mar-18-2027 | ■ Place Elevated Slab and Beams | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1070 | Concrete Cure | 3 | Mar-19-2027 | Mar-23-2027 | ■ Concrete Cure | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1080 | Stress Post Tension Cables | 1 | Mar-23-2027 | Mar-24-2027 | ■ Stress Post Tension Cables | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1090 | Strip Forms and Reshore | 3 | Mar-24-2027 | Mar-29-2027 | ■ Strip Forms and Reshore | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1100 | Install Perimeter Wall Rebar | 5 | Mar-24-2027 | Mar-31-2027 | ■ Install Perimeter Wall Rebar | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1110 | F/P Perimeter Walls | 3 | Mar-31-2027 | Apr-05-2027 | ■ F/P Perimeter Walls | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4.1-1120 | Wreck Perimeter Walls Forms | 2 | Apr-05-2027 | Apr-07-2027 | ■ Wreck Perimeter Walls Forms | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finish out 122 Apr-07-2027 Sep-28-2027 | | | | | Finish out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7130 | Set (2) Air Cooled Chillers | 15 | Apr-07-2027 | Apr-28-2027 | ■ Set (2) Air Cooled Chillers | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7140 | Install CMU Infill | 10 | May-26-2027 | Jun-10-2027 | ■ Install CMU Infill | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7150 | Electrical Rough-in | 8 | Jun-10-2027 | Jun-22-2027 | ■ Electrical Rough-in | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7170 | Pull Wire | 3 | Jun-22-2027 | Jun-25-2027 | ■ Pull Wire | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7160 | Pull Low Voltage Cable | 2 | Jun-22-2027 | Jun-24-2027 | ■ Pull Low Voltage Cable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7180 | Electrical Trim Out | 7 | Jun-30-2027 | Jul-09-2027 | ■ Electrical Trim Out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7190 | Fire Alarm Trim Out | 2 | Jul-07-2027 | Jul-09-2027 | ■ Fire Alarm Trim Out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7200 | Fire Suppression Rough-in | 7 | Jul-08-2027 | Jul-19-2027 | ■ Fire Suppression Rough-in | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7210 | Heat Trace / Insulate | 3 | Jul-19-2027 | Jul-22-2027 | ■ Heat Trace / Insulate | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7220 | Security Trim Out | 4 | Aug-11-2027 | Aug-17-2027 | ■ Security Trim Out | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7230 | Install Fencing | 4 | Sep-21-2027 | Sep-24-2027 | ■ Install Fencing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG4-7240 | Install Bollards | 2 | Sep-27-2027 | Sep-28-2027 | ■ Install Bollards | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exterior 77 Oct-20-2027 Feb-09-2028 | | | | | Exterior | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PG-1000 | Install Scaffolding | 10 | Oct-20-2027 | Nov-03-2027 | ■ Install Scaffolding | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Project Completion: May-20-2028
 Data Date: Mar-10-2026
 Run Date: Mar-10-2026

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

**Brazos County Courthouse Annex
 Building (BCCAB)**
 GMP Schedule 03/10/2026



TAB 11

LIST OF DRAWINGS
& SPECIFICATIONS



SpawGlass

*Providing the Absolute Best
Construction Experience*



List of Construction Drawings

Brazos County Courthouse Annex Building

| Drawing # | Title | Issuance Date | Latest Revision Date |
|----------------------------|--|---------------|----------------------|
| GENERAL INFORMATION | | | |
| COVER | COVER SHEET - 50% CD REVIEW SET | 2/2/2026 | |
| G0.00 | CODES, DRAWING CONVENTIONS AND LIFE SAFETY PLANS | 2/2/2026 | |
| G1.01 | TAS STANDARDS - FOR REFERENCE ONLY | 2/2/2026 | |
| G1.02 | TYPICAL MOUNTING HEIGHTS | 2/2/2026 | |
| CIVIL | | | |
| C0.00 | COVER SHEET | 2/2/2026 | |
| C0.01 | GENERAL NOTES | 2/2/2026 | |
| C1.00 | CITY SITE PLAN | 2/2/2026 | 2/20/2026 |
| C1.01 | FIRE PROTECTION PLAN | 2/2/2026 | |
| C2.00 | DEMOLITION PLAN | 2/2/2026 | 2/20/2026 |
| C3.00 | EROSION CONTROL | 2/2/2026 | |
| C3.01 | EROSION CONTROL DETAILS (1 OF 2) | 2/2/2026 | |
| C3.02 | EROSION CONTROL DETAILS (2 OF 2) | 2/2/2026 | |
| C4.00 | EXISTING DRAINAGE AREA MAP | 2/2/2026 | |
| C4.01 | PROPOSED DRAINAGE AREA MAP | 2/2/2026 | |
| C4.02 | DRAINAGE CALCULATIONS | 2/2/2026 | |
| C4.03 | PROPOSED DRAINAGE AREA MAP CALCULATIONS TXDOT | 2/2/2026 | |
| C4.04 | PROPOSED DRAINAGE AREA MAP CALCULATIONS TXDOT | 2/2/2026 | |
| C5.00 | PAVING PLAN | 2/2/2026 | 2/20/2026 |
| C5.01 | SIGNAGE AND STRIPING PLAN | 2/2/2026 | |
| C6.00 | GRADING PLAN | 2/2/2026 | |
| C7.00 | STORM PLAN | 2/2/2026 | 2/20/2026 |
| C8.00 | UTILITY PLAN | 2/2/2026 | 2/20/2026 |
| C9.00 | SEWER PROFILE | 2/2/2026 | 2/20/2026 |
| C9.01 | WATER PROFILES | 2/2/2026 | 2/20/2026 |
| C10.00 | DRY UTILITY PLAN | 2/2/2026 | |
| C10.01 | DRY UTILITY PROFILES | 2/2/2026 | |
| C11.00 | TCP - N HOUSTON CLOSURE | 2/2/2026 | |
| C11.00 | TCP - N HOUSTON CLOSURE - PHASE 1A | 2/2/2026 | |
| C11.01 | TCP - N TEXAS & N HOUSTON CLOSURE | 2/2/2026 | |
| C11.01 | TCP - N HOUSTON CLOSURE - PHASES 1B & 1C | 2/2/2026 | |
| C11.01 | TCP - N HOUSTON CLOSURE - PHASE 1B | 2/2/2026 | |
| C11.02 | TCP - N TEXAS & N HOUSTON CLOSURE (OVERALL) | 2/2/2026 | |
| C11.03 | TCP - N TEXAS & N HOUSTON CLOSURE (1 OF 6) | 2/2/2026 | |
| C11.04 | TCP - N TEXAS & N HOUSTON CLOSURE (2 OF 6) | 2/2/2026 | |
| C11.05 | TCP - N TEXAS & N HOUSTON CLOSURE (3 OF 6) | 2/2/2026 | |
| C11.06 | TCP - N TEXAS & N HOUSTON CLOSURE (4 OF 6) | 2/2/2026 | |
| C11.07 | TCP - N TEXAS & N HOUSTON CLOSURE (5 OF 6) | 2/2/2026 | |
| C11.08 | TCP - N TEXAS & N HOUSTON CLOSURE (6 OF 6) | 2/2/2026 | |
| C11.09 | TCP - NARRATIVE | 2/2/2026 | |
| C11.10 | SAFE PASSAGE CONSTRUCTION LAYDOWN | 2/2/2026 | |
| C11.10 | PEDESTRIAN CONTROL PLAN | 2/2/2026 | |
| C11.11 | TEXAS AVENUE VERTICAL LINE OF SIGHT | 2/2/2026 | |
| C11.12 | SAFE PASSAGE CONSTRUCTION LAYDOWN | 2/2/2026 | |
| C11.13 | TRUCK ROUTE SIGNAGE PLAN | 2/2/2026 | |
| C11.14 | CONCRETE BARRIER LAYOUT | - | 2/20/2026 |
| C12.00 | GENERAL DETAILS | 2/2/2026 | |

| Drawing # | Title | Issuance Date | Latest Revision Date |
|-------------------|-------------------------------------|---------------|----------------------|
| C12.00 | GENERAL DETAILS (1 OF 2) | 2/2/2026 | 2/20/2026 |
| C12.01 | GENERAL DETAILS (2 OF 2) | 2/2/2026 | |
| C12.10 | TELECOM DETAILS | 2/2/2026 | |
| C12.20 | CITY STANDARD DETAILS (1 OF 6) | 2/2/2026 | |
| C12.21 | CITY STANDARD DETAILS (2 OF 6) | 2/2/2026 | |
| C12.22 | CITY STANDARD DETAILS (3 OF 6) | 2/2/2026 | |
| C12.23 | CITY STANDARD DETAILS (4 OF 6) | 2/2/2026 | |
| C12.24 | CITY STANDARD DETAILS (5 OF 6) | 2/2/2026 | |
| C12.25 | CITY STANDARD DETAILS (6 OF 6) | 2/2/2026 | |
| C12.26 | TXDOT STANDARD DETAILS (1 OF 1) | 2/2/2026 | |
| PARKING | | | |
| TR101 | STRIPING AND SIGNAGE PLAN - LEVEL 1 | 2/2/2026 | |
| TR102 | STRIPING AND SIGNAGE PLAN - LEVEL 2 | 2/2/2026 | |
| TR103 | STRIPING AND SIGNAGE PLAN - LEVEL 3 | 2/2/2026 | |
| TR104 | STRIPING AND SIGNAGE PLAN - LEVEL 4 | 2/2/2026 | |
| TR501 | SIGNAGE DETAILS | 2/2/2026 | |
| TR502 | SIGNAGE DETAILS | 2/2/2026 | |
| TR503 | EQUIPMENT DETAILS | 2/2/2026 | |
| TR503 | STRIPING DETAILS | 2/2/2026 | |
| LANDSCAPE | | | |
| LP 1.00 | LANDSCAPE PLAN | 2/2/2026 | |
| LP 2.00 | LANDSCAPE ENLARGEMENT | 2/2/2026 | |
| LP 2.01 | LANDSCAPE ENLARGEMENT | 2/2/2026 | |
| LP 3.00 | LANDSCAPE DETAILS | 2/2/2026 | |
| LI 1.00 | IRRIGATION PLAN | 2/2/2026 | |
| LI 2.00 | IRRIGATION DETAILS | 2/2/2026 | |
| LI 2.01 | IRRIGATION ENLARGEMENT | 2/2/2026 | |
| LI 2.02 | IRRIGATION SCHEDULE | 2/2/2026 | |
| STRUCTURAL | | | |
| S0.00 | GENERAL NOTES | 2/2/2026 | |
| S0.01 | GENERAL NOTES | 2/2/2026 | |
| S0.02 | GENERAL NOTES | 2/2/2026 | |
| S0.03 | TEST NOTES | 2/2/2026 | |
| S0.04 | UPLIFT KEY PLAN | 2/2/2026 | |
| S0.05 | TYPICAL DETAILS | 2/2/2026 | 2/20/2026 |
| S0.06 | TYPICAL FRAMING DETAILS | 2/2/2026 | 2/20/2026 |
| S1.01 | PILE CAP LAYOUT PLAN | 2/2/2026 | |
| S1.02 | FOUNDATION PLAN | 2/2/2026 | 2/20/2026 |
| S2.01 | SECOND FLOOR FRAMING PLAN | 2/2/2026 | |
| S2.02 | THIRD FLOOR FRAMING PLAN | 2/2/2026 | |
| S2.03 | FOURTH FLOOR FRAMING PLAN | 2/2/2026 | 2/20/2026 |
| S3.01 | ROOF FRAMING PLAN | 2/2/2026 | |
| GS1.01 | GARAGE PILE CAP LAYOUT PLAN | 2/2/2026 | |
| GS1.02 | GARAGE FOUNDATION PLAN | 2/2/2026 | 2/20/2026 |
| GS2.01 | GARAGE SECOND FLOOR FRAMING PLAN | 2/2/2026 | 2/20/2026 |
| GS2.02 | GARAGE THIRD FLOOR FRAMING PLAN | 2/2/2026 | 2/20/2026 |
| GS2.03 | GARAGE FOURTH FLOOR FRAMING PLAN | 2/2/2026 | 2/20/2026 |
| GS2.04 | RAMP ELEVATIONS | 2/2/2026 | |
| S4.01 | PILE CAP DETAILS | 2/2/2026 | 2/20/2026 |
| S4.02 | PILE CAP DETAILS | 2/2/2026 | |
| S4.03 | PILE CAP DETAILS | 2/2/2026 | |
| S4.04 | PILE CAP DETAILS | 2/2/2026 | |

| Drawing # | Title | Issuance Date | Latest Revision Date |
|----------------------|---|----------------------|-----------------------------|
| S4.05 | FOUNDATION DETAILS | 2/2/2026 | |
| S4.05 | PILE CAP DETAILS | 2/2/2026 | |
| S4.06 | FOUNDATION DETAILS | 2/2/2026 | 2/20/2026 |
| S4.07 | FOUNDATION DETAILS | 2/2/2026 | |
| S4.08 | FOUNDATION DETAILS | 2/2/2026 | 2/20/2026 |
| S5.01 | COLUMN SCHEDULE & DETAILS | 2/2/2026 | |
| S5.02 | SHEARWALL SCHEDULES & DETAILS | 2/2/2026 | |
| S5.03 | POST TENSION BEAM SCHEDULES & DETAILS | 2/2/2026 | |
| S5.03 | POST TENSION BEAM DETAILS | 2/2/2026 | |
| S5.04 | SLAB & BEAM SCHEDULE & DETAILS | 2/2/2026 | 2/20/2026 |
| S6.01 | FLOOR FRAMING DETAILS | 2/2/2026 | |
| S6.02 | FLOOR FRAMING DETAILS | 2/2/2026 | 2/20/2026 |
| S7.01 | GARAGE CONCRETE FRAMING DETAILS | 2/2/2026 | 2/20/2026 |
| S7.02 | GARAGE CONCRETE FRAMING DETAILS | 2/2/2026 | |
| S8.01 | ROOF FRAMING DETAILS | 2/2/2026 | |
| S8.02 | ROOF FRAMING DETAILS | 2/2/2026 | 2/20/2026 |
| S9.01 | BRACING ELEVATIONS & DETAILS | 2/2/2026 | |
| S10.01 | SECURE PASSAGE FOUNDATION & FRAMING PLANS | 2/2/2026 | 2/20/2026 |
| S10.02 | SECURE PASSAGE ELEVATIONS & DETAILS | 2/2/2026 | 2/20/2026 |
| S10.03 | SECURE PASSAGE ELEVATIONS & DETAILS | - | 2/20/2026 |
| ARCHITECTURAL | | | |
| X1.00 | SCHEMATIC SITE PLAN | 2/2/2026 | |
| C1.00 | ARCHITECTURAL SITE PLAN | 2/2/2026 | |
| A1.00 | ARCHITECTURAL SITE PLAN | 2/2/2026 | |
| A1.01 | COURTHOUSE - THIRD LEVEL PLAN - AREA A | 2/2/2026 | 2/20/2026 |
| A1.02 | COURTHOUSE - THIRD LEVEL PLAN - AREA B | 2/2/2026 | |
| A1.03 | DOOR SECHEDULE, FRAME & WALL TYPES, DETAILS & NOTES | 2/2/2026 | |
| A2.01 | FIRST LEVEL - FLOOR PLAN | 2/2/2026 | 2/20/2026 |
| A2.02 | SECOND LEVEL - FLOOR PLAN | 2/2/2026 | |
| A2.03 | THIRD LEVEL - FLOOR PLAN | 2/2/2026 | |
| A2.04 | FOURTH LEVEL - FLOOR PLAN | 2/2/2026 | |
| A2.05 | PARKING GARAGE PLANS | 2/2/2026 | 2/20/2026 |
| A2.06 | PARKING GARAGE PLANS | 2/2/2026 | |
| A2.07 | SECURED PASSAGE PLANS | 2/2/2026 | |
| A3.01 | PARTITION TYPES | 2/2/2026 | |
| A3.02 | PARTITION TYPES | 2/2/2026 | |
| A3.10 | PLAN DETAILS | 2/2/2026 | |
| A4.01 | ROOF PLAN | 2/2/2026 | |
| A5.01 | ENLARGED PLANS | 2/2/2026 | |
| A5.02 | ENLARGED PLANS | 2/2/2026 | |
| A5.10 | STAIR PLANS AND SECTIONS | 2/2/2026 | |
| A5.11 | ELEVATOR PLANS AND SECTIONS | 2/2/2026 | |
| A5.12 | ELEVATOR PLANS AND SECTIONS | 2/2/2026 | |
| A6.01 | BUILDING SECTIONS | 2/2/2026 | |
| A6.02 | WALL SECTIONS & SECTION DETAILS | 2/2/2026 | |
| A6.10 | WALL SECTIONS & SECTION DETAILS | 2/2/2026 | |
| A7.01 | EXTERIOR ELEVATIONS | 2/2/2026 | |
| A7.02 | EXTERIOR ELEVATIONS | 2/2/2026 | |
| A7.03 | PARKING GARAGE ELEVATIONS | 2/2/2026 | 2/20/2026 |
| A7.04 | PARKING GARAGE ELEVATIONS | 2/2/2026 | 2/20/2026 |
| A7.05 | SECURED PASSAGE ELEVATIONS & SECTIONS | 2/2/2026 | 2/20/2026 |
| A8.01 | INTERIOR ELEVATIONS | 2/2/2026 | 2/20/2026 |

| Drawing # | Title | Issuance Date | Latest Revision Date |
|-------------------|--|----------------------|-----------------------------|
| A8.02 | INTERIOR ELEVATIONS | 2/2/2026 | |
| A8.03 | INTERIOR ELEVATIONS | 2/2/2026 | |
| A8.04 | INTERIOR ELEVATIONS | 2/2/2026 | |
| A8.05 | INTERIOR ELEVATIONS | 2/2/2026 | |
| A8.10 | MILLWORK DETAILS | 2/2/2026 | |
| A9.01 | DOOR & WINDOW SCHEDULES | 2/2/2026 | 2/20/2026 |
| A9.02 | DOOR & FRAME TYPES | 2/2/2026 | |
| A9.03 | DOOR & FRAME TYPES | 2/2/2026 | |
| A9.10 | FRAME DETAILS | 2/2/2026 | |
| A10.01 | FIRST LEVEL - REFLECTED CEILING PLAN | 2/2/2026 | |
| A10.02 | SECOND LEVEL - REFLECTED CEILING PLAN | 2/2/2026 | |
| A10.03 | THIRD LEVEL - REFLECTED CEILING PLAN | 2/2/2026 | |
| A10.04 | FOURTH LEVEL - REFLECTED CEILING PLAN | 2/2/2026 | |
| A10.10 | REFLECTED CEILING PLAN DETAILS | 2/2/2026 | |
| A11.00 | ROOM FINISH SCHEDULE & LEGEND | 2/2/2026 | 2/20/2026 |
| A11.01 | FIRST LEVEL - FLOOR FINISH PLAN | 2/2/2026 | |
| A11.02 | FIRST LEVEL - WALL FINISH PLAN | 2/2/2026 | 2/20/2026 |
| A11.03 | SECOND LEVEL - FLOOR FINISH PLAN | 2/2/2026 | |
| A11.04 | SECOND LEVEL - WALL FINISH PLAN | 2/2/2026 | 2/20/2026 |
| A11.05 | THIRD LEVEL - FLOOR FINISH PLAN | 2/2/2026 | 2/20/2026 |
| A11.06 | THIRD LEVEL - WALL FINISH PLAN | 2/2/2026 | |
| A11.07 | FOURTH LEVEL - FLOOR FINISH PLAN | 2/2/2026 | |
| A11.08 | FOURTH LEVEL - WALL FINISH PLAN | 2/2/2026 | 2/20/2026 |
| A12.01 | FIRST LEVEL - FF&E PLAN | 2/2/2026 | |
| A12.02 | SECOND LEVEL - FF&E PLAN | 2/2/2026 | |
| A12.03 | THIRD LEVEL - FF&E PLAN | 2/2/2026 | |
| A12.04 | FOURTH LEVEL - FF&E PLAN | 2/2/2026 | |
| A13.01 | DESIGN DEVELOPMENT 3D VIEWS | 2/2/2026 | |
| A13.02 | DESIGN DEVELOPMENT PERSPECTIVE VIEWS | 2/2/2026 | |
| MECHANICAL | | | |
| M0.00 | MECHANICAL NOTES & OVERVIEW | 2/2/2026 | |
| M1.01 | MECHANICAL LEVEL 1 - FLOOR PLAN | 2/2/2026 | |
| M1.02 | MECHANICAL LEVEL 2 - FLOOR PLAN | 2/2/2026 | |
| M1.03 | MECHANICAL LEVEL 3 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| M1.03 | MECHANICAL LEVEL 3 - FLOOR PLAN | 2/2/2026 | |
| M1.04 | MECHANICAL LEVEL 3 - SKYBRIDGE | 2/2/2026 | |
| M1.06 | MECHANICAL LEVEL 4 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| M2.00 | MECHANICAL PIPING ISOMETRIC VIEW | 2/2/2026 | |
| M2.01 | MECHANICAL DETAILS AND SCHEDULES | 2/2/2026 | |
| M2.01 | MECHANICAL PIPING LEVEL 1 - FLOOR PLAN | 2/2/2026 | |
| M2.02 | MECHANICAL PIPING LEVEL 2 - FLOOR PLAN | 2/2/2026 | 2/20/2026 |
| M2.03 | MECHANICAL PIPING LEVEL 3 - FLOOR PLAN | 2/2/2026 | |
| M2.04 | MECHANICAL PIPING LEVEL 4 - FLOOR PLAN | 2/2/2026 | 2/20/2026 |
| M2.05 | MECHANICAL PIPING LEVEL 4 - GARAGE PLAN | 2/2/2026 | |
| M3.01 | MECHANICAL LEVEL 1 - DETAIL PLANS | 2/2/2026 | |
| M3.02 | MECHANICAL LEVEL 3 & 4 - DETAIL PLANS | 2/2/2026 | |
| M3.03 | MECHANICAL LEVEL 4 - DETAIL PLANS | 2/2/2026 | |
| M3.04 | MECHANICAL LEVEL 4 - CHILLERS DETAIL PLANS | 2/2/2026 | |
| M5.01 | MECHANICAL SCHEDULES | 2/2/2026 | 2/20/2026 |
| M6.01 | MECHANICAL DETAILS | 2/2/2026 | |
| M6.02 | MECHANICAL DETAILS | 2/2/2026 | |
| M7.01 | MECHANICAL SCHEMATICS | 2/2/2026 | |

| Drawing # | Title | Issuance Date | Latest Revision Date |
|-------------------|---|---------------|----------------------|
| M8.01 | MECHANICAL POINTS LIST | 2/2/2026 | |
| ELECTRICAL | | | |
| E0.00 | LEGEND, NOTES, AND ABBREVIATIONS | 2/2/2026 | |
| E0.00 | LEGEND, NOTES, AND ABBREVIATIONS | 2/2/2026 | |
| E1.00 | ELECTRICAL SITEPLAN | 2/2/2026 | |
| ED1.00 | ELECTRICAL DEMOLITION - EXISTING COURT HOUSE | 2/2/2026 | |
| ED2.00 | ELECTRICAL CEILING DEMOLITION PLAN - EXISTING COURT HOUSE | 2/2/2026 | |
| E1.01 | ELECTRICAL POWER LEVEL 3 - EXISTING COURT HOUSE | 2/2/2026 | |
| E1.01 | ELECTRICAL POWER LEVEL 1 - FLOOR AND GARAGE PLAN | 2/2/2026 | 2/20/2026 |
| E1.02 | ELECTRICAL POWER LEVEL 2 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| E1.03 | ELECTRICAL POWER LEVEL 3 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| E1.04 | ELECTRICAL POWER LEVEL 3 - SKYBRIDGE | 2/2/2026 | |
| E1.05 | ELECTRICAL POWER LEVEL 3 - EXISTING COURT HOUSE | 2/2/2026 | 2/20/2026 |
| E1.06 | ELECTRICAL POWER LEVEL 4 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| E1.07 | ELECTRICAL POWER LEVEL 1&2 - GARAGE PLAN | 2/2/2026 | |
| E2.01 | ELECTRICAL LIGHTING LEVEL 3 - EXISTING COURT HOUSE | 2/2/2026 | |
| E2.01 | ELECTRICAL LIGHTING LEVEL 1 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| E2.02 | ELECTRICAL LIGHTING LEVEL 2 - FLOOR AND GARAGE PLAN | 2/2/2026 | 2/20/2026 |
| E2.03 | ELECTRICAL LIGHTING LEVEL 3 - FLOOR AND GARAGE PLAN | 2/2/2026 | 2/20/2026 |
| E2.04 | ELECTRICAL LIGHTING LEVEL 3 - SKYBRIDGE | 2/2/2026 | |
| E2.05 | ELECTRICAL LIGHTING LEVEL 3 - EXISTING COURT HOUSE | 2/2/2026 | 2/20/2026 |
| E2.06 | ELECTRICAL LIGHTING LEVEL 4 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| E2.07 | ELECTRICAL LIGHTING LEVEL 1&2 | - | |
| E2.08 | ELECTRICAL LIGHTING LEVEL 3&4 | - | |
| E3.01 | FIRE ALARM LEVEL 1 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| E3.02 | FIRE ALARM LEVEL 2 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| E3.03 | FIRE ALARM LEVEL 3 - FLOOR PLAN | 2/2/2026 | |
| E3.03 | FIRE ALARM LEVEL 3 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| E3.04 | FIRE ALARM LEVEL 3 - SKYBRIDGE | 2/2/2026 | |
| E3.05 | FIRE ALARM LEVEL 4 CEILING PLAN | 2/2/2026 | |
| E3.05 | FIRE ALARM LEVEL 4 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| E5.00 | ELECTRICAL RISER | 2/2/2026 | 2/20/2026 |
| E5.01 | LIGHTING FIXTURE SCHEDULE | 2/2/2026 | |
| E6.00 | ELECTRICAL PANEL SCHEDULES | 2/2/2026 | 2/20/2026 |
| E6.01 | ELECTRICAL PANEL SCHEDULES | 2/2/2026 | 2/20/2026 |
| E6.02 | ELECTRICAL PANEL SCHEDULES | 2/2/2026 | 2/20/2026 |
| E6.03 | ELECTRICAL PANEL SCHEDULES | 2/2/2026 | 2/20/2026 |
| E6.04 | ELECTRICAL PANEL SCHEDULES | 2/2/2026 | 2/20/2026 |
| E6.05 | ELECTRICAL PANEL SCHEDULES | - | 2/20/2026 |
| E7.00 | ELECTRICAL DETAILS | 2/2/2026 | |
| E7.01 | ELECTRICAL DETAILS | 2/2/2026 | |
| E7.02 | ELECTRICAL DETAILS | 2/2/2026 | |
| PLUMBING | | | |
| PS1.00 | PLUMBING SITE PLAN | 2/2/2026 | |
| P1.00 | UNDERGROUND PLUMBING FLOOR PLAN - LEVEL 1 | 2/2/2026 | |
| P1.01 | PLUMBING LEVEL 3 EXISTING FLOOR PLAN | 2/2/2026 | |
| P1.01 | PLUMBING LEVEL 1 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| P1.01 | PLUMBING LEVEL 1 FLOOR PLAN | 2/2/2026 | 2/20/2026 |
| P1.02 | PLUMBING LEVEL 2 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| P1.02 | PLUMBING LEVEL 2 FLOOR PLAN | 2/2/2026 | 2/20/2026 |
| P1.03 | PLUMBING LEVEL 3 - FLOOR AND GARAGE PLAN | 2/2/2026 | |
| P1.03 | PLUMBING LEVEL 3 FLOOR PLAN | 2/2/2026 | 2/20/2026 |

| Drawing # | Title | Issuance Date | Latest Revision Date |
|----------------------------------|--|----------------------|-----------------------------|
| P1.04 | PLUMBING LEVEL 3 - SKYBRIDGE | 2/2/2026 | |
| P1.06 | PLUMBING LEVEL 4 FLOOR PLAN | 2/2/2026 | 2/20/2026 |
| P1.07 | UNDERGROUND PLUMBING - PARKING GARAGE PLAN | 2/2/2026 | |
| P1.08 | PLUMBING LEVEL 1 & 2 - PARKING GARAGE PLAN | 2/2/2026 | |
| P1.09 | PLUMBING LEVEL 3 & 4 - PARKING GARAGE PLAN | 2/2/2026 | |
| P2.01 | PLUMBING ROOF PLAN | 2/2/2026 | 2/20/2026 |
| P3.00 | PLUMBING SCHEDULE AND DETAILS | 2/2/2026 | 2/20/2026 |
| P3.02 | PLUMBING SCHEDULE AND DETAILS | 2/2/2026 | |
| AUDIOVISUAL | | | |
| AVI0.00 | LEGEND AND NOTES - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI1.01 | OVERALL 1ST FLOOR PLAN - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI1.02 | OVERALL 2ND FLOOR PLAN - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI1.03 | OVERALL 3RD FLOOR PLAN - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI1.04 | OVERALL 4TH FLOOR PLAN - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI3.01 | OVERALL 1ST FLOOR RCP - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI3.02 | OVERALL 2ND FLOOR RCP - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI3.03 | OVERALL 3RD FLOOR RCP - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI3.04 | OVERALL 4TH FLOOR RCP - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI6.00 | GENERAL NOTES - AV INFRASTRUCTURE | 2/2/2026 | |
| AVI7.00 | AV DIAGRAMS - AV INFRASTRUCTURE | 2/2/2026 | |
| SECURITY | | | |
| SC0.00 | LEGEND AND NOTES - SECURITY | 2/2/2026 | |
| SC1.00 | SITE PLAN - SECURITY | 2/2/2026 | |
| SC1.01 | OVERALL 1ST FLOOR PLAN - SECURITY | 2/2/2026 | |
| SC1.02 | OVERALL 2ND FLOOR PLAN - SECURITY | 2/2/2026 | |
| SC1.03 | OVERALL 3RD FLOOR PLAN - SECURITY | 2/2/2026 | |
| SC1.04 | OVERALL 4TH FLOOR PLAN - SECURITY | 2/2/2026 | |
| SC1.05 | SKYBRIDGE FLOOR PLAN - SECURITY | 2/2/2026 | |
| SC1.06 | PARKING GARAGE PLANS - SECURITY | 2/2/2026 | |
| SC1.07 | PARKING GARAGE PLANS - SECURITY | 2/2/2026 | |
| SC4.01 | ROOF PLAN - SECURITY | 2/2/2026 | |
| SC6.01 | DOOR ELEVATION DETAILS - SECURITY | 2/2/2026 | |
| SC7.01 | GENERAL DETAILS - SECURITY | 2/2/2026 | |
| TECHNOLOGY-COMMUNICATIONS | | | |
| T0.00 | LEGEND AND NOTES - COMMUNICATIONS | 2/2/2026 | |
| T1.00 | SITE PLAN - COMMUNICATIONS | 2/2/2026 | |
| T1.01 | OVERALL 1ST FLOOR PLAN - COMMUNICATIONS | 2/2/2026 | |
| T1.02 | OVERALL 2ND FLOOR PLAN - COMMUNICATIONS | 2/2/2026 | |
| T1.03 | OVERALL 3RD FLOOR PLAN - COMMUNICATIONS | 2/2/2026 | |
| T1.04 | OVERALL 4TH FLOOR PLAN - COMMUNICATIONS | 2/2/2026 | |
| T1.05 | SKYBRIDGE FLOOR PLAN - COMMUNICATIONS | 2/2/2026 | |
| T1.06 | PARKING GARAGE PLANS - COMMUNICATIONS | 2/2/2026 | |
| T1.07 | PARKING GARAGE PLANS - COMMUNICATIONS | 2/2/2026 | |
| T4.01 | ROOF PLAN - COMMUNICATIONS | 2/2/2026 | |
| T5.01 | ENLARGED TR ROOMS - COMMUNICATIONS | 2/2/2026 | |
| T5.02 | ENLARGED TR ROOMS - COMMUNICATIONS | 2/2/2026 | |
| T5.03 | ENLARGED TR ROOMS - COMMUNICATIONS | 2/2/2026 | |
| T5.04 | ENLARGED TR ROOMS - COMMUNICATIONS | 2/2/2026 | |
| T5.05 | ENLARGED RISER ROOMS - COMMUNICATIONS | 2/2/2026 | |



List of Construction Specifications

Brazos County Courthouse Annex Building

| Specification Section | Title | Issuance Date | Latest Revision Date |
|---|---|---------------|----------------------|
| DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS | | | |
| 00 01 10 | TABLE OF CONTENTS | 2/2/2026 | |
| 00 31 00 | AVAILABLE PROJECT INFORMATION | 2/2/2026 | |
| DIVISION 01: GENERAL REQUIREMENTS | | | |
| 01 10 00 | SUMMARY | 2/2/2026 | |
| 01 20 00 | PRICE AND PAYMENT PROCEDURES | 2/2/2026 | |
| 01 22 00 | UNIT PRICES | 2/2/2026 | |
| 01 23 00 | ALTERNATES | 2/2/2026 | 2/20/2026 |
| 01 25 00 | SUBSTITUTION PROCEDURES | 2/2/2026 | |
| 01 30 00 | ADMINISTRATIVE REQUIREMENTS | 2/2/2026 | |
| 01 32 16 | CONSTRUCTION PROGRESS SCHEDULE | 2/2/2026 | |
| 01 35 53 | SECURITY PROCEDURES | 2/2/2026 | |
| 01 40 00 | QUALITY REQUIREMENTS | 2/2/2026 | |
| 01 41 00 | REGULATORY REQUIREMENTS | 2/2/2026 | |
| 01 42 16 | DEFINITIONS | 2/2/2026 | |
| 01 45 33 | CODE-REQUIRED SPECIAL INSPECTIONS AND PROCEDURES | 2/2/2026 | |
| 01 50 00 | TEMPORARY FACILITIES AND CONTROLS | 2/2/2026 | |
| 01 57 19 | TEMPORARY ENVIRONMENTAL CONTROLS | 2/2/2026 | |
| 01 60 00 | PRODUCT REQUIREMENTS | 2/2/2026 | |
| 01 70 00 | EXECUTION AND CLOSEOUT REQUIREMENTS | 2/2/2026 | |
| 01 71 23 | FIELD ENGINEERING | 2/2/2026 | |
| 01 74 19 | CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL | 2/2/2026 | |
| 01 76 10 | TEMPORARY PROTECTIVE COVERINGS | 2/2/2026 | |
| 01 78 00 | CLOSEOUT SUBMITTALS | 2/2/2026 | |
| 01 79 00 | DEMONSTRATION AND TRAINING | 2/2/2026 | |
| 01 91 13 | COMMISSIONING | 2/2/2026 | |
| DIVISION 02: EXISTING CONDITIONS | | | |
| 02 41 00 | DEMOLITION | 2/2/2026 | |
| 02 41 13.13 | REMOVAL OF EXISTING CONCRETE | 2/2/2026 | |
| DIVISION 03: CONCRETE | | | |
| 03 01 00 | MAINTENANCE OF CONCRETE | 2/2/2026 | |
| DIVISION 04: MASONRY | | | |
| 04 05 11 | MASONRY MORTARING AND GROUTING | 2/2/2026 | |
| 04 20 00 | UNIT MASONRY | 2/2/2026 | |
| 04 26 13 | MASONRY VENEER | 2/2/2026 | |
| 04 72 00 | CAST STONE MASONRY | 2/2/2026 | |
| DIVISION 05: METALS | | | |
| 05 40 00 | COLD-FORMED METAL FRAMING | 2/2/2026 | |
| 05 50 00 | METAL FABRICATIONS | 2/2/2026 | |
| 05 51 00 | METAL STAIRS | 2/2/2026 | |
| 05 51 33 | METAL LADDERS | 2/2/2026 | |
| 05 52 13 | PIPE AND TUBE RAILINGS | 2/2/2026 | |
| 05 70 00 | DECORATIVE METAL | 2/2/2026 | |
| 05 73 11 | DECORATIVE METAL AND GLAZED METAL RAILINGS - VIVA | 2/2/2026 | |
| DIVISION 06: WOOD, PLASTICS, AND COMPOSITES | | | |
| 06 10 00 | ROUGH CARPENTRY | 2/2/2026 | |
| 06 20 00 | FINISH CARPENTRY | 2/2/2026 | |

| Specification Section | Title | Issuance Date | Latest Revision Date |
|---|---|---------------|----------------------|
| 06 41 00 | ARCHITECTURAL WOOD CASEWORK | 2/2/2026 | |
| DIVISION 07: THERMAL AND MOISTURE PROTECTION | | | |
| 07 05 53 | FIRE AND SMOKE ASSEMBLY IDENTIFICATION | 2/2/2026 | |
| 07 21 00 | THERMAL INSULATION - ROCKWOOL | 2/2/2026 | |
| 07 21 19 | FOAMED-IN-PLACE INSULATION | 2/2/2026 | |
| 07 27 00 | AIR BARRIERS | 2/2/2026 | |
| 07 42 13 | METAL WALL PANELS | 2/2/2026 | |
| 07 42 13.23 | METAL COMPOSITE MATERIAL WALL PANELS - 3A COMPOSITES USA, INC | 2/2/2026 | |
| 07 52 24 | SBS MODIFIED BITUMINOUS ROOFING TWO-PLY HEAT WELDED | 2/2/2026 | 2/20/2026 |
| 07 54 19 | POLYVINYL-CHLORIDE ROOFING - DURO-LAST | 2/2/2026 | |
| 07 62 00 | SHEET METAL FLASHING AND TRIM | 2/2/2026 | |
| 07 71 00 | ROOF SPECIALTIES | 2/2/2026 | |
| 07 71 23 | MANUFACTURED GUTTERS AND DOWNSPOUTS | 2/2/2026 | |
| 07 72 00 | ROOF ACCESSORIES | 2/2/2026 | |
| 07 81 00 | APPLIED FIRE PROTECTION | 2/2/2026 | |
| 07 84 00 | FIRESTOPPING | 2/2/2026 | |
| 07 91 00 | PREFORMED JOINT SEALS | 2/2/2026 | |
| 07 92 00 | JOINT SEALANTS | 2/2/2026 | |
| 07 95 13 | EXPANSION JOINT COVER ASSEMBLIES | 2/2/2026 | |
| DIVISION 08: OPENINGS | | | |
| 08 11 13 | HOLLOW METAL DOORS AND FRAMES | 2/2/2026 | |
| 08 14 16 | FLUSH WOOD DOORS | 2/2/2026 | |
| 08 31 00 | ACCESS DOORS AND PANELS | 2/2/2026 | |
| 08 33 23 | OVERHEAD COILING DOORS - RYTEC | 2/2/2026 | |
| 08 42 29 | AUTOMATIC ENTRANCES | 2/2/2026 | |
| 08 43 13 | ALUMINUM-FRAMED STOREFRONTS | 2/2/2026 | |
| 08 44 13 | GLAZED ALUMINUM CURTAIN WALLS | 2/2/2026 | |
| 08 56 59 | SERVICE AND TELLER WINDOW UNITS | 2/2/2026 | |
| 08 71 00 | DOOR HARDWARE | 2/2/2026 | |
| 08 80 00 | GLAZING | 2/2/2026 | |
| 08 91 00 | LOUVERS | 2/2/2026 | |
| DIVISION 09: FINISHES | | | |
| 09 05 61 | COMMON WORK FOR FLOORING PREPARATION | 2/2/2026 | |
| 09 21 16 | GYPSUM BOARD ASSEMBLIES - USG | 2/2/2026 | |
| 09 22 16 | NON-STRUCTURAL METAL FRAMING | 2/2/2026 | |
| 09 30 00 | TILING | 2/2/2026 | |
| 09 51 00 | ACOUSTICAL CEILINGS - ARMSTRONG | 2/2/2026 | |
| 09 51 26 | WOODWORKS GRILLE - FORTÉ SOLID WOOD CEILING PANELS | 2/2/2026 | |
| 09 54 26 | SUSPENDED WOOD CEILINGS | 2/2/2026 | |
| 09 65 00 | RESILIENT FLOORING | 2/2/2026 | |
| 09 68 13 | TILE CARPETING | 2/2/2026 | |
| 09 84 30 | SOUND-ABSORBING WALL AND CEILING UNITS | 2/2/2026 | |
| 09 90 00 | PAINTING AND COATING - COMMERCIAL FACILITY GUIDE SPECIFICATION - SHERWIN-WILLIAMS | 2/2/2026 | |
| 09 91 50 | TRAFFIC STRIPING PAINT | 2/2/2026 | |
| DIVISION 10: SPECIALTIES | | | |
| 10 11 00 | VISUAL DISPLAY UNITS | 2/2/2026 | 2/23/2026 |

| Specification Section | Title | Issuance Date | Latest Revision Date |
|--|--|---------------|----------------------|
| 10 21 13.13 | METAL TOILET COMPARTMENTS | 2/2/2026 | |
| 10 26 00 | WALL AND DOOR PROTECTION | 2/2/2026 | |
| 10 26 41 | BALLISTICS RESISTANT PANELS | 2/2/2026 | |
| 10 28 00 | TOILET, BATH, AND LAUNDRY ACCESSORIES | 2/2/2026 | |
| 10 42 50 | SIGNS | 2/2/2026 | |
| 10 44 00 | FIRE PROTECTION SPECIALTIES | 2/2/2026 | |
| 10 55 26 | PARCEL LOCKERS | 2/2/2026 | |
| 10 56 13 | METAL STORAGE SHELVING | 2/2/2026 | |
| 10 71 13 | EXTERIOR SUN CONTROL DEVICES | 2/2/2026 | |
| 10 75 00 | FLAGPOLES | 2/2/2026 | |
| 10 82 13 | EXTERIOR GRILLES AND SCREENS | 2/2/2026 | |
| DIVISION 11: EQUIPMENT | | | |
| 11 12 00 | PARKING CONTROL EQUIPMENT | 2/2/2026 | |
| 11 30 13 | RESIDENTIAL APPLIANCES | 2/2/2026 | |
| DIVISION 12: FURNISHINGS | | | |
| 12 21 13 | HORIZONTAL LOUVER BLINDS (REMOVED IN ADD 2) | 2/2/2026 | 2/23/2026 |
| 12 36 00 | COUNTERTOPS | 2/2/2026 | |
| DIVISION 13: SPECIAL CONSTRUCTION | | | |
| 13 46 13 | LIGHTNING PROTECTION FOR STRUCTURES | 2/2/2026 | |
| 13 48 13 | MANUFACTURED SOUND AND VIBRATION CONTROL COMPONENTS | 2/2/2026 | |
| DIVISION 14 - CONVEYING EQUIPMENT | | | |
| 14 21 50 | GEARLESS MACHINE ROOM LESS TRACTION ELEVATORS | 2/2/2026 | |
| DIVISION 21: FIRE SUPPRESSION | | | |
| 21 05 00 | COMMON WORKS RESULTS FOR FIRE SUPPRESSION | 2/2/2026 | |
| 21 05 20 | FIRE VALVES AND CABINETS | 2/2/2026 | |
| 21 05 53 | IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT | 2/2/2026 | |
| 21 12 00 | FIRE SUPPRESSION STANDPIPE | 2/2/2026 | |
| 21 13 13 | FIRE SPRINKLER SYSTEM | 2/2/2026 | |
| 21 30 00 | FIRE PUMP SYSTEMS | 2/2/2026 | |
| DIVISION 22: PLUMBING | | | |
| 22 00 00 | GENERAL PLUMBING | 2/2/2026 | |
| 22 01 00 | COORDINATION DRAWINGS | 2/2/2026 | |
| 22 03 00 | PLUMBING DEMOLITION FOR REMODELING | 2/2/2026 | |
| 22 05 31 | PROTECTION OF UNDERSLAB PLUMBING UNDER SLAB ON VOID FOUNDATION | 2/2/2026 | |
| 22 05 33 | HEAT TRACING FOR PLUMBING AND FIRE SPRINKLER | 2/2/2026 | |
| 22 05 53 | IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT | 2/2/2026 | |
| 22 07 19 | PLUMBING PIPING INSULATION | 2/2/2026 | |
| 22 08 00 | PLUMBING SYSTEMS TECHNICAL COMMISSIONING REQUIREMENTS | 2/2/2026 | |
| 22 11 11 | NATURAL GAS PIPING | 2/2/2026 | |
| 22 11 16 | DOMESTIC WATER PIPING | 2/2/2026 | |
| 22 11 19 | DOMESTIC WATER PIPING SPECIALTIES | 2/2/2026 | |
| 22 11 23 | DOMESTIC WATER BOOSTER PUMP | 2/2/2026 | 2/20/2026 |
| 22 13 16 | SANITARY WASTE AND VENT PIPING | 2/2/2026 | |
| 22 13 19 | SANITARY WASTE PIPING SPECIALTIES | 2/2/2026 | |
| 22 14 13 | STORM DRAINAGE PIPING | 2/2/2026 | |
| 22 14 26 | ROOF DRAINS | 2/2/2026 | |

| Specification Section | Title | Issuance Date | Latest Revision Date |
|--|---|---------------|----------------------|
| 22 33 33 | ELECTRIC WATER HEATERS | 2/2/2026 | |
| 22 34 36 | COMMERCIAL GAS WATER HEATERS | 2/2/2026 | |
| 22 42 00 | PLUMBING FIXTURES | 2/2/2026 | |
| DIVISION 23: HEATING, VENTILATING, AND AIR CONDITIONING | | | |
| 23 00 00 | GENERAL HVAC | 2/2/2026 | |
| 23 05 13 | HVAC MOTORS | 2/2/2026 | |
| 23 05 48 | VIBRATION CONTROLS FOR HVAC PIPING AND EQUIPMENT | 2/2/2026 | |
| 23 05 53 | IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT | 2/2/2026 | |
| 23 05 93 | HVAC TESTING AND BALANCING | 2/2/2026 | |
| 23 07 13 | HVAC INSULATIONS | 2/2/2026 | |
| 23 08 00 | HVAC SYSTEMS TECHNICAL COMMISSIONING REQUIREMENTS | 2/2/2026 | |
| 23 08 01 | COMMISSIONING AGENT REQUIREMENTS | 2/2/2026 | |
| 23 09 23 | DIRECT DIGITAL CONTROL SYSTEM FOR HVAC | 2/2/2026 | |
| 23 09 93 | SEQUENCE OF OPERATION FOR HVAC CONTROLS | 2/2/2026 | |
| 23 21 13 | HVAC HYDRONIC PIPING | 2/2/2026 | |
| 23 23 00 | REFRIGERANT PIPING | 2/2/2026 | |
| 23 25 00 | HYDRONIC SYSTEMS WATER TREATMENT | 2/2/2026 | 2/20/2026 |
| 23 29 13 | MOTOR STARTERS AND CONTROLLERS | 2/2/2026 | |
| 23 29 23 | VARIABLE SPEED MOTOR CONTROLLERS | 2/2/2026 | |
| 23 31 13 | HVAC METAL DUCTS | 2/2/2026 | |
| 23 33 00 | AIR DUCT ACCESSORIES | 2/2/2026 | |
| 23 34 16 | HVAC FANS | 2/2/2026 | |
| 23 36 00 | AIR TERMINAL UNITS | 2/2/2026 | |
| 23 37 13 | DIFFUSERS REGISTERS AND GRILLES | 2/2/2026 | |
| 23 41 00 | HVAC AIR FILTERS | 2/2/2026 | |
| 23 52 00 | BOILER SYSTEM | - | 2/20/2026 |
| 23 64 26 | AIR COOLED WATER CHILLERS | 2/2/2026 | |
| 23 73 13 | INDOOR AIR HANDLING UNITS | 2/2/2026 | |
| 23 82 39 | UNIT HEATERS | 2/2/2026 | |
| DIVISION 26: ELECTRICAL | | | |
| 26 00 00 | GENERAL ELECTRICAL | 2/2/2026 | |
| 26 01 00 | COORDINATION DRAWINGS | 2/2/2026 | |
| 26 05 00 | ELECTRICAL WIRING | 2/2/2026 | |
| 26 05 26 | GROUNDING AND BONDING OF ELECTRICAL SYSTEMS | 2/2/2026 | |
| 26 08 00 | ELECTRICAL AND LIFE SAFETY SYSTEMS TECHNICAL COMMISSIONING REQUIREMENTS | 2/2/2026 | |
| 26 09 26 | DIGITAL LIGHTING CONTROL SYSTEMS | 2/2/2026 | |
| 26 22 13 | LOW VOLTAGE DISTRIBUTION TRANSFORMERS | 2/2/2026 | |
| 26 24 13 | SWITCHBOARDS | 2/2/2026 | |
| 26 24 16 | PANELBOARDS | 2/2/2026 | |
| 26 27 26 | WIRING DEVICES | 2/2/2026 | |
| 26 28 13 | FUSES | 2/2/2026 | |
| 26 28 16 | ENCLOSED SWITCHES AND CIRCUIT BREAKERS | 2/2/2026 | |
| 26 29 13 | MOTOR STARTER AND CONTROLLER INSTALLATION | 2/2/2026 | |
| 26 32 13 | EMERGENCY GENERATORS | 2/2/2026 | |
| 26 36 23 | AUTOMATIC TRANSFER SWITCHES | 2/2/2026 | |
| 26 43 13 | TRANSIENT VOLTAGE SUPPRESSION | 2/2/2026 | |
| 26 51 13 | INTERIOR LIGHTING FIXTURES | 2/2/2026 | |
| DIVISION 27: COMMUNICATIONS | | | |

| Specification Section | Title | Issuance Date | Latest Revision Date |
|--|---|----------------------|-----------------------------|
| 27 00 00 | COMMUNICATIONS | 2/2/2026 | |
| 27 05 26 | GROUNDING AND BONDING | 2/2/2026 | |
| 27 05 28 | PATHWAYS FOR COMMUNICATIONS SYSTEMS | 2/2/2026 | |
| 27 05 43 | UNDERGROUND DUCTS & RACEWAYS FOR COMMUNICATIONS | 2/2/2026 | |
| 27 11 00 | COMMUNICATIONS ROOM FITTINGS | 2/2/2026 | |
| 27 13 00 | BACKBONE CABLING | 2/2/2026 | |
| 27 15 00 | HORIZONTAL CABLING | 2/2/2026 | |
| 27 41 13 | AUDIO VISUAL INFRASTRUCTURE | 2/2/2026 | |
| 27 41 16 | AUDIO VISUAL SYSTEMS | 2/2/2026 | |
| DIVISION 28: ELECTRONIC SAFETY AND SECURITY | | | |
| 28 00 00 | ELECTRONIC SECURITY | 2/2/2026 | |
| 28 10 00 | ELECTRONIC ACCESS CONTROL | 2/2/2026 | |
| 28 23 00 | VIDEO SURVEILLANCE | 2/2/2026 | |
| 28 31 00 | FIRE DETECTION AND ALARM SYSTEM | 2/2/2026 | |
| DIVISION 31: EARTHWORK | | | |
| 31 23 00 | EXCAVATION AND EMBANKMENT | 2/2/2026 | |
| 31 23 23.53 | CEMENT STABILIZED SAND BACKFILL | 2/2/2026 | |
| 31 23 33 | EXCAVATING TRENCHING AND BACKFILLING | 2/2/2026 | |
| DIVISION 32 - EXTERIOR IMPROVEMENTS | | | |
| 32 11 16 | SUBGRADE PREPARATION AND COMPACTION | 2/2/2026 | |
| 32 11 29 | LIME STABILIZATION | 2/2/2026 | |
| 32 11 29.02 | ROLLING | 2/2/2026 | |
| 32 13 00 | SITE CONCRETE | 2/2/2026 | |
| 32 13 13 | CONCRETE PAVEMENT | 2/2/2026 | |
| 32 16 13 | CONCRETE CURB AND GUTTER | 2/2/2026 | |
| 32 16 13.01 | CONCRETE SIDEWALK | 2/2/2026 | |
| 32 17 23 | PAVEMENT MARKINGS | 2/2/2026 | |
| 32 90 00 | PLANTING | 2/2/2026 | |
| 32 92 00 | TURF AND GRASSES | 2/2/2026 | |
| 32 31 19 | DECORATIVE METAL FENCES AND GATES | 2/2/2026 | |
| DIVISION 33 - UTILITIES | | | |
| 33 11 00 | WATER UTILITY DISTRIBUTION | 2/2/2026 | |
| 33 31 00 | SANITARY UTILITY SEWERAGE | 2/2/2026 | |
| 33 41 00 | STORM UTILITY DRAINAGE PIPING | 2/2/2026 | |

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