STATE OF TEXAS	§	
	§	
COUNTY OF FORT BEND	§	

AGREEMENT FOR GENERAL CONTRACTOR SERVICES
FOR THE CONSTRUCTION OF PRECINCT 3 ANNEX
(Crain Group, LLC - RFP 23-026)

This Agreement ("Agreement") is made and entered into by and between Fort Bend County, Texas ("County"), a political subdivision of the state of Texas, and Crain Group, LLC. ("Contractor"), a Texas limited liability company. County and Contractor may be referred to individually as a "Party" or collectively as the "Parties."

WHEREAS, Contractor is a general contracting and construction management firm; and

WHEREAS, County desires for Contractor to provide general contracting services for the construction of a 25,145 square foot annex office building for Precinct 3 located on Stadium Drive in Sugar Land, Texas pursuant to RFP 23-026; and

WHEREAS, Contractor represents that it is qualified and desires to perform such services for County; and

WHEREAS, this Agreement is an agreement for a public works project and is subject to the applicable laws under the Texas Government Code and the Texas Labor Code.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties do mutually agree as follows:

1. **Recitals.** The recitals set forth above are incorporated herein by reference and made a part of this Agreement.

2. **Scope of Work.**

   (a) Contractor shall provide General Contracting and constructions services for the construction of a 25,145 square foot annex office building for Precinct3 located on Stadium Drive (the "Project") in accordance with the following attached documents, as well as any revisions made thereto:

      (1) Contractor's March 27, 2023 Construction Proposal (the "Contractor's Proposal") attached hereto as "Exhibit A" and fully incorporated herein.

      (2) RFP 23-026 attached hereto as "Exhibit B" and fully incorporated herein.

(3) Contractor's Understanding of the Scope of Work and Proposed Construction Schedule as provided in Contractor's Response to RFP 23-026 attached hereto as "Exhibit C" and fully incorporated herein.

(b) Contractor shall have the overall responsibility for the Project and shall provide complete construction services and furnish all personnel, materials, equipment, tools, labor, supervision, utilities, transportation, and other materials or equipment necessary or reasonably inferable to complete the Project or any phase of the Project, in accordance with the County's requirements and terms of this Agreement.

(c) Any revisions made to the Scope of Work for the Project, including any requests for additional work to be performed, shall not proceed without the express written consent of County. Such revisions or additional work shall be provided in a written amendment to this Agreement and executed by both Parties before commencement.

3. **Substantial and Final Completion.**

(a) Time for performance of the Scope of Services for the Project shall begin with Contractor's receipt of Notice to Proceed from County (the "Commencement Date"). Substantial Completion for the Project shall be achieved on or before three hundred thirty (330) days from the Commencement Date, or within such time as may be extended in writing by County. "Substantial Completion" includes all phases of construction up to and including the Final Inspection as provided in Contractor's Proposed Construction Schedule attached hereto as Exhibit C.

(b) Final Completion of the Project shall be achieved the sooner of April 15, 2024 or thirty (30) calendar days from the date Substantial Completion is achieved, or within such time as may be extended in writing by County. Final Completion shall include the completion of the Final Clean and all Closeout items included on Contractor's Proposed Construction Schedule attached hereto as Exhibit C. County, in its sole discretion and satisfaction, shall determine if the Project has achieved Final Completion. Upon written request by County, Contractor shall promptly correct any work County reasonably deems defective at Contractor's sole cost and expense, unless County specifically agrees in writing to accept such work.

(c) Final Acceptance of the Project shall occur upon County's determination that Final Completion has been achieved and all documents and affidavits required for Contractor's Application for Final Payment have been reviewed and approved by County.

4. **Liquidated Damages.** Contractor understands and agrees that the timeframes set forth in Section 3 of this Agreement are an essential element of this Agreement. For each consecutive calendar day that the Project has not achieved Substantial Completion within the time frame provided in this Agreement, County may deduct the amount of two hundred fifty dollars ($250) per day from any money due or that becomes due to Contractor, not as a penalty but as liquidated damages representing the Parties' estimate of the damages that County will incur for late Substantial Completion. The Parties agree that such sum is a reasonable and proper measure of damages that County will sustain.

5. **Compensation and Payment Terms.**

(a) Contractor's fees for the Services shall be calculated at the rate(s) set forth in Contractor's Proposal attached hereto as Exhibit "A" and incorporated by reference for all intents and purposes. The Maximum Compensation to Contractor for the Services performed under this Agreement is Eight Million Five Hundred Sixteen Thousand Five Hundred Thirty and 00/100 Dollars ($8,516,530.00). In no event shall the amount paid by County to Contractor under this Agreement exceed said Maximum Compensation without an approved change order.

(b) Contractor understands and agrees that the Maximum Compensation stated is an all-inclusive amount and no additional fee, cost or reimbursed expense shall be added whatsoever to the fees stated in Contractor's Proposal.

(c) All performance of the Scope of Services by Contractor, including any changes in the Scope of Services and revision of work satisfactorily performed, will be performed only when approved in advance and authorized by County.

(d) Contractor shall submit all "Applications for Payment" for installments of the Maximum Compensation for approval and processing to County staff designated by the Facilities Management & Planning Director, one (1) electronic (pdf) or one (1) original on a monthly basis showing the amounts due for services performed on or before the tenth (10^{th}) day of each calendar month during the progress of the Project. Each Application for Payment shall be in a form acceptable to the County and shall reflect any amount representing the proportionate part of the Services performed during the previous month. As support of each Application for Payment, Contractor shall submit the following in a form acceptable to the County Auditor:

(1) A statement in the form of the current Application and Certificate for Payment, as published by the American Institute of Architects ("Application for Payment") executed by Contractor certifying the following:

a. The proportionate part of the Services described in such Application for Payment has been performed;

b. Contractor's amount included in the Application for Payment attributable to the Services provided is due and owing;

c. There are no known mechanics' or materialmen's liens outstanding as of the date of the Application for Payment or if such liens are known, such have been adequately bonded;

d. All due and payable bills with respect to the Project have been paid to date or are included in the amount requested in the current Application for Payment, and

e. Except for such bills not paid but so included, there is no known basis for the filing of any mechanics' or materialmen's liens on the Services.

(2) A partial lien waiver and release in a form acceptable to the County Auditor effective through the date of Contractor's preceding Application for Payment, executed by Contractor with a statement certifying those matters set forth in Sections 5(d)(1)a through 5(d)(1)e above certifying that waivers from all subcontractors and materialmen have been obtained in such form so as to constitute an effective waiver of liens under the laws of the State of Texas.

(3) An affidavit executed by Contractor that payrolls, bills for materials and equipment, and other indebtedness connected with the Project for which County or Contractor might be responsible or encumbered (less amounts withheld by Contractor) have been paid or otherwise satisfied, including unconditional waivers and releases upon final payment from all trade contractors, suppliers, material men, or other third parties that provided labor, services, equipment or material to the Project, satisfying the requirements for such releases set forth in the Texas Property Code Section 53.085.

(4) Within thirty (30) days after receipt of each uncontested Application for Payment together with the supporting materials required under this Agreement, County shall advance to Contractor the uncontested amount requested in such uncontested Application for Payment, except five percent (5%) of the amount requested (hereinafter "Retainage") in each Application for Payment by County. The Retainage withheld shall be released upon Final Acceptance of the Project and verification of satisfactory work performed, unless grounds exist for withholding

payment on account of other defaults by Contractor, including any work or Services provided by its sub-contractors.

(5) Payment, constituting the entire unpaid balance of the Maximum Compensation, less fifty percent (50%) of the Retainage then held by County and such amount as the Facilities Management & Planning Director determines is reasonably necessary for all incomplete Services (including, without limitation, punchlist items) and for all unsettled claims, as provided in this Agreement, shall be advanced by County to Contractor upon the date of Substantial Completion.

(6) At any time following Final Completion of the Project, Contractor shall submit an Application for Final Payment, including all sums held as Retainage, to County for review and approval. Contractor's Application for Final Payment shall also include final copies of all close out documents, including maintenance and operating instructions, guarantees and warranties, certificates (including a Final Certificate of Occupancy), and all other items required by this Agreement. Contractor shall further include in such Application a Consent of Surety to Final Payment, a Lien Waiver or Affidavit to the effect that it and all its subcontractors and suppliers of labor and materials have been paid in full. Said Lien Waiver or Affidavit must be in a form and substance sufficient as a matter of law to dissolve all liens or claims of liens for materials supplied or labor or service performed in connection with the Project.

(7) Upon approval of Contractor's Final Application, County shall pay all outstanding and withheld portions of the Maximum Compensation to Contractor upon the later to occur of (i) thirty (30) days after Final Acceptance of the Project by County or, (ii) the date the Contractor causes all mechanics' and materialmen's liens filed against the Project to be removed. Contractor understands and agrees that County is entitled to rely on such Affidavit(s) submitted by Contractor hereunder and may not submit a claim on behalf of a subcontractor or vendor if that claim has not been noted as an exception in such Affidavit(s).

(8) Notwithstanding the foregoing, County may deduct from the Final Payment all sums for Liquidated Damages as provided in Section 4 of this Agreement.

(e) Upon Final Payment of the entire balance of the Maximum Compensation and all other amounts withheld by County pursuant to the terms of this Agreement, Contractor shall execute and deliver to County a release discharging County from all liabilities, obligations and claims to pay the Maximum Compensation to this Agreement.

6. **Limit of Appropriation.** Contractor understands and agrees that the Maximum Compensation for the performance of the Services within the Scope of W described in Section 2 above is Eight Million Five Hundred Sixteen Thousand Five Hundred Thirty and 00/100 Dollars ($8,516,530.00). In no event shall the amount paid by County under this Agreement exceed the Maximum Compensation without a County approved change order. Contractor clearly understands and agrees, such understanding and agreement being of the absolute essence of this Agreement, that County shall have available the total maximum sum of Eight Million Five Hundred Sixteen Thousand Five Hundred Thirty and 00/100 Dollars ($8,516,530.00) specifically allocated to fully discharge any and all liabilities County may incur under this Agreement. Contractor does further understand and agree, said understanding and agreement also being of the absolute essence of this Agreement, that the total Maximum Compensation that Contractor may become entitled to and the total maximum sum that County may become liable to pay to Contractor under this Agreement shall not under any conditions, circumstances, or interpretations thereof exceed Eight Million Five Hundred Sixteen Thousand Five Hundred Thirty and 00/100 Dollars ($8,516,530.00).

7. **Non-appropriation.** Contractor understands and agrees that in the event no funds or insufficient funds are appropriated by the County under this Agreement, County shall immediately notify Contractor in writing of such occurrence and the Agreement shall thereafter terminate and be null and void on the last day of the fiscal period for which appropriations were received or made without penalty, liability or expense to the County. In no event shall said termination of this Agreement or County's failure to appropriate said funds be deemed a breach or default of this Agreement or create a debt by County in any amount(s) in excess of those previously funded.

8. **Taxes.** County is a body corporate and politic under the laws of the state of Texas and as such, is exempt from sales and use taxes. County shall furnish evidence of its tax-exempt status upon written request by Contractor.

9. **Bonds**. Pursuant to Section 2253.021 of the Texas Government Code, Contractor shall provide a Performance Bond and Payment Bond to County. The Performance Bond shall be in an amount equaling one hundred percent (100%) of the total cost of the Project under this Agreement. The Payment bond shall also be in an amount equaling one hundred percent (100%) of the total cost of the Project under this Agreement.

10. **Insurance.**

    (a) Prior to commencement of any work for the Project, Contractor shall furnish County with properly executed certificates of insurance which shall evidence all insurance required and provide that such insurance shall not be canceled, except on 30 days' prior written notice to County. Contractor shall provide certified copies of insurance endorsements and/or policies if requested by County. Contractor shall maintain such insurance coverage from the time the Project

commences until Final Acceptance of the Project by County and shall provide replacement certificates, policies and/or endorsements for any such insurance expiring prior to completion of Services. Contractor shall obtain such insurance written on an Occurrence form from such companies having Best's rating of A/VII or better, licensed or approved to transact business in the State of Texas, and shall obtain such insurance of the following types and minimum limits:

(1) Workers Compensation in accordance with the laws of the State of Texas. Substitutes to genuine Workers' Compensation Insurance will not be allowed.

(2) Employers' Liability insurance with limits of not less than $1,000,000 per injury by accident, $1,000,000 per injury by disease, and $1,000,000 per bodily injury by disease.

(3) Commercial general liability insurance with a limit of not less than $1,000,000 each occurrence and $2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policyholder.

(4) Business Automobile Liability coverage applying to owned, non-owned and hired automobiles with limits not less than $1,000,000 each occurrence combined single limit for Bodily Injury and Property Damage combined.

(b) County shall be named as additional insured to all required coverage except for Workers' Compensation and Professional Liability (if required). All Liability policies written on behalf of Contractor shall contain a waiver of subrogation in favor of County.

(c) If required coverage is written on a claims-made basis, Contractor warrants that any retroactive date applicable to coverage under the policy precedes the effective date of the Agreement and that continuous coverage will be maintained or an extended discovery period will be exercised for a period of 2 years beginning from the time the work under this Agreement is completed.

(d) Contractor shall not commence any portion of the work under this Agreement until it has obtained the insurance required herein and certificates of such insurance have been filed with and approved by County.

(e) No cancellation of or changes to the certificates, or the policies, may be made without thirty (30) days prior, written notification to County.

(f) Approval of the insurance by County shall not relieve or decrease the liability of the Contractor.

(g) Worker's Compensation Insurance Coverage: In the event Contractor employs any individual to perform any portion of work for the Project, Contractor shall certify in writing to County that Contractor provides Worker's Compensation Insurance coverage for each employee of Contractor employed on the Project pursuant to Section 406.096 of the Texas Labor Code. Contractor shall also ensure that each subcontractor on the Project shall provide such certification relating to coverage of the subcontractor's employees to Contractor, who shall provide the subcontractor's written certification to County.

(h) Builders Risk Insurance (all risks): At all times until Final Acceptance of the Project by County, Contractor shall procure and maintain in full force and effect a policy of Builder's Risk Insurance specified as follows:

(1) The policy shall provide coverage for "all risks" in amount equal to one hundred percent (100%) of the total cost of the Project.

(2) The policy shall provide coverage for "all risks" of direct physical loss or damage to all property, materials, equipment, and supplies for the Project, or any portions thereof, whether owned by Contractor or subcontractors of every tier, in which one or more of same has an insurable interest.

(3) The Policy shall cover the insurable value of all property, materials, equipment, and supplies at risk and shall contain a waiver of subrogation in favor of Contractor, subcontractors of any tier, and County for any loss or damage sustained during the term of this Agreement.

(4) Coverage shall include transit and storage in an amount sufficient to protect the property, materials, equipment, and supplies being transported or stored for the Project.

(5) The policy shall be issued in the name of Contractor and shall name County as an additional insured.

(6) All Builder's Risk Insurance proceeds shall be paid directly to Contractor.

(i) Loss Deduction Clause: County shall be exempt from, and in no way liable for any sums of money which may represent a deductible in any insurance policy. The

payment of any insurance deductibles shall be the sole responsibility of Contractor and/or subcontractor providing such insurance.

11. **Indemnity.**

THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT HOWEVER CAUSED, AND NO PAYMENT, PARTIAL PAYMENT, OR ISSUANCE OF EITHER A CERTIFICATE OF SUBSTANTIAL COMPLETION OR FINAL ACCEPTANCE, IN WHOLE OR IN PART, SHALL WAIVE OR RELEASE ANY OF THE PROVISIONS OF THIS SECTION.

TO THE FULLEST EXTENT ALLOWED BY LAW, CONTRACTOR SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COUNTY, ITS OFFICERS, DIRECTORS, AGENTS, EMPLOYEES, SUCCESSORS, AND ASSIGNS (COLLECTIVELY, "INDEMNIFIED PARTIES") FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, LIABILITY, AND COSTS, INCLUDING COURT COSTS AND REASONABLE ATTORNEY FEES, CAUSED BY OR RESULTING FROM THE ACTIVITIES OF CONTRACTOR, ITS AGENTS, EMPLOYEES, SUBCONTRACTORS, CONSULTANT UNDER CONTRACT, OR ANOTHER ENTITY OVER WHICH CONTRACTOR EXERCISES CONTROL, PERFORMED UNDER THIS AGREEMENT AND WHICH RESULT FROM ANY NEGLIGENT ACT, ERROR, OR OMISSION; INTENTIONAL TORT; INTELLECTUAL PROPERTY INFRINGEMENT; OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER; COMMITTED BY CONTRACTOR OR BY ANY PERSON EMPLOYED BY CONTRACTOR, OR CONTRACTOR'S AGENT, SUBCONTRACTOR, CONSULTANT UNDER CONTRACT, OR ANOTHER ENTITY OVER WHICH CONTRACTOR EXERCISES CONTROL.

TO THE FULLEST EXTENT ALLOWED BY LAW, CONTRACTOR SHALL FURTHER INDEMNIFY, DEFEND, AND HOLD HARMLESS THE INDEMNIFIED PARTIES FROM AND AGAINST ANY AND ALL, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, LIABILITY, COSTS, INCLUDING COURT COSTS AND REASONABLE ATTORNEY FEES, AND CLAIMS OF ANY KIND, INCLUDING PERSONAL INJURY AND PROPERTY DAMAGE, WHICH THE INDEMNIFIED PARTIES MAY SUFFER DIRECTLY AS A RESULT OF CONTRACTOR'S PERFORMANCE OR NON-PERFORMANCE OF THE AGREEMENT.

TO THE FULLEST EXTENT ALLOWED BY LAW, CONTRACTOR SHALL FURTHER INDEMNIFY, DEFEND, AND HOLD HARMLESS COUNTY IF COUNTY IS FOUND TO HAVE BEEN NEGLIGENT FOR HAVING SELECTED CONTRACTOR TO PERFORM THE WORK FOR THE PROJECT UNDER THIS AGREEMENT.

CONTRACTOR SHALL FURTHER CAUSE ALL TRADE CONTRACTORS OR ANY OTHER CONTRACTOR OR SUBCONTRACTOR WHO MAY HAVE A CONTRACT TO PERFORM CONSTRUCTION AND/OR INSTALLATION WORK FOR THE PROJECT UNDER THIS AGREEMENT TO AGREE TO INDEMNIFY COUNTY AND TO HOLD IT HARMLESS FROM ALL

CLAIMS FOR PERSONAL INJURY AND PROPERTY DAMAGE THAT MAY ARISE FROM SUCH CONTRACTOR'S ACTIVITIES FOR THE PROJECT.

CONTRACTOR SHALL FURTHER PROCURE AND MAINTAIN LIABILITY INSURANCE WITH COVERAGE FOR THE PROJECT AS PROVIDED IN SECTION 10 OF THIS AGREEMENT AND SHALL FURNISH A CERTIFICATE OF INSURANCE FOR THE SAME SHOWING FORT BEND COUNTY, TEXAS AS AN ADDITIONAL INSURED. ADDITIONALLY, SUCH PROCUREMENT AND MAINTENANCE OF INSURANCE BY CONTRACTOR SHALL NOT LIMIT THE LIABILITY OF CONTRACTOR UNDER THIS AGREEMENT.

12. **Duty to Report.** Contractor shall timely report to County all such matters arising under Section 11 of this Agreement. Upon the receipt of any claim, demand, suit, action proceeding, lien, or judgment, and no later than the fifteenth day of each month, Contractor shall provide County with a written report on each matter, setting forth the status of each matter, the schedule or planned proceedings with respect to each matter, and the cooperation or assistance, if any, of County required by Contractor in the defense of each matter.

13. **Iron or Steel Products.** Pursuant to Section 2252.202 of the Texas Government Code, any iron or steel products produced through a manufacturing process and used for the Project must be produced in the United States unless County determines that such iron or steel products produced in the United States are not produced in sufficient quantities, reasonably available, or of satisfactory quality, or will increase the total cost of the Project by more than 20%, or is inconsistent with the public interest.

14. **Right to Prevailing Wage.** Pursuant to Chapter 2258 of the Texas Government Code, all persons employed by Contractor or a subcontractor under this Agreement shall be compensated at not less than the rates provided in "Exhibit D" attached hereto and fully incorporated herein. Contractor shall keep records showing: (1) the name and occupation of worker employed for the Project, and (2) actual per diem wages paid to each worker employed for the Project. Contractor shall require all subcontractors to keep the same records. Such records by Contractor and subcontractors shall be made available for inspection upon request by County subject to reasonable hours. Contractor shall further pay County sixty ($60.00) for each person employed by Contractor for the Project for each calendar day, or any portion of the day, that such employee is paid less than the prevailing wages provided on "Exhibit D."

15. **Public Information Act.** Contractor expressly acknowledges and agrees that County is a public entity and as such, is subject to the provisions of the Texas Public Information Act under Chapter 552 of the Texas Government Code. In no event shall County be liable to Contractor for release of information pursuant to Chapter 552 of the Texas Government Code or any other provision of law. Except to the extent required by law or as directed by the Texas Attorney General, County agrees to maintain the confidentiality of information provided by Contractor expressly marked as proprietary or confidential.

County shall not be liable to Contractor for any disclosure of any proprietary or confidential information if such information is disclosed under Texas law or at the direction of the Texas Attorney General. Contractor further acknowledges and agrees that the terms and conditions of this Agreement are not proprietary or confidential information.

16. **Compliance with Laws.** Contractor shall comply with all federal, state, and local laws, statutes, ordinances, rules, regulations, and the decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. Contractor in providing all services hereunder, further agrees to abide by the provisions of any applicable Federal or State Data Privacy Act. Contractor shall be responsible for and acquire all permits for the Project required by law.

17. **Independent Contractor.** In the performance of work or services hereunder, Contractor shall be deemed an independent Contractor, and any of its agents, employees, officers, or volunteers performing work required hereunder shall be deemed solely as employees of Contractor. Contractor and its agents, employees, officers, or volunteers shall not, by performing work pursuant to this Agreement, be deemed to be employees, agents, or servants of County and shall not be entitled to any of the privileges or benefits of County employment.

18. **Use of Customer Name.** Contractor may use County's name without County's prior written consent only in Contractor's customer lists. Any other use of County's name by Contractor must have the prior written consent of County.

19. **County/County Data**. Nothing in this Agreement shall be construed to waive the requirements of Section 205.009 of the Texas Local Government Code.

20. **Personnel.** Contractor represents that it presently has, or is able to obtain adequate qualified personnel in its employment for the timely performance of the Services required under this Agreement and that Contractor shall furnish and maintain, at its own expense, adequate and sufficient personnel, in the opinion of County, to perform the Services when and as required and without delays.

    All employees of Contractor shall have such knowledge and experience as will enable them to perform the duties assigned to them. Any employee of Contractor or agent of Contractor who, in County's opinion, is incompetent or by his conduct become detrimental to providing work or services for the Project pursuant to this Agreement, shall, upon request of County, immediately be removed from association with the Project.

    When performing any work or services on–site at County's facilities, Contractor shall comply with, and will require that all Contractor's Personnel comply with, all applicable

rules, regulations and known policies of County that are communicated to Contractor in writing, including security procedures concerning systems and data and remote access thereto, building security procedures, including the restriction of access by County to certain areas of its premises or systems for security reasons, and general health and safety practices and procedures.

21. **Confidential and Proprietary Information.** Contractor acknowledges that it and its employees or agents may, in the course of performing their responsibilities under this Agreement, be exposed to or acquire information that is confidential to County. Any and all information of any form obtained by Contractor or its employees or agents from County in the performance of this Agreement shall be deemed to be confidential information of County ("Confidential Information"). Any reports or other documents or items (including software) that result from the use of the Confidential Information by Contractor shall be treated with respect to confidentiality in the same manner as the Confidential Information. Confidential Information shall be deemed not to include information that (a) is or becomes (other than by disclosure by Contractor) publicly known or is contained in a publicly available document; (b) is rightfully in Contractor's possession without the obligation of nondisclosure prior to the time of its disclosure under this Agreement; or (c) is independently developed by employees or agents of Contractor who can be shown to have had no access to the Confidential Information.

Contractor agrees to hold Confidential Information in strict confidence, using at least the same degree of care that Contractor uses in maintaining the confidentiality of its own confidential information, and not to copy, reproduce, sell, assign, license, market, transfer or otherwise dispose of, give, or disclose Confidential Information to third parties or use Confidential Information for any purposes whatsoever other than the provision of Services to County hereunder, and to advise each of its employees and agents of their obligations to keep Confidential Information confidential. Contractor shall use its best efforts to assist County in identifying and preventing any unauthorized use or disclosure of any Confidential Information. Without limitation of the foregoing, Contractor shall advise County immediately in the event Contractor learns or has reason to believe that any person who has had access to Confidential Information has violated or intends to violate the terms of this Agreement and Contractor will at its expense cooperate with County in seeking injunctive or other equitable relief in the name of County or Contractor against any such person. Contractor agrees that, except as directed by County, Contractor will not at any time during or after the term of this Agreement disclose, directly or indirectly, any Confidential Information to any person, and that upon termination of this Agreement or at County's request, Contractor will promptly turn over to County all documents, papers, and other matter in Contractor's possession which embody Confidential Information.

Contractor acknowledges that a breach of this Section, including disclosure of any Confidential Information, or disclosure of other information that, at law or in equity, ought to remain confidential, will give rise to irreparable injury to County that is

inadequately compensable in damages. Accordingly, County may seek and obtain injunctive relief against the breach or threatened breach of the foregoing undertakings, in addition to any other legal remedies that may be available. Contractor acknowledges and agrees that the covenants contained herein are necessary for the protection of the legitimate business interest of County and are reasonable in scope and content.

Contractor in providing all services hereunder agrees to abide by the provisions of any applicable Federal or State Data Privacy Act.

22. **Ownership and Reuse of Documents.** All documents, data, reports, research, graphic presentation materials, etc., developed by Contractor as a part of its work under this Agreement, shall become the property of County upon completion or termination of this Agreement. Contractor shall promptly furnish all such data and material to County on request.

23. **Inspection of Books and Records.** Contractor shall permit County, or any duly authorized agent of County, to inspect and examine the books and records of Contractor for the purpose of verifying the amount of work performed under the Scope of Services. County's right to inspect such books and records shall survive the termination of this Agreement for a period of four years. Notwithstanding the foregoing, Contractor shall bear no liability or responsibility for deliverables that have been modified post-delivery or used for a purpose other than that for which they were prepared under this Agreement.

24. **Termination.**

(a) Termination for Convenience – County may terminate this Agreement at any time upon thirty (30) days written notice to Contractor.

(b) Termination for Default - County may terminate the whole or any part of this Agreement for cause in the following circumstances:

(1) If Contractor fails to perform any portion of the Scope of Work under Section 2 above within the timeframe(s) provided under this Agreement.

(2) If Contractor materially breaches any of the covenants or terms and conditions set forth in this Agreement or fails to perform any of the other provisions of this Agreement or so fails to make progress as to endanger performance of this Agreement in accordance with its terms, and in any of these circumstances does not cure such breach or failure to County's reasonable satisfaction within a period of ten (10) calendar days after receipt of notice from County specifying such breach or failure.

(3) If, after termination, it is determined for any reason whatsoever that Contractor was not in default, or that the default was excusable, the rights

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and obligations of the Parties shall be the same as if the termination had been issued for the convenience of the County in accordance with this Agreement.

(c) Upon termination of this Agreement, County shall compensate Contractor in accordance with Section 3, above, for such work provided by Contractor under this Agreement prior to its termination and which has not been previously presented for payment by Contractor to County.

(d) If County terminates this Agreement as provided in this Section, no fees of any type, other than fees due and payable at the Termination Date, shall thereafter be paid to Contractor.

25. **Force Majeure.** Notwithstanding anything to the contrary contained herein, neither Party shall liable to the other for any delay or inability to carry out its obligations under this Agreement if such delay or inability is the result of a Force Majeure Event. Within a reasonable time after the occurrence of such event, the Party whose obligations are affected (the "Affected Party") thereby shall notify the other in writing stating the nature of the event and the anticipated duration. The Affected Party's obligations under this Agreement shall be suspended during the continuance of any delay or inability caused by the event, but for no longer period. The Affected Party shall further endeavor to remove or overcome such delay or inability as soon as is reasonably possible.

For purposes of this Agreement, a Force Majeure Event includes, but is not limited to: strikes or other labor disputes, severe weather disruptions, natural disasters, fire or other acts of God; riots, war, or other emergencies; failure of any governmental agency to act in a timely manner; the discovery of any hazardous substance or differing and unforeseeable site conditions; and any other inabilities of any Party, similar to those enumerated, which are not within the control of the Party claiming such inability, which such Party could not have avoided by the reasonable exercise of due diligence and care.

26. **Assignment.** Contractor may not assign this Agreement to another party without the prior written consent of County.

27. **Successors and Assigns Bound.** County and Contractor each bind themselves and their successors and assigns to the other Party and to the successors and assigns of such other Party, with respect to all covenants of this Agreement.

28. **Publicity.** Contact with citizens of Fort Bend County, media outlets, or other governmental agencies shall be the sole responsibility of County. Under no circumstances, whatsoever, shall Contractor release any material or information developed or received during the performance of Services hereunder unless Contractor obtains the express written approval of County or is required to do so by law.

29. **Notice.** Any and all notices required or permitted under this Agreement shall be in writing and shall be mailed by certified mail, return receipt requested, or personally delivered to the following addresses:

If to County: Fort Bend County Facilities Management and Planning
Attn: Facilities Director
301 Jackson Street,
Richmond, Texas 77469

And

Fort Bend County, Texas
Attention: County Judge
401 Jackson Street, 1st Floor
Richmond, Texas 77469

If to Contractor: Crain Group, LLC
3801 Knapp Rd
Pearland, Texas 77581

Within ten (10) calendar days of the Effective Date of this Agreement, Contractor shall designate in writing a representative to be County's primary contact during the term of this Agreement and such representative shall be available as required for the benefit of the Project and County.

30. **Performance Representation**.

(a) Contractor represents to County that Contractor has the skill and knowledge ordinarily possess by well-informed members of its trade or profession practicing in the greater Houston metropolitan area and Contractor will apply that skill and knowledge with care and diligence to ensure that the work provided hereunder will be performed and delivered in accordance with the highest professional standards.

(b) Contractor warrants to County that materials and equipment provided for the Project will be of good quality and new unless otherwise required or permitted by in writing by County. Contractor further warrants that the construction for the Project will be free from material faults and defects and, will materially conform to all requirements and specifications contained in the attached Exhibits A, B, and C and the terms of this Agreement.

31. **Entire Agreement and Modification.** This Agreement constitutes the entire Agreement between the Parties and supersedes all previous agreements, written or oral, pertaining to the subject matter of this Agreement. Unless specifically provided in this Agreement,

any change to the terms of this Agreement, Scope of Work for the Project, or any attached Exhibits shall be in writing and signed by each Party. **IT IS ACKNOWLEDGED BY CONTRACTOR THAT NO OFFICER, AGENT EMPLOYEE, OR REPRESENTATIVE OF COUNTY HAS ANY AUTHORITY TO CHANGE THE TERMS OF THIS AGREEMENT OR ANY ATTACHED EXHIBITS THERETO UNLESS EXPRESSLY AUTHORIZED BY THE FORT BEND COUNTY COMMISSIONERS COURT.**

32. **Understanding Fair Construction.** By execution of this Agreement, the Parties acknowledge that they have read and understood each provision, term, and obligation contained herein. This Agreement, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting Party than the non-drafting Party.

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

34. **No Waiver of Immunity.** Neither the execution of this Agreement nor any other conduct of either party relating to this Agreement shall be considered a waiver or surrender by County of its governmental powers or immunity under the Texas Constitution or the laws of the state of Texas.

35. **Applicable Law and Venue.** This Agreement shall be construed according to the laws of the state of Texas. Venue for any claim arising out of or relating to the subject matter of this Agreement shall lie in a court of competent jurisdiction of Fort Bend County, Texas.

36. **Effective Date.** The Effective Date of this Agreement shall be the date this Agreement is signed by the last Party hereto.

37. **Certain State Law Requirements for Contracts** The contents of this Section are required by Texas law and are included by County regardless of content For purposes of Sections 2252.152, 2271.002, and 2274.002, Texas Government Code, as amended, Contractor hereby verifies that Contractor and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate:

    (a) Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization, is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.

(b) If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Contractor does not boycott Israel and is authorized to agree in such contracts not to boycott Israel during the term of such contracts. "Boycott Israel" has the meaning provided in § 808.001 of the Texas Government Code.

(c) If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Contractor does not boycott energy companies and is authorized to agree in such contracts not to boycott energy companies during the term of such contracts. "Boycott energy company" has the meaning provided in § 809.001 of the Texas Government Code.

(d) If employing ten (10) or more full-time employees and this Agreement has a value of $100,000.00 or more, Contractor does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and is authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. "Discriminate against a firearm entity or firearm trade association" has the meaning provided in § 2274.001(3) of the Texas Government Code. "Firearm entity" and "firearm trade association" have the meanings provided in § 2274.001(6) and (7) of the Texas Government Code.

38. **Human Trafficking.** BY ACCEPTANCE OF THIS AGREEMENT, CONTRACTOR ACKNOWLEDGES THAT FORT BEND COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.

39. **Captions.** The section captions used in this Agreement are for convenience of reference only and do not affect the interpretation or construction of the Agreement.

40. **Electronic and Digital Signatures.** The Parties to this Agreement agree that any electronic and/or digital signatures of the Parties included in this Agreement are intended to authenticate this writing and shall have the same force and effect as the use of manual signatures.

41. **Certification.** By his or her signature below, each signatory individual certifies that he or she is the properly authorized person or officer of the applicable Party hereto and has the requisite authority necessary to execute this Agreement on behalf of such Party, and each Party hereby certifies to the other that it has obtained the appropriate approvals or authorizations from its governing body as required by law.

{Execution Page Follows}

IN WITNESS WHEREOF, and intending to be legally bound, County and Contractor hereto have executed this Agreement to be effective on the date signed by the last Party hereto.

FORT BEND COUNTY, TEXAS

KP George, County Judge

Date

ATTEST:

Laura Richard, County Clerk

CRAIN GROUP, LLC

Authorized Agent – Signature

John Green
Authorized Agent- Printed Name

Executive Vice President
Title

4/17/2023
Date

APPROVED:

James Knight, Director
Facilities Management and Planning

AUDITOR'S CERTIFICATE

I hereby certify that funds in the amount of $_____ are available to pay the obligation of Fort Bend County Drainage County within the foregoing Agreement.

Robert Ed Sturdivant, County Auditor

i:\agreements\2023 agreements\facilities\crain group (23-fac-100698)\agreement for general contracting services - crain group.docx - JLF

Exhibit A

(Contractor's Construction Proposal - 3 pages)

March 27, 2023

Via email
james.knight@fortbendcountytx.gov

Mr. James Knight
Director of Facilities Management & Planning
Fort Bend County
301 Jackson Street, Suite 301
Richmond, Texas 77469

Re: RFP 23-026 Fort Bend County Precinct 3 Annex; Construction Proposal

Mr. Knight:

Pursuant to the County's March 14, 2023 order to enter into negotiations for the above captioned project we are very pleased to present this construction proposal for review and approval. As stated in our February 28, 2023 response to the RFP, this project provides us with an outstanding opportunity to demonstrate the strength of our experience and resources in constructing pre-engineered building structures with aesthetically appealing architecture and interior finishes, and to continue our successful working relationship with the County.

After careful review and coordination of the design intent with County staff, Crain Group solicited and received competitive subcontractor and material supplier proposals for the requested work indicated in the construction documents. Crain Group then reviewed and tabulated each proposal to derive the Guaranteed Maximum Proposal as further described. As such, we hereby propose our construction services to not exceed **Eight Million Five Hundred Sixteen Thousand Five Hundred and Thirty Dollars ($8,516,530).** Our services include: project general conditions, field engineering, earthwork, storm sewer, site utilities, landscaping/irrigation, concrete, masonry, pre-engineered fabrication/erection with a standard 24 ga standing seam roof, fencing, waterproofing, millwork, countertops, doors/frames/hardware, glass/glazing, framing, drywall, acoustical ceilings, flooring, painting, signage, toilet, specialties, plumbing, HVAC systems, electrical system including a natural gas generator, insurance, performance and payment bonds, and contractor fee. A detailed estimate is attached hereto.

Our proposed construction services fully correspond with the approved negotiated items, the project requirements, and construction documents. This proposal considers a 330-calendar day construction schedule, starting from the later of the issuance of the "Notice to Proceed" and receipt of the building permit.

We thank you for the continued support and opportunity to be of service for this project. We are ready to start construction activities immediately upon authorization. We're confident we will provide the required services with the highest level of quality you expect and deserve.

If we can provide additional information or answer any question you may have, please do not hesitate to call.

Sincerely,

John Green
Executive Vice President

Attachment:
3.27.23 GMP Estimate – Including Accepted Value Engineering Items

FBC Precinct 3 Annex - GUARANTEED MAXIMUM PRICE ESTIMATE

PROJECT: 3/27/2023

Ft Bend County Precinct 3 Annex
Stadium Drive at Imperial Drive
Sugarland, Texas

PROJECT SIZE: 25,136 SF Bldg Area

DESCRIPTION	QTY	UNIT	UNIT RATE	UNIT TOTAL	DIVISION TOTAL
General Conditions					**$394,849**
Supervision	12	mos			
Project Management @ 50%	12	mos			
Project Engineer @ 25%	11	mos			
Temporary Protection	1	ls			
Temporary Power	7	mos			
Temporary Water	11	mos			
Temporary Phone	11	mos			
Temporary Toilet	11	mos			
Permanent Power	4	mos			
General Labor	7	mos			
Punch list	1	ls			
Field Office Supplies	1	ls			
Construction Trailer	11	mos			
Erosion Control/SWPPP	1	ls			
Construction Fencing	1	ls			
Travel Expense	11	mos			
Job Signs	1	ls			
Blue Prints	1	ls			
Permit Allowance	1	ls			
Impact Fees	by Owner	by Owner			
Material Testing	by Owner	by Owner			
Utility Fees, Impact Fees, Reservation Fees	by Owner	by Owner			
Construction Dumpster	40	ea			
Final Clean	1	ls			
Site Work					**$802,710**
Field Engineering	1	ls			
Demo Sitework	1	ls			
Earthwork	1	ls			
Hauloff Spoils	1	ls			
Storm Sewer	1	ls			
DELETE - Downspout Boots	1	ls	-16,800.00	-16,800.00	
Site Water Line	1	ls			
Site Fire Line	1	ls			
Site Sanitary Line	1	ls			
Pavement Marking	1	ls			
Landscaping	1	ls			
Irrigation	1	ls			
Irrigation Sleeves	691	lf			
Fence Ornamental	1	ls			
Concrete					**$1,094,772**
Concrete - SOG/Piers	1	ls			
Concrete - Paving	1	ls			
Concrete at Metal Deck at Judge	1	ls			
Masonry					**$243,612**
Masonry	1	ls			
Plaster/Stucco	1	ls			
Cast Stone	1	ls			
CMU Dumpster Enclosure	1	ls			
Metals					**$726,261**
Pre-Engineered Metal Building	1	ls			
Standard PEMB Roof (24ga) in lieu of Specified Built-up	1	ls	-455,941.00	-455,941.00	
Steel Erection	1	ls			
Metal Canopy at Fuel Station	1	ls			
1-1/2" Steel Handrail w Brass	1	ls			
Louvers	1	ls			
Misc. Steel Hardware/Anchor Bolts	1	ls			
Woods and Plastics					**$259,780**
Rough Carpentry / Blocking	1	ls			
Fiberglass Columns/Cornice (Mtl)	1	ls			
Fiberglass Columns/Cornice (Lbr)	1	ls			
Millwork	1	lf			
Millwork at Courtroom (Bullet Proof)	1	lf			
Steel Counter Supports	1	ls			

Thermal/Moisture Protection					**$137,697**
Site/Bldg Sealants/Flashing	1	sf			
Wall/Roof Insulation	1	sf			
9" Rigid @ Plaster	1	sf			
3" Rigid @ Stucco	1	sf			
2" Rigid @ Brick	1	sf			
Glass and Glazing					**$124,630**
Glass and Glazing	1	ls			
Mirrors @ Multi Restrooms 15&16/A2.35	80	sf			
Delete Safety Film at Exterior/Non-Transaction Interior Windows	1	ls	-100,769.00	-100,769.00	
Doors/Frames/Hardware					**$216,730**
Doors/Frames/Hardware (95)	1	ls			
Doors 8' in lieu of 9' & Throat Size for 3 5/8" Walls	1	ls	-9,090.00	-9,090.00	
Install Doors	1	ls			
Storefront Hardware (9)	1	ls			
Finishes					**$1,027,742**
Drywall/Framing	1	ls			
Drywall/Framing per FBC Highlighted Dwg, incl 3 5/8" studs in lieu of 6"	1	ls	-74,941.00	-74,941.00	
FRP - Janitor	1	ls			
Acoustical Ceiling	1	ls			
Drywall Ceiling	1	ls			
Resilient Flooring - LVT	1	ls			
Carpeting	1	ls			
Sealed Concrete	1	ls			
Rubber Base	1	ls			
Gym Flooring	1	ls			
Wall/Floor Tile	1	sf			
Minor Floor Prep	1	ls			
Wallcovering	1	ls			
Painting	1	ls			
Specialties					**$35,689**
Fire Extinguishers/Cabinets	1	ls			
Toilet Accessories	1	ls			
Toilet Partitions	1	ls			
Interior Signage	1	ls			
Exterior Signage - 4' County Seal/Letters	1	ls			
Flagpoles	1	ls			
Knox Box	1	ls			
Furnishings					**$6,533**
Blinds/Shades	1	ls			
Appliances	1	ls			
Plumbing Systems					**$262,700**
Plumbing	1	ls			
Fire Sprinkler System					**$86,520**
Fire Sprinkler	1	ls			
HVAC Systems					**$815,000**
HVAC	1	ls			
TAB	1	ls			
DDC Controls	1	ls			
Electrical					**$1,554,540**
Electrical Systems	1	ls			
Lighting Package VE - Considers Alt Package from Lesco in lieu of Lighting Associates	1	ls	-97,960.00	-97,960.00	
Lightning Protection	1	ls			
Generator	1	ls			
(10) Ten Extra Exit Devices	10	ea			
Data/Cabling	by Owner	by Owner			
AV/Security/Access Control	by Owner	by Owner			
Fire Alarm Systems					**$47,489**
Fire Alarm	1	ls			

ALLOWANCES		**$25,000**
Interior Graphics Allowance	**15,000.00**	
TAB Allowance	**10,000.00**	
Construction Fee		**$345,650**
Insurance		**$47,527**
Builders Risk		**$21,100**
P&P Bond		**$73,000**
ORIGINAL BID DAY TOTAL		**$9,120,000**
ACCEPTED VALUE ENGINEERING ITEMS TOTAL		**-$770,470**
Owner Contingency (2%)		**$167,000**
FINAL NEGOTIATED CONSTRUCTION TOTAL		**$8,516,530**
Cost/SF		**$339**

COUNTY PURCHASING AGENT
Fort Bend County, Texas

EXHIBIT B
(RFP 23-026 - 73 pages)

Jaime Kovar
County Purchasing Agent

(281) 341-8640
Fax (281) 341-8645

February 16, 2023

TO: All Prospective Bidders

RE: Addendum No. 2 – Fort Bend County RFP 23-026 – Construction of Precinct 3 Annex for Fort Bend County

Addendum 2:

Attached is addendum 2. Vendors are to utilize Addendum 2 document while preparing their solicitation response. Changes include revised solicitation document to extend the due date to Tuesday, February 28, 2023, Q&A #2, and revised specifications and drawings provided by engineer.

****

Immediately upon your receipt of this addendum, please fill out the following information and email this page to Brooke Lindemann at brooke.lindemann@fortbendcountytx.gov

_____
Company Name

_____
Signature of person receiving addendum Date

If you have any questions, please contact this office.

Sincerely,

Brooke Lindemann
Senior Buyer

AMENDED 2/16/2023
Fort Bend County, Texas
Request for Proposals

Construction of Precinct 3 Annex
for Fort Bend County
RFP 23-026

SUBMIT PROPOSALS TO:

Fort Bend County
Purchasing Department
Travis Annex
301 Jackson, Suite 201
Richmond, TX 77469

****NOTE:**
All correspondence must include the term "Purchasing Department" in address to assist in proper delivery

SUBMIT NO LATER THAN:

***Tuesday, ~~February 21~~ February 28, 2023**
2:00 PM (Central)

MARK ENVELOPE:

RFP 23-026
Precinct 3 Annex

ALL SUBMITTALS MUST BE RECEIVED AND TIME/DATE STAMPED BY THE PURCHASING OFFICE OF FORT BEND COUNTY ON OR BEFORE THE SPECIFIED TIME/DATE STATED ABOVE.

SUBMITTALS RECEIVED AS REQUIRED WILL THEN BE OPENED AND THE NAMES PUBLICLY READ.

SUBMITTALS RECEIVED AFTER THE SPECIFIED TIME WILL BE RETURNED UNOPENED.

Results will not be given by phone.
Results will be provided to bidder in writing after Commissioners Court award.

Requests for information must be in writing and directed to:
Brooke Lindemann
Senior Buyer
Brooke.Lindemann@fortbendcountytx.gov

Vendor Responsibilities:

- Download and complete any addendums. (Addendums will be posted on the Fort Bend County website no Later than 48 hours prior to bid opening)
- Submit response in accordance with requirements stated on the cover of this document.
- DO NOT submit responses via email or fax.

Prepared: 1/18/2023
Issued: 1/29/2023

1.0 SCOPE OF WORK:

Fort Bend County, Texas (hereafter referred to as the "County") seeks Proposals ("Proposals or RFP") for selection of a Contractor ("Respondent") to complete the construction of Precinct 3 Annex ("Project"), located in Sugar Land, Texas.

Vendor to construct new 25,145 square foot annex office building for Precinct 3 on Stadium Drive in Sugar Land, Texas within the Imperial Development. The facility will be a one story, pre-engineered, rigid frame structural system with a brick and stone facade and standing seam metal roofing. Parking will consist of concrete paving for approximately 170 vehicles and include extensive landscaping and irrigation. Interior finishes will include painted drywall, suspended and drywall ceilings, carpet, porcelain tile, and vinyl plank tile flooring.

2.0 GUIDELINES:

By virtue of submitting a proposal, interested parties are acknowledging:

2.1 The County reserves the right to reject any or all proposals if it determines that select proposals are not responsive to the RFP. The County reserves the right to reconsider any proposal submitted at any phase of the procurement. It also reserves the right to meet with select Respondents at any time to gather additional information. Furthermore, the County reserves the right to delete or add scope up until the final contract signing.

2.2 All Respondents submitting proposals agree that their pricing is valid for a minimum of ninety (90) days after proposal submission to the County. Furthermore, the County is by statute exempt from the State Sales Tax and Federal Excise Tax; therefore, proposal prices shall not include taxes.

2.3 This Proposal does not commit the County to award nor does it constitute an offer of employment or a contract for services. Costs incurred in the submission of this proposal, or in making necessary studies or designs for the preparation thereof, are the sole responsibility of the Respondents. Further, no reimbursable cost may be incurred in the anticipation of award. Proposals containing elaborate artwork, expensive paper and binding and expensive visual or other presentations are neither necessary nor desired.

2.4 In an effort to maintain fairness in the process, all inquiries concerning this procurement are to be directed only to the County's Purchasing Agent in writing. Attempts to contact any members of the County's Commissioners' Court or any other County employee to influence the procurement decision may lead to immediate elimination from further consideration.

2.5 When responding to this Proposal, follow all instructions carefully. Submit proposal contents according to the outline specified and submit all hard copy and electronic documents according to the instructions. Failure to follow these

instructions may be considered a non-responsive proposal and may result in immediate elimination from further consideration.

3.0 PROPOSAL CONTACT:

This Proposal is being issued by the County Purchasing Agent on behalf of Fort Bend County, Texas. Thus, responses should be directed to the Purchasing Agent, as outlined below. **Respondents are specifically directed NOT to contact any County personnel for meetings, conferences or technical discussions that are related to this Proposal other than specified herein. Unauthorized contact of any County personnel will likely be cause for rejection of the Respondent's proposal. All communications regarding the Proposal shall be directed to the County's Proposal Contact.** Communication with the Proposal Contact is permitted via email, facsimile, or written correspondence.

PROPOSAL CONTACT:

Brooke Lindemann
Senior Buyer
Fort Bend County Travis Annex
301 Jackson, Suite 201
Richmond, Texas 77469
Brooke.Lindemann@fortbendcountytx.gov
Phone: 281.344.3929

4.0 SUBMISSION REQUIREMENTS:

*4.1 Submission requirements: one (1) original proposal is required by RFP opening time of 2:00 PM on Tuesday, ~~February 21,~~ **February 28, 2023**. Four (4) paper copies and one (1) electronic response on flash drive are required to be submitted to Purchasing by 9:00 AM on Wednesday, ~~February 22,~~ **February 29, 2023**. Flash drive must contain only one (1) file in PDF format and must match written response identically. Failure to provide proper flash drive is cause for disqualification. Proposal shall be submitted to the address shown below. Proposal shall be signed, in ink, by a person having the authority to bind the firm in a contract.

Fort Bend County	Proposal Number: R23-026
Purchasing Department	Due Date: ~~February 21,~~ **February 28, 2023**
301 Jackson, Suite 201	Time: 2:00 PM (CST)
Richmond, Texas 77469	For: Precinct 3 Annex

4.2 Respondents may submit their proposal any time prior to the Opening Date and time. The Respondent's name and address as well as a distinct reference to the Proposal number above shall be marked clearly on the submission. All proposals are time-stamped upon receipt and are securely kept, unopened, until the Opening Date. No responsibility will attach to the County, or any official or employee thereof, for the pre-opening of, post-opening of, or the failure to open a proposal

not properly addressed and identified. No oral, telegraphic, telephonic, or facsimile proposals will be considered.

4.3 Proposals may be modified or withdrawn prior to the established opening date by delivering written notice to the proposal contact. Any alteration made prior to opening date and time shall be initialed by the signer of the proposal, guaranteeing authenticity.

4.4 Proposals time-stamped after the due date and time will not be considered and will be returned to the Respondent unopened. Regardless of the method used for delivery, respondents shall be wholly responsible for the timely delivery of submitted proposals.

4.5 The Respondent's name and address shall be clearly marked on all copies of the proposal.

5.0 INCURRED COSTS:

Those submitting proposals do so entirely at their expense. There is no expressed or implied obligation by the County to reimburse any individual or firm for any costs incurred in preparing or submitting proposals, for providing additional information when requested by the County or for participating in any selection interviews, including discovery (pre-contract negotiations) and contract negotiations.

6.0 ACCEPTANCE:

6.1 Submission of any proposal indicates a Respondent's acceptance of the conditions contained in this Proposal unless clearly and specifically noted otherwise in their proposal.

6.2 Furthermore, the County is not bound to accept a proposal on the basis of lowest price, and further, the County has the sole discretion and reserves the right to cancel this Proposal, to reject any and all proposals, to waive any and all informalities and or irregularities, or to re-advertise with either the identical or revised specifications, if it is deemed to be in the County's best interests. The County reserves the right to accept or reject any or all of the items in the proposal, and to award the contract in whole or in part and/or negotiate any or all items with individual Respondents if it is deemed in the County's best interest.

6.3 Although Fort Bend County desires to negotiate toward a contract with a selected Respondent, the Commissioners' Court may award the contract on the basis of the initial proposals received, without discussions. Therefore, each initial proposal should contain the Respondent's best terms.

7.0 INTERPRETATIONS, DISCREPANCIES, AND OMISSIONS:

7.1 It is incumbent upon each potential Respondent to carefully examine these specifications, terms, and conditions. Should any potential Respondent find discrepancies, omissions or ambiguities in this Proposal, the Respondent shall at once request in writing an interpretation from the County's Proposal Contact. Any inquiries, suggestions, or requests concerning interpretation, clarification or additional information shall be made in writing via e-mail only to the County's Proposal Contact, as specified in Section 3.0. Deadline for submission of questions and/or clarification is **Wednesday, February 15, 2023 at 10:00 AM. (CST).** Requests received after the deadline will not be responded to due to the time constraints of this Proposal process.

7.2 The issuance of a written addendum is the only official method by which interpretation, clarification or additional information will be given by the County. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarification will be without legal effect. If it becomes necessary to revise or amend any part of this Proposal, notice will be given by the County Purchasing Agent to all prospective Respondents who were sent a Proposal. The Respondent in their proposal shall acknowledge receipts of amendments. Each Respondent shall ensure that they have received all addenda and amendments to this Proposal before submitting their proposals.

*8.0 TENTATIVE SCHEDULE:

Release of RFP:	January 29, 2023
Pre-RFP conference:	February 7, 2023
Deadline for Questions:	February 15, 2023
Submission Due Date:	~~February 21,~~ **February 28, 2023**
Evaluation of Submissions:	Week of ~~February 26th~~ **March 5th**
Commissioners Court Permission to Negotiate:	~~March 14,~~ **March 28, 2023**
Negotiations:	Beginning ~~March 15,~~ **March 29, 2023**
Final Contract Approval Commissioners Court:	~~April 11,~~ **April 25, 2023**

9.0 PRE-RFP CONFERENCE:

A Pre-RFP conference will be conducted on **Tuesday, February 7 at 9:30 AM** (central). The pre-RFP conference will be held at the Fort Bend County Purchasing Department located in the Travis Annex at 301 Jackson, Suite 201, Richmond, Texas 77469. All vendors are encouraged to attend. A site visit will be conducted after the conference, if necessary.

10.0 RETENTION OF RESPONDENT'S MATERIAL:

The County reserves the right to retain all proposals regardless of which response is selected. All proposals and accompanying documents become the property of the County.

11.0 CERTIFICATE OF INDEPENDENT PRICE DETERMINATION:

By submission of a proposal, each Respondent certifies, that in connection with this procurement:

11.1 The prices in this proposal have been arrived at independently, without consultation, communication, or agreement with any other Respondent; with any competitor; or with any County employee(s) or consultant(s) for the purpose of restricting competition on any matter relating to this Proposal.

11.2 Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the Respondent and will not knowingly be disclosed by the Respondent prior to award directly or indirectly to any other Respondent or to any competitor; and;

11.3 No attempt has been made or will be made by the Respondent to induce any other person or firm to submit or not to submit a proposal for the purpose of restricting competition.

12.0 ASSIGNMENT:

The Respondent may not sell, assign, transfer or convey the contract resulting from this Proposal, in whole or in part, without the prior written approval from Fort Bend County Commissioners' Court.

13.0 CONFIDENTIAL MATTERS:

13.1 All data and information gathered by the Respondent and its agents, including this Proposal and all reports, recommendations, specifications, and data shall be treated by the Respondent and it's agents as confidential. The Respondent and it's agents shall not disclose or communicate the aforesaid matters to a third party or use them in advertising, publicity, propaganda, and/or in another job or jobs, unless written consent is obtained from the County.

13.2 Proposals will only be publicly received and acknowledged only so as to avoid disclosure of the contents to competing Respondents and kept secret during negotiation. However, all proposals shall be open for public inspection after the contract is awarded. Trade secrets and any material that is considered to be confidential information contained in the proposal and identified by Respondent as such will be treated as confidential to the extent allowable in the Open Records Act.

14.0 LIMITS OF SUBCONTRACTORS:

14.1 The County has approval rights over the use and/or removal of all subcontractors and/or vendor(s). Subcontractors shall conform to all County policies.

14.2 Any dispute between the Respondent and subcontractors, including any payment dispute, will be promptly remedied by the Respondent. Failure to promptly remedy or to make prompt payment to subcontractor may result in the withholding of funds from the Respondent by the County for any payments owed to the subcontractor.

15.0 JURISDICTION, VENUE, CHOICE OF LAW:

This Proposal and any contract resulting there from shall be governed by and construed according to the laws of the State of Texas. Should any portion of any contract be in conflict with the laws of the State of Texas, the State laws shall invalidate only that portion. The remaining portion of the contract(s) shall remain in effect. Any lawsuit shall be governed by Texas law and Fort Bend County, Texas shall be the venue for any action or proceeding that may be brought or arise out of, in connection with or by reason of this Proposal process and resulting Agreements.

16.0 INDEPENDENT CONTRACTOR:

The Respondent is an independent contractor and no employee or agent of the Respondent shall be deemed for any reason to be an employee or agent of the County.

17.0 AMERICANS WITH DISABILITIES ACT (ADA)

Proposals shall comply with all federal, state, county, and local laws concerning this type of products/service/equipment/project and the fulfillment of all ADA requirements.

18.0 DRUG-FREE WORKPLACE:

All Respondents shall provide any and all notices as may be required under the Drug-Free Workplace Act of 1988, 28 CFR Part 67, Subpart F, to their employees and all sub-contractors to insure that the County maintains a drug-free workplace.

19.0 PERFORMANCE AND PAYMENT BOND:

The Respondent shall post with Fort Bend County, not later than ten (10) days of the County's award of a contract, a performance and payment bond in the amount of one hundred percent (100%) of the total lump sum price in such form as is satisfactory by County. This bond shall be executed by a corporate surety company duly authorized and admitted to do business in the State of Texas and licensed to issue such a bond in the State of Texas. The Respondent shall notify its corporate surety of any contract changes.

20.0 POWER OF ATTORNEY:

An attorney-in-fact who signs a bid bond, performance bond or payment bond must file with each bond a certified and effectively dated copy of his or her power of attorney.

21.0 TEXAS ETHICS COMMISSION FORM 1295:

21.1 Effective January 1, 2016 all contracts executed by Commissioners Court, regardless of the dollar amount, will require completion of Form 1295 "Certificate of Interested Parties", per the new Government Code Statute §2252.908. All firms submitting a response to a formal Bid, RFP, SOQ or any contracts, contract amendments, renewals or change orders are required to complete the Form 1295 online through the State of Texas Ethics Commission website. Please visit:
https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm.

21.2 On-line instructions:

21.2.1 Name of governmental entity is to read: Fort Bend County.

21.2.2 Identification number use: RFP 23-026

21.2.3 Description is: Precinct 3 Annex

21.3 Apparent low bidder(s) will be required to provide the Form 1295 within three (3) calendar days from notification; however, if your company is publicly traded you are not required to complete this form.

22.0 INSURANCE:

22.1 All respondents shall submit, with RFP, a current certificate of insurance indicating coverage in the amounts stated below. In lieu of submitting a certificate of insurance, respondents may submit, with RFP, a notarized statement from an Insurance company, authorized to conduct business in the State of Texas, and acceptable to Fort Bend County, guaranteeing the issuance of an insurance policy, with the coverage stated below, to the firm named therein, if successful, upon award of this Contract.

22.2 At contract execution, contractor shall furnish County with properly executed certificates of insurance, which shall evidence all insurance required and provide that such insurance shall not be canceled, except on 30 days prior written notice to County. Contractor shall provide certified copies of insurance endorsements and/or policies if requested by County. Contractor shall maintain such insurance coverage from the time Services commence until Services are completed and provide replacement certificates, policies and/or endorsements for any such insurance expiring prior to completion of Services. Contractor shall obtain such insurance written on an Occurrence form (or a Claims Made form for Professional Liability insurance) from such companies having Best's rating of A/VII or better, licensed or approved to transact business in the State of Texas, and shall obtain such insurance of the following types and minimum limits:

22.2.1 Workers' Compensation insurance. Substitutes to genuine Workers' Compensation Insurance will not be allowed.

22.2.2 Employers' Liability insurance with limits of not less than $1,000,000 per injury by accident, $1,000,000 per injury by disease, and $1,000,000 per bodily injury by disease.

22.2.3 Commercial general liability insurance with a limit of not less than $1,000,000 each occurrence and $2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policyholder.

22.2.4 Business Automobile Liability coverage with a combined Bodily Injury/Property Damage limit of not less than $1,000,000 each accident. The policy shall cover liability arising from the operation of licensed vehicles by policyholder.

22.3 County and the members of Commissioners Court shall be named as additional insured to all required coverage except for Workers' Compensation and Professional Liability (if required). All Liability policies including Workers' Compensation written on behalf of contractor, excluding Professional Liability, shall contain a waiver of subrogation in favor of County and members of Commissioners Court.

22.4 If required coverage is written on a claims-made basis, contractor warrants that any retroactive date applicable to coverage under the policy precedes the effective date of the contract; and that continuous coverage will be maintained or an extended discovery period will be exercised for a period of two (2) years beginning from the time that work under the agreement is completed.

22.5 Builder's Risk Insurance: Contractor is required to provide proof before a Purchase Order is issued for this project and keep in full force and effect until the Transfer Date, Builders Risk Insurance, subject to policy terms and conditions, of direct physical loss or damage to property, materials, equipment and supplies which are to become an integral part of the Project, whether owned by Contractor, or subcontractors of every tier, and in which one or more of same has an insurable interest, while in transit, while at the Construction Site awaiting construction, during construction, and until the Transfer Date. Such insurance shall be maintained to cover, as nearly as practicable, the insurable value of such property, materials, equipment and supplies at risk, and shall contain a waiver of subrogation in favor of Contractor, Architect, subcontractors of any tier and Owner for loss or damage occurring during the Work and shall name Contractor as the named insured and Owner as additional insureds. All Builder's Risk Insurance proceeds shall be paid directly to the Contractor.

23.0 INDEMNIFICATION:

Respondent shall save harmless County from and against all claims, liability, and expenses, including reasonable attorney's fees, arising from activities of Respondent, its agents, servants or employees, performed under this agreement that result from the negligent act, error, or omission of Respondent or any of Respondent's agents, servants or employees.

23.1 Respondent shall timely report all such matters to Fort Bend County and shall, upon the receipt of any such claim, demand, suit, action, proceeding, lien or judgment, not later than the fifteenth day of each month; provide Fort Bend County with a written report on each such matter, setting forth the status of each matter, the schedule or planned proceedings with respect to each matter and the cooperation or assistance, if any, of Fort Bend County required by Respondent in the defense of each matter.

23.2 Respondent's duty to defend, indemnify and hold Fort Bend County harmless shall be absolute. It shall not abate or end by reason of the expiration or termination of any contract unless otherwise agreed by Fort Bend County in writing. The provisions of this section shall survive the termination of the contract and shall remain in full force and effect with respect to all such matters no matter when they arise.

23.3 In the event of any dispute between the parties as to whether a claim, demand, suit, action, proceeding, lien or judgment appears to have been caused by or appears to have arisen out of or in connection with acts or omissions of Respondent, Respondent shall never-the-less fully defend such claim, demand, suit, action, proceeding, lien or judgment until and unless there is a determination by a court of competent jurisdiction that the acts and omissions of Respondent are not at issue in the matter.

23.4 Respondent's indemnification shall cover, and Respondent agrees to indemnify Fort Bend County, in the event Fort Bend County is found to have been negligent for having selected Respondent to perform the work described in this request.

23.5 The provision by Respondent of insurance shall not limit the liability of Respondent under an agreement.

23.6 Respondent shall cause all trade contractors and any other contractor who may have a contract to perform construction or installation work in the area where work will be performed under this request, to agree to indemnify Fort Bend County and to hold it harmless from all claims for bodily injury and property damage that arise may from said Respondent's operations. Such provisions shall be in form satisfactory to Fort Bend County.

23.7 Loss Deduction Clause - Fort Bend County shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of deductibles shall be the sole responsibility of Respondent

and/or trade contractor providing such insurance.

24.0 PREVAILING WAGES:

This project is subject to the prevailing wage rate requirements of Chapter 2258 of the Government Code. All persons employed by Contractor shall be compensated at not less than the rates shown below. Contractor shall keep detailed records of each of its workers and said records shall be made available to County for inspection at all reasonable times. The Contractor shall pay Fort Bend County sixty dollars ($60.00) for each worker employed by the Contractor for the provision of services described herein for each calendar day or part of the day that the worker is paid less than the below stated rates. Contractors may also visit www.wdol.gov/dba.aspx.

General Decision Number: TX20230247 01/13/2023
Superseded General Decision Number: TX20220247

State: Texas
Construction Type: Building
County: Fort Bend County in Texas.

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

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022, Executive Order 14026 generally applies to the contract. The contractor must pay all covered workers at least $16.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2023.

If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022, Executive Order 13658 generally applies to the contract. The contractor must pay all covered workers at least $12.15 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2023.

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

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

Modification Number	Publication Date
0	01/06/2023
1	01/13/2023

ASBE0022-009 06/01/2022	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (Duct, Pipe and Mechanical System Insulation)	$ 26.88	15.41
BOIL0074-003 01/01/2021		
BOILERMAKER	$ 29.47	24.10
CARP0551-008 04/01/2021		
CARPENTER (Excludes Acoustical Ceiling Installation, Drywall Hanging, Form Work and Metal Stud Installation)	$ 25.86	9.08
ELEC0716-005 08/30/2021		
ELECTRICIAN (Excludes Low Voltage Wiring and Installation of Alarms)	$ 33.20	10.37
* ELEV0031-003 01/01/2023		
ELEVATOR MECHANIC	$ 49.15	37.335+a+b

FOOTNOTES:

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

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

ENGI0450-002 04/01/2014		
POWER EQUIPMENT OPERATOR Cranes	$ 34.85	9.85
IRON0084-002 06/01/2022		
IRONWORKER (ORNAMENTAL AND STRUCTURAL)	$ 26.76	7.88
PLAS0783-001 04/01/2021		
PLASTERER	$ 26.04	9.02
*PLUM0068-002 10/01/2022		
PLUMBER	$ 37.83	11.71

PLUM0211-010 10/01/2021		
PIPEFITTER (Including HVAC Pipe Installation)	$ 37.03	12.56
SHEE0054-003 04/01/2020		
SHEET METAL WORKER (Excludes HVAC Duct and Unit Installation)	$ 29.70	13.85
*SUTX2014-023 07/21/2014		
ACOUSTICAL CEILING MECHANIC	$ 16.41	3.98
BRICKLAYER	$ 19.86	0.00
CAULKER	$ 15.36**	0.00
CEMENT MASON/CONCRETE FINISHER	$ 13.82**	0.00
DRYWALL FINISHER/TAPER	$ 16.30	3.71
DRYWALL HANGER AND METAL STUD INSTALLER	$ 17.45	3.96
ELECTRICIAN (Alarm Installation Only)	$ 17.97	3.37
ELECTRICIAN (Low Voltage Wiring Only)	$ 18.00	1.68
FLOOR LAYER: Carpet	$ 20.00	0.00
FORM WORKER	$ 11.87**	0.00
GLAZIER	$ 19.12	4.41
INSULATOR – BATT	$ 14.87**	0.73
IRONWORKER, REINFORCING	$ 12.10**	0.00
LABORER: Common or General	$ 10.79**	0.00
LABORER: Mason Tender – Brick	$ 13.37**	0.00
LABORER: Mason Tender - Cement/Concrete	$ 10.50**	0.00
LABORER: Pipelayer	$ 12.94**	0.00
LABORER: Roof Tearoff	$ 11.28**	0.00
LABORER: Landscape and Irrigation	$ 9.49**	0.00

LATHER	$ 19.73	0.00
OPERATOR: Backhoe/Excavator/Trackhoe	$ 14.10**	0.00
OPERATOR: Bobcat/Skid Steer/Skid Loader	$ 13.93**	0.00
OPERATOR: Bulldozer	$ 20.77	0.00
OPERATOR: Drill	$ 16.22	0.34
OPERATOR: Forklift	$ 15.64**	0.00
OPERATOR: Grader/Blade	$ 13.37**	0.00
OPERATOR: Loader	$ 13.55**	0.94
OPERATOR: Mechanic	$ 17.52	3.33
OPERATOR: Paver (Asphalt, Aggregate, and Concrete)	$ 16.03**	0.00
OPERATOR: Roller	$ 16.00**	0.00
PAINTER (Brush, Roller and Spray), Excludes Drywall Finishing/Taping	$ 16.77	4.51
ROOFER	$ 15.40**	0.00
SHEET METAL WORKER (HVAC Duct Installation Only)	$ 17.81	2.64
SHEET METAL WORKER (HVAC Unit Installation Only)	$ 16.00**	1.61
SPRINKLER FITTER (Fire Sprinklers)	$ 22.17	9.70
TILE FINISHER	$ 12.00**	0.00
TILE SETTER	$ 16.17**	0.00
TRUCK DRIVER: 1/Single Axle Truck	$ 14.95**	5.23
TRUCK DRIVER: Dump Truck	$ 12.39**	1.18
TRUCK DRIVER: Flatbed Truck	$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck	$ 12.50**	0.00

TRUCK DRIVER: Water Truck	$ 12.00**	4.11
WATERPROOFER	$ 14.39**	0.00

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

** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 ($16.20) or 13658 ($12.15). Please see the Note at the top of the wage determination for more information.

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

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

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

Union Rate Identifiers

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

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

Survey Rate Identifiers

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

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

Union Average Rate Identifiers

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

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

WAGE DETERMINATION APPEALS PROCESS

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

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

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

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

Branch of Construction Wage Determinations
Wage and Hour Division

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

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

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

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

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

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

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

25.0 PERMITS:

It shall be the sole responsibility of the successful Respondent to obtain any required permits in the name of Fort Bend County.

26.0 TAX EXEMPT:

Fort Bend County is exempt from state and local sales and use taxes under Section 151.309 of the Texas Tax Code. This project will be deemed a separate project for Texas tax purposes, and as such, Fort Bend County hereby issues its Texas Exemption for the purchase of any items qualifying for exemption under this project. Respondent is to issue its Texas Resale Certificate to vendors and subcontractors for such items qualifying for this exemption, and further, Respondent should state these items at cost.

27.0 NAME BRANDS:

Name Brands: Specifications may reference name brands and model numbers. It is not the intent of Fort Bend County to restrict these bids in such cases, but to establish a desired quality level of merchandise or to meet a pre-established standard due to like existing items. Bidders

may offer items of equal stature and the burden of proof of such stature rests with them. Fort Bend County shall act as sole judge in determining equality and acceptability of products offered.

28.0 EVALUATION CRITERIA:

In order to facilitate the analysis of responses to this Proposal, Respondents are required to prepare their proposals in accordance with the instructions outlined in this part. Proposals should be prepared as simply as possible and provide a straightforward, concise description of the Respondent's capabilities to satisfy the requirements of the Proposal. Emphasis should be concentrated on accuracy, completeness, and clarity of content. All parts, pages, figures, and tables should be numbered and clearly labeled.

28.1 Respondents are required to follow the outline below when preparing their proposals:

Tab	Title
	Title Page
	Letter of Transmittal
	Table of Contents
	Executive Summary
1	Cost
2	Understanding Scope of Work
3	Firm's Experience
4	Staff Experience
5	Proposed Schedule
6	Overall Completeness of Proposal

28.2 Any exceptions to the Proposal requirements shall be identified in the applicable section.

28.3 Executive Summary - This part of the response to the Proposal should be limited to a brief narrative highlighting the Respondent's proposal. This section should not include cost quotations. Note that the executive summary should identify the primary contacts for the Respondent.

28.4 Respondents will be evaluated utilizing the factors, as weighted below:

Tab 1

Cost (weight factor = 45%)

- Complete Exhibit I.

Tab 2

Understanding Scope of Work (weight factor = 15%)

- Respondents must express, in detail, their understanding of this specific project. In addition, describe how the project requested will be provided and managed. Describe the approach your firm will take to the required collaboration, scheduling and coordination required for this project.

Tab 3

Firm's Experience (weight factor = 15%)

- Firm Experience with Projects of Similar Size and Complexity: Such experience must be in the form of providing general contracting services for similar facilities. List a minimum of three (3) similar projects completed within the last ten (10) years; provide the name and location of each project, detailed description of project, completion date, final cost, the client, and a contact person and phone number.

Tab 4

Staff Experience (weight factor = 10%)

- Staff Experience with Projects of Similar Size and Complexity: Such experience must be in the form of providing project management and construction services for similar facilities. List a minimum of three (3) similar projects completed within the last ten (10) years; provide the name and location of each project, the client, and a contact person and phone number and completion date. In addition, provide resumes for project superintendent and project manager who will be assigned to this project.

Tab 5

Proposed Schedule (weight factor = 10%)

- Provide project schedule.

Tab 6

Overall Completeness of Proposal (weight factor = 5%)

- Required Proof of Insurance
- Completed Respondent forms
- Completed W9 form
- Completed debt form
- Completed Contractor Acknowledgement of Stormwater Management Program form

29.0 AWARD:

The County will select the respondent whose proposal is the highest evaluated and responsible for the County. Contractual commitments are contingent upon the availability of funds, as evidenced by the issuance of a purchase order. All contracts are subject to the approval of the County's legal counsel and Commissioners' Court, prior to execution. Once awarded, the contract will be the final expression of the agreement between the parties and may not be altered, changed, or amended except by mutual agreement, in writing.

30.0 RETAINAGE:

Within thirty (30) days after receipt of each uncontested Application for Payment together with the supporting materials required, County shall advance to Contractor the uncontested amount requested in such uncontested Application for Payment, except *five* percent (5%) of the amount requested (hereinafter "Retainage") in each Application for Payment by County. The Retainage withheld shall be released upon final completion of the entire Project and verification of satisfactory work performed, unless grounds exist for withholding payment on account of other defaults by Contractor, including services provided by its sub-contractors.

31.0 LIQUIDATED DAMAGES:

If the Services are not substantially completed within the time for performance or within such additional time as may be extended by County, County will deduct from the final payment as liquidated damages and not as a penalty the sum of two hundred and fifty ($250.00) per calendar day that the Services are not substantially complete. Such sum is agreed upon as a reasonable and proper measure of the damages County will sustain.

32. STATE LAW REQUIREMENTS FOR CONTRACTS:

The contents of this section are required by Texas Law and are included by County regardless of content.

32.1 Agreement to Not Boycott Israel Chapter 2271 Texas Government Code:
Contractor verifies that if Contractor employs ten (10) or more full-time employees and this Agreement has a value of $100,000 or more, Contractor does not boycott Israel and will not boycott Israel during the term of this Agreement.

32.2 Texas Government Code Section 2251.152 Acknowledgment: By signature on vendor form, Contractor represents pursuant to Section 2252.152 of the Texas Government Code, that Contractor is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153.

33.0 HUMAN TRAFFICKING:

By acceptance of this contract, Contractor acknowledges that Fort Bend County is opposed to human trafficking and that no County funds will be used in support of services or activities that violate human trafficking laws.

34.0 REQUIRED FORMS:

All respondents submitting are required to complete the attached and return with submission:

34.1 Vendor Form

34.2 W9 Form

34.3 Tax Form/Debt/Residence Certification

34.4 Contractor Acknowledgement of Stormwater Management Program

35.0 EXHIBIT:

Exhibit I: Pricing

Exhibit II: Project Manual

Exhibit III: Plans

AUTOARCH
ARCHITECTS

Fort Bend County Precinct 3 Annex



ADDENDUM 2

2/16/2023

Revisions included in this Addendum:

Please refer to drawings and specifications for more information. These specifications and drawings supersede any previously issued versions of the same spec or drawings. Please replace and refer to the most current drawings in your set. Please refer to specifications for more information.

Specifications Issued:

- 00 01 10 Table of Contents – REPLACE
- 01 21 00 Allowances – ADD
- 01 22 00 Unit Costs – ADD
- 06 40 00 Architectural Woodwork – REPLACE
- 08 81 00 Glass and Glazing – REPLACE

Drawings Sheets Issued:

- A0.00 Project Information – REPLACE
- C6.00 Utility Plan – REPLACE
- C10.01 Storm Details - REPLACE
- A1.00 Site Plan – REPLACE
- A1.10 Enlarged Site Plan – REPLACE
- A1.21 Site Details – ADD
- A2.00 Floor Plan – REPLACE
- A2.10 Reflected Ceiling Plan – REPLACE
- A2.20 Roof Plan – REPLACE
- A2.35 Enlarged Restrooms - REPLACE
- A3.00 Elevations – REPLACE
- A4.00 Building Section – REPLACE
- A4.01 Wall Sections – REPLACE
- A4.10 Exterior Wall Details – REPLACE
- A4.11 Exterior Wall Details – ADD
- A5.00 Door Schedule & Details – REPLACE
- A5.01 Opening Details – REPLACE
- A6.00 Finish Plan – REPLACE
- A6.10 Vignettes & Courtroom – REPLACE
- MEP1.00 Site Plan – REPLACE
- MEP1.01 Site Plan Photometric – ADD
- E0.10 One Line Diagram – REPLACE

Questions & Answers:

1. Additional Clarification for Question 9 of Addendum 1:
   Question: Specification 23 05 93 says "An independent Testing, Adjusting and Balancing (TAB) Contractor for the HVAC systems shall be selected by Owner and paid by Contractor and conform as part of this contract. TAB contractor shall not be hired by general contractor or any sub-contractor." Will FBC set an allowance for all contractors to include in their bids for TAB?
   Response: TAB Contractor to be selected by Owner and paid by Contractor, provide $25,000 allowance re: Allowance specification included in Addendum.

2. Question: The project manual does not include a specification for allowances. Please clarify if any allowances are to be included in the bid.
   Response: Allowances Specification is included in Addendum.

3. Question: No Division 28 specifications were provided. Other than fire alarm, please clarify any other Division 28 systems (access control, intrusion detection / security, video surveillance, emergency responder radio antenna system, etc.) to be included in our bid proposal. The project manual and plans seem to indicate that none are in our scope of work.
   Response: No intrusion system or radio antennae system. No Division 28 scope included in the drawings. Drawings show backboxes for these data devices including the cameras and card readers.

4. Question: The door schedule on A5.00 and Door Hardware specification 08 71 00 indicate certain doors to have card readers which are to be provided by the access control / security contractor. Please confirm that this work is not included in our scope of work.
   Response: Conduits and panels for power, data pathways, and coordination of doors is in contract. Equipment is not in contract.

5. Question: Sheet A6.10 notes "Cont. ¾" bullet resistant material as specified". We do not find this in the project manual. Please clarify the bullet resistant material.
   Response: Spec Section 06 40 00 has been revised to include bullet resistant material.

6. Question: What is the framing and decking for the elevated platform / Judges' Bench in Court Room 103?
   Response: Concrete filled pan stair type construction for platform.

7. Question: What material are the handrails to the elevated platform / Judges' Bench in Court Room 103?
   Response: 1 1/2" Pipe steel with brass finish.

8. Question: What is the floor finish on the elevated platform / Judges' Bench in Court Room 103? I do not find that information on plan A6.00 or A6.10.
   Response: Match finish from room.

9. Question: Please provide a specification for the safety film noted on A2.00.
   Response: Spec Section 08 81 00 has been revised to include safety film.

10. Question: Sheet A1.00 refers to A1.21 for sections and details of the dumpster screen wall and gate. We do not find plan sheet A1.21. Please clarify.
    Response: Sheet A1.21 is issued in Addendum 2.

11. Question: Please provide the fire lane layout. We found detail 01/A1.20 with the fire lane painting requirements, but we did not find a site plan showing the layout of the fire lanes.
    Response: Fire Lane Layout has been added for Addendum 2.

12. Question: Ceiling at Car Drive Porte Cochere not labeled (CO2?)
    Response: Details issued in Addendum 2 call out the ceiling at the porte cochere and other exterior locations: Plaster soffits indicated.

13. Question: Detail/Spec for Transition Counter insert/glass 01/A5.0 and 16 & 21/A6.5?
    Response: Provide as standard interior glazing with security film as specified in Addendum 2.

14. Question: Bulletproof Material Spec for Judge Bench?
    Response: Provided in Addendum 2.

15. Question: Door Hardware/Doors for 1/2 wall at Courtroom
    Response: Provided in Addendum 2.

16. Question: Door Schedule - detail for 107A/114B; Waiting Room Door 122 and Doors at Rooms 116/117 not labeled on Floor Plan
    Response: Provided in Addendum 2.

17. Question: RR181 shows CPT1 for flooring - confirm should be CTF1
    Response: Provide CTF1 in RR181.

18. Question: Allowance called out on MEP1.00 for Electrical $15,000 and Gas $5,000 - confirm in number or broken out in bid
    Response: Allowances for these items are deleted. Fort Bend County will pay these costs directly once identified by the Contract.

19. Question: Which Spec Section is correct for Windows "B&C" - Section 0843132.1 Exterior Glazed Storefront … VG451UT or Exterior Fixed Punched Windows .. 8225TL Fixed Thermal Windows
    Response: Exterior Glazed Storefront is for entrance storefronts. Remainder of windows shall be per fixed punch windows.

20. Question: It appears that some of the Partition Types on A0.11 calling out 3-5/8" Studs are drawn to deck, at heights greater than allowable for 25ga studs - please confirm
    Response: Allowable heights are unbraced. Brace partitions higher than allowable height to structure above. If braces occur lower than ceiling height - adjust gage and/or spacing of studs.

21. Question: There is a marquee called out in the specifications, but no drawing that I can find. Will you be providing an elevation / cut sheet for the marquee sign?
    Response: No Marquee Sign is included in project, however location for a future monument sign is indicated in order to run conduit/wiring to location, re: MEP1.00 Site Plan included in Addendum.

22. Question: There are (3) County seals shown. One on the exterior at the entry above the building name A3.00,29 (specs call it to be 48" diameter). The others are shown on A6.10, 09 & 19 (these may be the same). Do you have specifications on these?
    Response: One seal is provided on the interior (the two on sheet A6.10 are the same). Provide interior seal as part of interior graphics allowance. Provide exterior county seal medallion as called out. 4'-0" diameter is correct per elevations.

23. Question: Downspout Boots are not in specs?
    Response: C6.00 – Utility Plan updated to add roof drain notes. C10.01 updated to include typical roof drain connection detail. Extend roof drain downspouts so that the discharge is at least 5 feet from the slab. Connect downspouts to underground storm sewer system. Refer to roof drain notes and roof conductor detail per plans.

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01 21 00

ALLOWANCES

PART 1 GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements governing allowances. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to the Contractor. Refer to the AIA 201 General Conditions and the Supplementary Conditions for additional requirements concerning allowances. If necessary additional requirements will be issued by Change Order.
   1. Allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts.
   2. Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, bonds, insurance and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances.
   3. CAEA, AEA & CO will be issued by the A/E via Prolog (Potential Change Order Module)
   4. To document and gain authorization to utilize contract contingency on a particular campus for items not covered in the original contract scope of work.
   5. CAEA is used for authorization of the contingency included in the GC Contract.
   6. AEA is used for authorization and tracking of use of contract allowances. A separate AEA series is used for each defined allowance.
   7. Any needs beyond the means of the contract shall require Change Order(s).
   8. CAEA shall only be used for necessary work authorized by the District and in addition to the contracts defined scope of work or to credit work deleted from the contract as authorized by the District.
   9. Contract contingency is not an entitlement to the GC. Unused portions shall be removed from the contract via a final Change Order during contract closure. The goal is to not use contingency, it is not included to allow for upgrades or expansion of scope, but to cover un-foreseen issues and design omissions within the approved scope.
   10. A CO is only used when no other funding sources are available within the contract and contract value must be added.
   11. A CO is the only method for adding funding or to change the contract work (when funding from Owner's Contingency Allowance included in the Contract is depleted) or time.

B. Types of allowances include the following:
   1. Owner Controlled Contingency allowances.

C. Related Sections:
   1. Owner's Bid Forms and Document. ("Front End")
   2. Divisions 02 through 49 Sections for items of Work covered by allowances.

1.3 SELECTION AND PURCHASE

A. At the earliest practical date after award of the Contract, Contractor shall advise Architect and Program Manager of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.

B. At Architect's or Program Manager’s request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.

C. Once the proposal is approved by the Owner, purchase products and systems selected by Architect from the designated supplier.

1.4 SUBMITTALS

A. Submit proposals for purchase of products or systems included in allowances, in the form required by Owner for Contingency Allowance Expenditure Authorization (CAEA), Allowance Expenditure Authorization (AEA), as specified in Change Order, or as otherwise required.

B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

C. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.

D. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 COORDINATION

A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.6 ALLOWANCES

A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include freight, insurance, and delivery to Project site.

B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials under allowance shall be included as part of the Contract Sum and not part of the allowance.

C. List of Allowances on Project:
   1. Interior Graphics Allowance
      a. $15,000 Lump Sum Allowance.
         1) Refer to Unit Prices for more information.
   2. Testing and Balancing Allowance
      a. $25,000 Lump Sum Allowance
         1) Refer to System Testing, Adjusting, and Balancing for more information.

1.7 ADJUSTMENT OF ALLOWANCES

A. Allowance Adjustment: To adjust allowance amounts, prepare a proposal based on the difference between purchase amount and the allowance.
   1. Include installation costs in purchase amount only where indicated as part of the allowance.

2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
3. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.

PART 2 PRODUCTS (Not Used)

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

A. Contingency Allowance Expenditure Authorization (CAEA) is a request for utilization of a specified portion of the contingency allowance included in the GC contract.

B. An Allowance Expenditure Authorization (AEA) is a request for utilization of a specified portion of an allowance included in the GC contract.

C. Each CAEA, AEA and CO must be listed separately in the pay application under the appropriate funding category.

D. Change Orders (CO) is a request for utilization of a specific portion of contingency dollars outside the GC contract and it is used when no other funding sources are available within the contract.

END OF SECTION

01 22 00

UNIT PRICES

PART 1 GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for unit prices.

B. Related Sections:
1. Division 00 Competitive Sealed Proposal Form – Alternates and Unit Pricing.
2. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
3. Division 01 Section "Quality Requirements" for general testing and inspecting requirements.

1.3 DEFINITIONS

A. Unit price is an amount incorporated in the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are either increased or decreased.

1.4 PROCEDURES

A. A Unit Price is a cost for a unit of work, as described in the Proposal Documents. The Owner may add or deduct Unit Price work at the amounts stated on the Proposal Form and such amounts shall not be subject to additional mark-up by the Contractor or his Subcontractors.

B. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.

C. If the quantities of the items listed in the Schedule of Unit Prices are increased, the Unit Prices set forth by the Contractor shall apply to such increased quantities. Unit Prices for adjusting the Contract Sum for less work or material installation will be 95% of these amounts.

1.5 UNIT PRICES LIST

A. Interior Signage & Graphics:
1. Provide and install one (1) 8"x8" Interior Panel Sign as described in Section 10 14 00 of these Specifications. (Price as lump sum per sign).

PART 2 PRODUCTS (Not Used)

PART 3 EXECUTION (Not Used)

END OF SECTION

06 40 00

ARCHITECTURAL WOODWORK

PART 1 GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes furnishing and installing the following:
1. Plastic laminate clad wood cabinets and cabinet tops.

1.3 RELATED WORK

A. Related Work of Other Sections:
1. Section 06 10 00 – Rough Carpentry.
2. Section 06 20 00 – Finish Carpentry.
3. Section 09 65 00 – Resilient Flooring.
4. Section 09 90 00 – Painting and Coating.
5. Division 22 Sections – Plumbing equipment and systems.
6. Division 26 Sections – Electrical equipment and systems.
7. Division 27 Sections – Communication equipment and systems.

1.4 REFERENCES

A. Referenced Standards:
1. AWI "Architectural Woodwork Quality Standards", 7th Edition, Ver. 1.2, 1999, except comply with more stringent requirements specified.
2. Underwriters Laboratories (UL) Standard 752, Edition 11: Bullet-Resisting Equipment.

1.5 SUBMITTALS

A. Submit shop drawings showing location of each item, elevations, and large scale details, indicating related work and complete method of connections, jointing, support, anchorage, reinforcement, material types (including wood species, cut, high pressure decorative laminate grade, finish and color), hardware, and finishes. Show and note field dimensions requiring field measurement for verification and coordination with related work. Submit samples of plastic laminate, each type of hardware, and opaque finished wood.

B. Environmental Submittals:
1. Certification of compliance with the environmental performance requirements specified.
2. Material Safety Data Sheets (MSDS) for adhesive and coatings.
3. Energy performance data.
4. Maintenance data.

1.6 QUALITY ASSURANCE

A. Fabricator/Installer Qualifications: Arrange for work of this Section to be performed by a firm

with not less than 3 years successful experience in fabrication and finishing of woodwork similar to required work.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Do not deliver woodwork until painting and similar operations that could damage woodwork have been completed in installation areas. If woodwork must be stored in other than installation areas, store only in areas where environmental conditions comply with requirements specified in "Project Conditions" Article.

1.8 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.

B. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is complete, and HVAC system is operating and will maintaining temperature between 60 and 90 deg F and relative humidity between 25 and 55 percent during the remainder of the construction period.

C. Field Measurements: Where woodwork is indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication and indicate measurements on Shop Drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
   1. Locate concealed framing, blocking, and reinforcements that support woodwork by field measurements before being enclosed and indicate measurements on Shop Drawings.
   2. Established Dimensions: Where field measurements cannot be made without delaying the Work, establish dimensions and proceed with fabricating woodwork without field measurements. Provide allowance for trimming at site, and coordinate construction to ensure that actual dimensions correspond to established dimensions.

1.9 COORDINATION

A. Coordinate sizes and locations of framing, blocking, furring, reinforcements, and other related units of Work specified in other Sections to ensure that interior architectural woodwork can be supported and installed as indicated.

PART 2 PRODUCTS

2.1 MATERIALS

A. Wood Materials, General: Quality grade, wood specie, cut and match required are specified for each category of architectural woodwork item. Unless otherwise specified, provide lumber and panel products of the grades required by the referenced "Quality Standard" for each quality grade for each woodwork item specified. Where optional materials are indicated within each "Quality Standard" grade, choice is left to fabricator, unless otherwise specified. Particle Board is not acceptable for use on this project and therefore is not indicated below.
   1. Provide materials that comply with requirements of AWI referenced "Quality Standard" for each type of woodwork and quality grade indicated and, where the following products are part of woodwork, with requirements of the referenced product standards, that apply to product characteristics indicated.
      a. Hardboard: AHA A135.4.
      b. High Pressure Decorative Laminate: NEMA LD 3.
      c. Medium Density Fiberboard: ANSI A20

d. Softwood Plywood: DOC PS-1
e. Hardwood Plywood and Face Veneers: HPVA HP-1.
f. Formaldehyde Emissions: Comply with the following:
   1) Medium Density Fiberboard: NPA-9.
   2) Hardwood Plywood: HPMA FE.

B. Bullet Resistant Fiberglass Panels: UL 752 certified Level 3 bullet resistant panels, 7/16" thick, 4' wide x 8' high consisting of multiple layers of ballistic grade fiberglass cloth impregnated with resin and compressed into flat sheets.

C. High Pressure Decorative Laminate: NEMA LD3 for each exposure and grade required, color as selected; Refer to Finish Legend, elevations and details on the Drawings for product selections, colors, and locations required.

D. Cabinet Hardware and Miscellaneous Item Schedule: All hardware shall meet ANSI A156.9. Refer to Finish Legend on the Drawings for cabinet hinges, pulls, drawer slides and Drawing cabinet elevations for locations required.
   1. Catches: Provide opening resistance in compliance with the ADA. Provide top mounted magnetic catch for base and wall cabinet door. Provide two at each tall cabinet door.
   2. Adjustable Shelf Supports: Provide dual-pin design with anti-tip-up shelf restraints for both 3/4 inch and 1 inch shelves. Include keel to retard shelf slid-off, and slot for mechanical attachment for shelf to clip. Load rating shall be minimum 300 pounds each support without failure.
   3. Wardrobe Rod: Provide 1-1/6-inch diameter plated steel rod, with captive sockets.
   4. Coat Hooks: Single or double prong, wall mounted in satin aluminum.
   5. Cabinet Locks: Five-disk tumbler cam-style with strike. Locks on cabinets in same room keyed alike unless indicated otherwise in the drawings. Provide two keys per room where doors and drawers are scheduled to receive locks. Provide US26D dull chrome finish. Lock core shall be removable with a control key, permitting Owner to change lock arrangements without tools.
   6. Grommets: Provide 2-1/2 inches in diameter with "Flip-Top"™ tab in cap, located where electrical, telephone, and computer data wiring need to pass through tops whether shown or not.
   7. Keyboard Drawers: Located at all knee spaces.
   8. Pulls: Unless indicated otherwise in drawings, provide 5" wire pulls, with brushed nickel finish.

E. Tempered Float Glass for Cabinet Doors: ASTM C 1048, Kind FT, Condition A, Type I, Class 1 (clear), Quality-Q, 6 mm thick, unless otherwise indicated.

F. Architectural Cabinets, Laminate Clad: Comply with AWI Section 400 and Division 400B, and AWI "Architectural Casework - General".
   1. Laminate Clad Cabinets: "Custom Grade"; flush overlay construction, with any close-grained hardwood listed in the referenced "Quality Standard" for the quality grade specified.
   2. Panel product for semi-exposed panel product parts with high pressure decorative laminate shall be same as for exposed surfaces. Provide 1 mm PVC edge banding, matching panel face, at all edges exposed to view.
   3. Panel product for exposed panel product parts with high pressure decorative laminate shall be medium density fiberboard plywood, softwood veneer core plywood, or lumbercore plywood listed in the referenced "Quality Standard" for the quality grade specified, except shelves spanning more than 12" shall be veneer or lumber core plywood only.
   4. Laminate for Exposed Surfaces and Edges: GP-50 grade.

5. Laminate for Semi-Exposed Surfaces: GP-28 grade.

G. Architectural Cabinet Tops and Cabinet Trim: Comply with AWI Section 400 and Division 400C, and AWI "Architectural Casework - General". Provide the following:
1. Laminate Clad Tops (Laminate Clad Casework Only): "Custom Grade"; with GP- 50 grade laminate at exposed surfaces and edges, BK-50 grade backer sheet at underside of panel core, Interior Type 1M1 medium density fiberboard panel cores, except at tops where sinks occur, use APA EXT A-C veneer plywood or Exterior Type 2M2 phenolic resin fiberboard. Laminate core to rails, except provide glued-under-pressure lumber drop edge with dado and rabbet continuous lock joint wherever unsupported area of top exceeds 4 sq. ft. Use maximum length laminate with a minimum number of joints. Install laminate on edge first and then on surface. Uniformly bevel edges 15 degrees from edge surface.
2. Solid Surfacing Countertops: See the Finish Legend on the Drawings for product selection, color and thickness required. Provide sub top solid lumber ladder frames to support countertops.

2.2 FABRICATION

A. Comply with AWI "Quality Standards" for lumber moisture content at time of fabrication and for relative humidity conditions in the installation areas.

B. Complete fabrication, assembly, finish hardware application, and other work before shipment to the Project Site to maximum extent possible. Allow for scribing and fitting. Pre-cut openings for related work.

C. Take field measurements for work required to be fitted to other construction.

D. Edge band shelf edges, cabinet door edges and exposed cabinet edges with 3/8-inch hardwood, except where greater depth is required to secure hardware. Use full length pieces only.

E. Apply plastic laminate finish in full uninterrupted sheets consistent with maximum manufactured sizes. Make corners and joints hairline. Locate counter butt joint minimum 2 feet from sink cut-outs. Apply plastic laminate face sheets after application of plastic laminate to edges. Bevel edges 15d from edge surface.

F. Cap exposed plastic laminate edges with material of same finish and pattern.

G. Mechanically fasten splash backs to countertops with steel brackets at 16" o.c. unless shown or noted otherwise.

H. Apply laminate backing sheet to concealed side of plastic laminate finished surfaces.

PART 3 EXECUTION

3.1 PREPARATION

A. Condition woodwork to average prevailing humidity conditions in installation areas prior to installing.

B. Pre-Installation Meeting: Meet at the Project Site prior to delivery of architectural woodwork and review coordination and environmental controls required for proper installation and ambient conditioning in areas to receive work. Include in meeting the Contractor, Architect and City of Houston Representatives (if any), Installers of architectural woodwork, wet work including plastering, other finishes, painting, mechanical work and electrical work, and firms

and persons responsible for continued operation (whether temporary or permanent) of HVAC system as required to maintain temperature and humidity conditions. Proceed with woodwork installation only when everyone concerned agrees that required ambient conditions can be maintained.

3.2 EXECUTION

A. Install the work rigid, plumb, level and true with no distortions. Shim as required using concealed shims. Install to a tolerance of 1/8 inch in 8'-0" for plumb and level, and with no variations in flushness of adjoining surfaces.

B. Scribe and cut work to fit adjoining work leaving gap of 1/32 inch to adjacent surfaces. Repair or replace damaged finish at cuts. Do not use additional overlay trim for this purpose.

C. Where field cutting or trimming is necessary, perform Work in a neat, accurate, professional manner without damaging woodwork and adjacent Work.

D. Anchor woodwork to anchors or blocking built-in or directly attached to substrates.

E. Counter-sink screw anchorage devices at exposed locations used to wall mount components. Conceal screw fasteners with solid plugs of species to match surrounding wood, grain and color. Finish flush with surrounding surfaces.

F. Cabinets: Install with concealed fasteners, without distortion, so that doors and drawers will fit openings properly, and be accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete the installation of hardware and accessory items as indicated. Maintain veneer sequence matching (if any) of cabinets with transparent finish.

G. Tops, General: Anchor securely to base units with concealed fasteners and other support systems as indicated. Join countertop cores with a minimum of 4 wood biscuits arranged to provide flush, tight joints.

H. Repair damaged and defective woodwork and finishes; where possible eliminate functional and visual defects; where repair is not possible, replace item.

I. Refer to Section 09 90 00 for field finishing of exposed opaque finished woodwork.

END OF SECTION

08 81 00

GLASS AND GLAZING

PART 1 GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes furnishing and installing glass and glazing at the following locations indicated on the Drawings.
   1. Door vision lites and sidelites.
   2. Window vision and spandrel lites.
   3. Interior vision lites.
   4. Insulated Glazing Units for Curtain Walls and Storefronts.

1.3 RELATED WORK

A. Related Work of Other Sections:
   1. Division 08 Section – Steel Doors and Frames.
   2. Division 08 Section – Wood Doors.
   3. Division 08 Section – Entrances and Storefronts.

1.4 DEFINITIONS

A. Manufacturer: A firm that produces primary glass or fabricated glass as defined in referenced glazing publications.

1.5 DESIGN/PERFORMANCE REQUIREMENTS

A. Design/Performance, General: Provide glazing systems that are capable of withstanding normal thermal movement and wind and impact loads (where applicable) without failure, including loss or glass breakage attributable to the following:
   1. Defective manufacture, fabrication, and installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects in construction.

B. Glass Design: Glass thicknesses indicated are minimums and are for detailing only. Confirm glass thicknesses by analyzing Project loads and in-service conditions. Provide glass lites for various size openings in nominal thicknesses indicated, but not less than thicknesses and strengths (annealed or heat treated) required to meet or exceed the following criteria:
   1. Glass Thicknesses: Select minimum glass thickness to comply with ASTM E1300, according to the following requirements:
      a. Design Wind Loads: Determine design wind loads applicable to Project from basic wind speed indicated in miles per hour (meters per second) at 33 feet above grade, according to requirements of authorities having jurisdiction or ASCE 7, "Minimum Design Loads for Buildings and Other Structures": Section 6.5, "Method 2-Analytical Procedure," based on mean roof heights above grade

indicated on Drawings, whichever are more stringent.
1) Basic Wind Speed (33 feet above finish grade): 147 mph 3 second gust.
2) Importance Factor: 1.15
3) Exposure Category: B.
4) Internal Pressure Coefficient: Indicate in the design calculations the internal pressure coefficient used in the design of exterior cladding and components

2. Probability of Breakage for Vertical Glazing: 8 lites per 1000 for lites set vertically or not more than 15-degrees from vertical, and under wind action and with a load duration of 60 seconds or less.
3. Maximum Lateral Deflection: For the following types of glass specified in Part 2 - Products of this Section and supported on all four edges, provide the thickness required that limits center deflection at design wind pressure to 1/50 times the short side length or 1-inch (25-mm), whichever is less.
   a. For monolithic glass heat-treated to resist wind loads.
   b. For insulating glass.
   c. For laminated glass lites.
4. Minimum Glass Thickness for Exterior Lites: Not less than 1/4 inch.
5. Thickness of Tinted and Heat-Absorbing Glass: Provide the same thickness for each tint color indicated throughout Project.

C. Thermal Movements: Provide glazing that allows for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures acting on glass framing members and glazing components. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
1. Temperature Change (Range): 120-degrees F, ambient; 180-degrees F, material surfaces.

1.6 SUBMITTALS

A. Product Data: For each glass product and glazing material indicated.

B. Samples: For the following products, in the form of 12-inch- square Samples for glass and of 12-inch- long Samples for sealants. Install sealant Samples between two strips of material representative in color of the adjoining framing system.
1. Each color of tinted float glass.
2. Each type of laminated glass with colored interlayer.
3. Each sandblasted logo pattern on vision glass.
4. For each color (except black) of exposed glazing sealant indicated.

C. Glazing Schedule: Use same designations indicated on Drawings for glazed openings in preparing a schedule listing glass types and thicknesses for each size opening and location.

D. Product Certificates: Signed by manufacturers of glass and glazing products certifying that products furnished comply with requirements.

E. Qualification Data: For firms and persons specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.

F. Warranties: Special warranties specified in this Section.

1.7 QUALITY ASSURANCE

A. Installer Qualifications: An experienced installer who has completed glazing similar in

material, design, and extent to that indicated for this Project; whose work has resulted in glass installations with a record of successful in-service performance.

B. Source Limitations for Glass: Obtain glass through one source from a single manufacturer for each glass type.

C. Source Limitations for Glazing Accessories: Obtain glazing accessories through one source from a single manufacturer for each product and installation method indicated.

D. Elastomeric Glazing Sealant Product Testing: Obtain sealant test results for product test reports in "Submittals" Article from a qualified testing agency based on testing current sealant formulations within a 36-month period.
   1. Sealant Testing Agency Qualifications: An independent testing agency qualified according to ASTM C 1021 to conduct the testing indicated, as documented according to ASTM E 548.
   2. Test elastomeric glazing sealants for compliance with requirements specified by reference to ASTM C 920, and where applicable, to other standard test methods.

E. Preconstruction Adhesion and Compatibility Testing: Submit to elastomeric glazing sealant manufacturers, for testing indicated below, samples of each glazing material type, tape sealant, gasket, glazing accessory, and glass-framing member that will contact or affect elastomeric glazing sealants:
   1. Use ASTM C 1087 to determine whether priming and other specific joint preparation techniques are required to obtain rapid, optimum adhesion of glazing sealants to glass, tape sealants, gaskets, and glazing channel substrates.
   2. Submit not fewer than eight pieces of each type of material, including joint substrates, shims, joint-sealant backings, secondary seals, and miscellaneous materials.
   3. Schedule sufficient time for testing and analyzing results to prevent delaying the Work.
   4. For materials failing tests, obtain sealant manufacturer's written instructions for corrective measures, including the use of specially formulated primers.
   5. Testing will not be required if elastomeric glazing sealant manufacturers submit data based on previous testing of current sealant products for adhesion to, and compatibility with, glazing materials matching those submitted.

F. Safety Glazing Products: Comply with testing requirements in 16 CFR 1201 and, for wired glass, ANSI Z97.1.
   1. Subject to compliance with requirements, obtain safety glazing products permanently marked with certification label of the Safety Glazing Certification Council or another certification agency or manufacturer acceptable to authorities having jurisdiction.
   2. Where glazing units, including Kind FT glass and laminated glass, are specified in Part 2 articles for glazing lites more than 9 sq. ft. in area, provide glazing products that comply with Category II materials, and for lites 9 sq. ft. or less in area, provide glazing products that comply with Category I or II materials.

G. Safety Glazing: Provide safety glazing as required by IBC 2006 for hazardous locations.
   1. Glazing in swinging doors and sidelights.
   2. Glazing in sliding doors and sidelights.
   3. Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

H. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below, unless more stringent requirements are indicated.

Refer to these publications for glazing terms not otherwise defined in this Section or in referenced standards.

1. GANA Publications: GANA Laminated Division's "Laminated Glass Design Guide" and GANA's "Glazing Manual."
2. AAMA Publications: AAMA GDSG-1, "Glass Design for Sloped Glazing," and AAMA TIR-A7, "Sloped Glazing Guidelines."
3. IGMA Publication for Sloped Glazing: IGMA TB-3001, "Sloped Glazing Guidelines."
4. IGMA Publication for Insulating Glass: SIGMA TM-3000, "Glazing Guidelines for Sealed Insulating Glass Units."

1.8 DELIVERY, STORAGE AND HANDLING

A. Protect glazing materials according to manufacturer's written instructions and as needed to prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

1.9 PROJECT CONDITIONS

A. Environmental Limitations: Do not proceed with glazing when ambient and substrate temperature conditions are outside limits permitted by glazing material manufacturers and when glazing channel substrates are wet from rain, frost, condensation, or other causes.

1.10 WARRANTY

A. Manufacturer's Special Warranty on Laminated Glass: Written warranty, made out to Owner and signed by laminated-glass manufacturer agreeing to furnish replacements for laminated-glass units that deteriorate as defined in "Definitions" Article, f.o.b. the nearest shipping point to Project site. See Conditions of the Contact for additional warranty provisions. Provide 5-year special project warranty period for laminated glass products.

PART 2 PRODUCTS

2.1 PRODUCTS AND MANUFACTURERS

A. Provide clear float and tinted float glass required, produced by one of the following primary glass manufacturers.
   1. AFG Industries, Inc., Kingsport, TN (800) 251-0441
   2. Ford Glass Div., Allen Park, MI, (800) 521-6346.
   3. Guardian Industries, Carleton, MI (800) 521-9040.
   4. Pilkington Libbey-Owens-Ford, Toledo, OH (800) 526-6557.
   5. PPG Industries, Inc., Pittsburgh, PA (800) 377-5267

B. Provide each type of processed glass (coated, laminated, heat strengthened, fully tempered, or insulated glass) required, produced by one of the following:
   1. Viracon, Inc., Owatonna, MN (800) 533-2080 (Basis of Design)
   2. HGP & Affiliates, Inc., Dallas, TX (972) 663-3800.
   3. Glass Wholesalers, Inc., Houston, TX (713) 353-5800.
   4. PPG Industries, Inc., Pittsburgh, PA (800) 377-5267

C. Primary Float Glass Products: Provide lites of the following annealed primary glass types conforming to ASTM C 1036, including references to type, class, quality, and if applicable, form, finish, mesh and pattern. Provide heat strengthened or fully tempered glass complying with ASTM C 1048, including references to kind, condition, type, quality and class. Provide laminated glass complying with ASTM C 1172, including references to kind, condition, type, quality, and class.

D. Clear Low-E Coated Insulating Glass Type 1 (Clear Spectrally Selective Low-E Coated Fully Tempered Insulating Vision Glass Unless Otherwise Specified or Indicated): Provide units of the following construction and physical properties:
   1. Nominal Overall Thickness: 1 inch.
   2. Outer Lite: 6-mm (0.23-inch) thick clear float glass (Fully tempered where required by Code and Performance Requirements), with spectrally selective low-e coating on No. 2 surface.
   3. Insulating Unit Spacer: Manufacturer’s standard hermetically sealed dehydrated 13-mm (1/2-inch) black air space and complying with ASTM E 774, Class A requirements and with manufacturer's standard 13-mm (1/2-inch) spacer.
   4. Inboard Lite Assembly: One lite of 6-mm (0.23-inch) thick clear float glass (Fully tempered where required by Code and Performance Requirements).
   5. Visible Light Transmittance: 70 percent.
   6. Exterior Visible Light Reflectance: 11 percent.
   7. Interior Visible Light Reflectance: 12 percent.
   8. NFRC Winter Night Time U-Value: 0.29
   9. NFRC Winter Argon U-Value: 0.24
   10. Solar Heat Gain Coefficient: 0.22
   11. Light to Solar Heat Gain: 1.79
   12. Basis of Design: Vitro Architectural Glass clear Solarban 60 (2), or equivalent by Viracon or Pilkington as approved by Architect.

E. Clear Low-e Coated Insulating Spandrel Glass Type 1.1: Heat Strengthened (Or Fully Tempered) Exterior Insulating Spandrel Glass): Provide units with the following construction and physical properties:
   1. Nominal Overall Thickness: 1 inch.
   2. Outer Lite: 6-mm (0.23-inch) thick clear fully tempered float glass with spectrally selective low-e coating on No. 2 surface.
   3. Insulating Unit Spacer: Manufacturer’s standard hermetically sealed dehydrated 13-mm (1/2-inch) air space and complying with ASTM E 774, Class A requirements and with manufacturer's standard 13-mm (1/2-inch) spacer. Provide black painted aluminum spacer with black silicone sealant where exposed to view.
   4. Inboard Lite Assembly: One lite of 6-mm (0.23-inch) thick clear heatstrengthened (or fully tempered) float glass with ceramic coating in color as selected by Architect on No. 4 surface to match exterior appearance of Glass Type 1.

F. Fully Tempered Clear Float Glass: Condition A, Type I, Class 1, Quality q3, Kind FT, minimum 6-mm (0.23-inch) thick.

G. Clear 1-Hour Fire-Rated Ceramic Safety Impact Rated Glazing Material Type 7: SuperLite II-XL as manufactured by SaftiFirst, Brisbane, CA, 1-800-653-3333, or equivalent by Technical Glass Products, or Vetrotech Saint-Gobain.
   1. Makeup: 6 mm (1/4-inch) clear low iron PPG Starfire inboard and outboard lites and clear fire protecting intumescent interlayer.
   2. Thickness: 1/2 inch (13 mm).
   3. Weight: 6 lbs./sq. ft.
   4. Approximate Visible Transmission: 90 percent with Starfire low iron glass.
   5. Approximate Visible Reflection: 9 percent.]
   6. Fire-Rating: 45 minutes unless otherwise indicated. Fire rating listed and labeled by UL or Warnock Hersey for fire rating scheduled at opening locations on drawings, when tested in accordance with ASTM E 152 and ASTM E 163and UL 9 and UL 10B.
   7. Impact Safety Rating: ANSI Z97.1 and CPSC 16CFR1201 (Cat. I and II).
   8. STC Rating: Approximately 40 dB.
   9. Positive Pressure Test: UL 10C, UBC 7-2 and 7-4; passes.

H. Mirror Glass: ASTM C 1503, Mirror Glazing quality, clear annealed float glass, 6 mm (1/4-inch) thick, with 2 coats of chemically applied silver with electrolytic copper coating (0.0002" thick), followed by 2 protective coats of clear varnish or shellac applied to silvered and coppered surface and to all mirror edges, followed by final coat of mirror backing paint.

I. Security Film for Windows:
1. Basis of Design Security Film: 3M, St. Paul, MN, (Tel) 866-499-8857, Safety and Security S140 (SH14CLARL) Window Film, or equivalent product by Llumar or Madico as approved by Architect.
2. Color: Clear.
3. Thickness: Nominal 15-mil multi ply (3)
4. Adhesive: Pressure activated, not water activated, forming a physical bond to the glass; 3M “Impact Protective Adhesive.”
5. Tensile Strength (ASTM D882): 25,000 psi.
6. Breaking Strength (ASTM D882): 350 lb/in.
7. Percent Elongation at Break (ASTM D882): Not less than 125%
8. Yield Strength: 12,000 psi.
9. Visible Light Transmission (ASTM E903): 85%
10. Impact Resistance and Pressure Cycling Medium Large Missile Test and (ASTM E1996 and E1886 Pressure Cycling): Pass.
11. Forced Entry Resistance: Product shall have been evaluated for time to resist complete body passage by a qualified 3rd Party Test lab.
12. Aluminum Frame Lap Sealant: Dow 995 silicone sealant with BondKap security film attachment over sealant, or equivalent structural glazing sealant as approved by Architect.

2.2 GLAZING GASKETS

A. Soft Compression Gaskets: Extruded or molded, closed-cell, integral-skinned gaskets of material indicated below; complying with ASTM C 509, Type II, black; and of profile and hardness required to maintain watertight seal.
1. Neoprene, ASTM C 864.
2. EPDM, ASTM C 864.
3. Silicone, ASTM C 1115.
4. Thermoplastic polyolefin rubber, ASTM C 1115.
5. Any material indicated above.

B. Dense Compression Gaskets: Molded or extruded gaskets of material indicated below, complying with standards referenced with name of elastomer indicated below, and of profile and hardness required to maintain watertight seal.
1. Neoprene, ASTM C 864.
2. EPDM, ASTM C 864.
3. Silicone, ASTM C 1115.
4. Thermoplastic polyolefin rubber, ASTM C 1115.
5. Any material indicated above.

2.3 MISCELLANEOUS GLAZING MATERIALS

A. Sealants, Tapes and Backup Materials: Provide sealants, tapes and backup materials of proven compatibility with other materials that they will contact, including glass products, seals of insulating glass units, and glazing channel substrates, under conditions of installation and service, as demonstrated by testing and field experience. Comply with sealant and glass manufacturer’s recommendations for selecting glazing sealants and tapes that are suitable for applications indicated and conditions existing at time of installation. Provide the following chemical curing, elastomeric sealants of the base polymer and

movement capability indicated.

1. Non-Structural Silicone Glazing Sealant: One-part medium modulus silicone sealant with minimum ±50% joint movement capability and conforming to ASTM C 920, Type S, Grade NS, Class 25, Use NT, G, A, and as applicable to use indicated, O. Acceptable manufacturer and product includes General Electric Company "Silglaze II," or Dow Corning "Dow Corning 795."
2. Class 25 Neutral Curing Structural Glazing Sealant: Dow Corning Corporation; 799, General Electric "Ultraglaze SSG4000," or GE Silicones; UltraGlaze SSG4000AC.
3. Structural Silicone Glazing Spacers: Continuous preformed Type I Silicone Rubber Strips 50 ±5 Shore A durometer; designed to adhere to the structural glazing sealant.
4. Structural Silicone Setting and Edge Blocks: Preformed Type II Silicone Rubber Blocks, 85 ±5 Shore A durometer; designed to adhere to the structural glazing sealant.
5. Structural sealant manufacturer shall perform adhesion evaluation tests in accordance with ASTM C 794 using the sealant to be employed on production run samples furnished concurrently with the mock-up materials as well as with production runs of material to be used in the Work. Submit a quality assurance program, in addition to the specified tests, to monitor adhesion of sealant.
6. Glazing Tape: AAMA 806.3, 100% solids butyl tape with spacer rod; Tremco "Polyshim II" or PTI "PTI 303 Glazing Tape," except use glazing tape lite kits applicable to UL Listed (UBC 7-2 1997 and UL 10C) fire-rated glazing assembly time ratings as produced by Zero International, or equivalent and specified as part of Section 08 71 00 - Door Hardware work.
7. Cylindrical Glazing Sealant Backing: ASTM C 1330, Type O (open-cell material), of size and density to control glazing sealant depth and otherwise produce optimum glazing sealant performance.

B. Miscellaneous Glazing Materials: Provide products of material, size and shape complying with the referenced glazing standard, requirements of manufacturers of glass and other glazing materials involved for glazing application indicated, and with proven record of compatibility with surfaces contacted in installation.
   1. Cleaners, Primers, and Sealers: Types recommended by sealant or gasket manufacturer.
   2. Setting Blocks: Elastomeric material with a Shore A durometer hardness of 85, plus or minus 5.
   3. Spacers: Elastomeric blocks or continuous extrusions with a Shore A durometer hardness required by glass manufacturer to maintain glass lites in place for installation indicated.
   4. Edge Blocks: Elastomeric material of hardness needed to limit glass lateral movement (side walking).
   5. Mirror Mastic: Spot-application type, for 25% maximum coverage, 1/8" to 1/2" thickness; Palmer Mirro-Mastic, or equivalent approved by Architect.
   6. Mirror Clips: AISI Type 302/304 stainless steel angle clips at mirror top and bottom edges, with No. 8 mirror polished finish.

2.4 FABRICATION OF GLASS AND OTHER GLAZING PRODUCTS

A. Fabricate glass and other glazing products in sizes required to glaze openings indicated for Project, with edge and face clearances, edge and surface conditions, and bite complying with written instructions of product manufacturer and referenced glazing standard, to comply with system performance requirements.

B. Exposed Glass Edges: Clean-cut or flat-grind vertical edges of butt-glazed monolithic lites in a manner that produces square edges with slight kerfs at junctions with indoor and outdoor faces. Grind smooth and polish exposed glass edges.

C. Sizes, Clearances, Bite and Tolerances: Fabricate glass to the sizes required for glazed openings indicated, with edge and face clearances, bite and tolerances complying with recommendations of glass manufacturer and the referenced glazing standard, to comply with performance requirements.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine framing glazing, with Installer present, for compliance with the following:
1. Manufacturing and installation tolerances, including those for size, squareness, and offsets at corners.
2. Presence and functioning of weep system.
3. Minimum required face or edge clearances.
4. Effective sealing between joints of glass-framing members.

B. Inspect each piece of glass immediately before installation, and remove lites that have observable edge damage or face imperfections from the Project Site.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 GLAZING PREPARATION

A. Clean framing members to receive glass, immediately before glazing. Remove coatings that are not firmly bonded to the substrate.

3.3 GLAZING, GENERAL

A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.

B. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass is glass with edge damage or other imperfections that, when installed, could weaken glass and impair performance and appearance.

C. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.

D. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction sealant-substrate testing.

E. Center glass lites in each opening. Provide edge blocking to comply with requirements of referenced glazing standard, except where otherwise required by glass unit manufacturer.

F. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.

G. Provide spacers for glass lites where the length plus width is larger than 50 inches as follows:
1. Provide 1/8-inch minimum bite of spacers on glass and use thickness equal to sealant width. With glazing tape, use thickness slightly less than final compressed thickness of tape.
2. Locate spacers directly opposite each other on both inside and outside faces of glass. Install correct size and spacing to preserve required face clearances, unless gaskets

and glazing tapes are used that have demonstrated ability to maintain required face clearances and to comply with system performance requirements.

H. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and according to requirements in referenced glazing publications.

I. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics.

J. Where wedge-shaped gaskets are driven into one side of channel to pressurize sealant or gasket on opposite side, provide adequate anchorage so gasket cannot walk out when installation is subjected to movement.

K. Square cut wedge-shaped gaskets at corners and install gaskets in a manner recommended by gasket manufacturer to prevent corners from pulling away; seal corner joints and butt joints with sealant recommended by gasket manufacturer.

3.4 TAPE GLAZING

A. Position tapes on fixed stops so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to make them fit opening.
   1. Where framing joints are vertical, cover these joints by applying tapes to heads and sills first and then to jambs. Where framing joints are horizontal, cover these joints by applying tapes to jambs and then to heads and sills.
   2. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.
   3. Do not remove release paper from tape until just before each glazing unit is installed.

B. Apply heel bead of elastomeric sealant.

C. Center glass lites in openings on setting blocks and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.

D. Apply cap bead of elastomeric sealant over exposed edge of tape.

3.5 GASKET GLAZING

A. Fabricate compression gaskets in lengths recommended by gasket manufacturer to fit openings exactly, with stretch allowance during installation.

B. Insert soft compression gasket between glass and frame or fixed stop so it is securely in place with joints miter cut and bonded together at corners.

C. Center glass lites in openings on setting blocks and press firmly against soft compression gasket by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer.

D. Install gaskets so they protrude past face of glazing stops.

3.6 SEALANT GLAZING (WET)

A. Install continuous spacers, or spacers combined with cylindrical sealant backing, between

glass lites and glazing stops to maintain glass face clearances and to prevent sealant from extruding into glass channel and blocking weep systems until sealants cure. Secure spacers or spacers and backings in place and in position to control depth of installed sealant relative to edge clearance for optimum sealant performance.

B. Force sealants into glazing channels to eliminate voids and to ensure complete wetting or bond of sealant to glass and channel surfaces.

C. Tool exposed surfaces of sealants to provide a substantial wash away from glass.

3.7 PROTECTION AND CLEANING

A. Protect exterior glass from damage immediately after installation by attaching crossed streamers to framing held away from glass. Do not apply markers to glass surface. Remove nonpermanent labels, and clean surfaces.

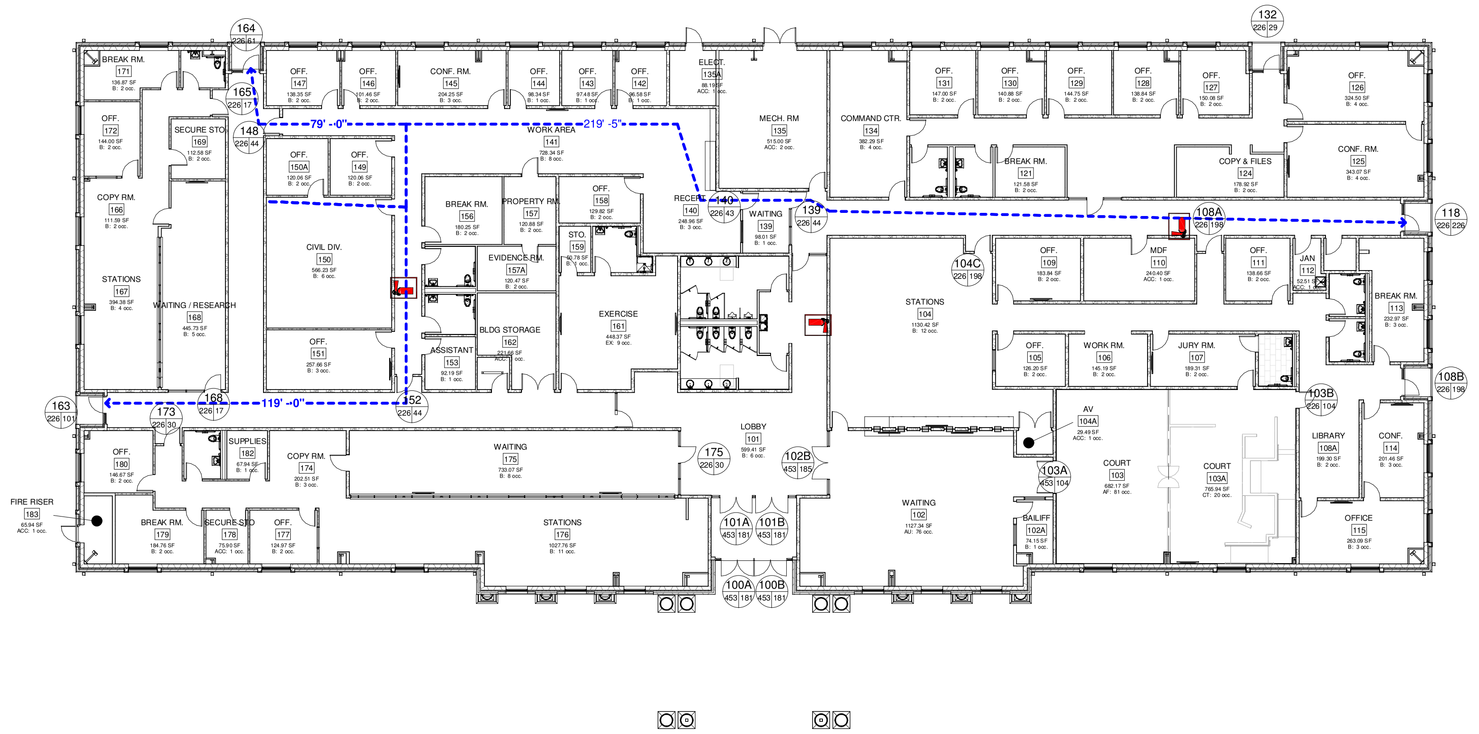
B. Protect glass from contact with contaminating substances resulting from construction operations, including weld splatter. If, despite such protection, contaminating substances do come into contact with glass, remove them immediately as recommended by glass manufacturer.

C. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for build-up of dirt, scum, alkaline deposits, or stains; remove as recommended by glass manufacturer.

D. Remove and replace glass that is broken, chipped, cracked, abraded, or damaged in any way, including natural causes, accidents, and vandalism, during construction period.

E. Wash glass on both exposed surfaces in each area of Project not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended by glass manufacturer.

END OF SECTION



29 EGRESS PLAN

Scale: 1/16" = 1'-0"

ROOM TAG & OCCUPANCY CLASSIFICATIONS

ROOM — Room Name
101 — Room Number
150 SF — Room Area
B: 10 occ — Occupant Count
Occupant Classification

Occupancy Classifications are based on Table 1004.1.2 in the 2015 International Building Code (IBC). In this project they include:

ACC: Accessory: 300 gsf/occ
AU: Assembly, Unconcentrated: 15 nsf/occ
AF: Assembly, Fixed Seats: re: Sec 1004.4
CT: Courtroom, 40 nsf/occ
B: Business Area, 100 gsf/occ

DOOR TAG & EGRESS CAPACITIES

101 — Door Number
226/142 — Actual Egress Through Door
Egress Capacity of Door

Egress Capacities are based on Section 1005.1 of the 2015 International Building Code. Door Capacity is 0.15" per Occupant in a 100% Sprinklered Building.

175'-0" — Egress Length
Egress Path, Arrow indicates direction.

RATED PARTITIONS & FIRE WALLS

1 HR
2 HR
3 HR

These graphics indicate rated partitions unless noted as Fire Walls in this drawing.

FIRE EXTINGUISHERS

Fire Extinguisher in Semi-Recessed Cabinet (Protrudes ≤ 4" from wall).
Fire Extinguisher

28 EGRESS & CODE LEGEND

Scale:NTS

A.F.F.	ABOVE FINISHED FLOOR	LBS.	POUNDS
ALUM.	ALUMINUM	MAX.	MAXIMUM
BLDG.	BUILDING	MFR.	MANUFACTURER
℄	CENTER LINE	MIN.	MINIMUM
CFMF	COLD FORMED METAL FRAMING	MISC.	MISCELLANEOUS
CFM	CUBIC FEET PER MINUTE	M.O.	MASONRY OPENING
CMU	CONCRETE MASONRY UNITS	MTD.	MOUNTED
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONT.	CONTINUOUS	NO.	NUMBER
CYL.	CYLINDER	NTS	NOT TO SCALE
⌀	DIAMETER	O.C.	ON CENTER
DOCS.	DOCUMENTS/DRAWINGS	O.D.	OUTSIDE DIMENSION
EA.	EACH	OPP.	OPPOSITE
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	O.S.B.	ORIENTED STRAND BOARD
		PLYWD.	PLYWOOD
ELEV.	ELEVATION	P.S.F	POUNDS PER SQUARE FOOT
E.S.C.	EXTERIOR SPECIAL COATING	P.S.I	POUNDS PER SQUARE INCH
F.D.	FLOOR DRAIN	RE:	REFER TO, REFERENCE FROM
F.O.C.	FACE OF CURB/CONCRETE	REQ'D	REQUIRED
F.O.M.	FACE OF MASONRY	R.O.	ROUGH OPENING
FIN.	FINISHED	SHEATH.	SHEATHING
FLR.	FLOOR	SIM.	SIMILAR
FT.	FEET	SPECS.	SPECIFICATIONS
FR-S	FIRE-RETARDENT WOOD TREATMENT	STL.	STEEL
GA.	GAUGE	STRUCT.	STRUCTURAL
GALV.	GALVANIZED	SQ.	SQUARE
G.I.	GALVANIZED IRON OR STEEL	T & G	TONGUE & GROOVE
G.L.	GRADE LEVEL	T.D.	TOP OF DRAIN
GYP. BD.	GYPSUM BOARD	T.O.	TOP OF
H.M.	HOLLOW METAL	T.O.C.	TOP OF CURB/CONCRETE
HR.	HOUR	TYP.	TYPICAL
HT.	HEIGHT	W/	WITH
H.V.A.C.	HEATING VENTILATING & AIR CONDITIONING	W.P.	WEATHERPROOF
I.D.	INSIDE DIMENSION	W.W.F.	WELDED WIRE FABRIC
IN.	INCH		

27 ABBREVIATIONS LEGEND

Scale: NTS

NORTH — TRUE NORTH — NORTH ARROW
05/A5.10 — BUILDING SECTION
02/A6.02 — WALL SECTION
05/A8.03 — BUILDING ELEVATION
05/A8.03 — INTERIOR ELEVATION
02/A9.05 — SECTION DETAIL
06/A2.10 — ENLARGED DETAIL
A6 / 1 — FIRE RATED
A3 — NOT RATED — PARTITION TYPE

0 — COLUMN GRID LINE
101A — DOOR NUMBER KEY
A — WINDOW TYPE KEY

Each sheet is numbered as illustrated above. In this example the sheet title is "Floor Plan" and the sheet number is "A2.00"

Drawing Title: FLOOR PLAN
Drawing Number: A 2.00

Each drawing is numbered preceding the drawing title. In this example, drawing "1" represents the first drawing on a sheet of the architectural discipline, an "ELEVATION". Followed by a description, "AT NEW OFFICE 100", and drawing scale " 1/8" = 1'-0":

01 ELEVATION

SCALE: 1/8" : 1'-0"

26 SYMBOLS LEGEND

Scale: NTS

PLANS

Vinyl Composition Tile (VCT)
Luxury Vinyl Tile (LVT)
Carpet (CPT)

ELEVATIONS

Vertical, Flat — Vertical, Ribbed — Horizontal, Flat — Horizontal, Ribbed — Metal Wall Panels
Aluminum Composite Material (ACM) Panels
Plaster or Stucco
Brick
Glazing

SECTIONS & PLAN DETAILS

Earth
Concrete
Brick
Concrete Masonry Units (CMU)
Continuous — Blocking — Dimensional Wood
Finished Wood
or
Thermal Batt Insulation
Sound Attenuation Batts (SABs)
Rigid Insulation
Plywood

21 GRAPHICS LEGEND

Scale: NTS

This set of Contract Documents includes both Technical Specifications and Drawings. The installation / application information herein is not to be considered complete unless all of the sheets listed in the Index are present.

All Contractors and Bidders must read the Entirety of the Written Specifications and Drawings Contained in the Contract Documents.

The Drawings indicate the Overall Design Intent, as well as dimension and quantity of building materials, products, and components to be placed or installed.

The Specifications contain bidding and procedural information, as well as quality, preparation, and installation requirements for materials, products, or components that are being placed or installed.

Only the most current signed and sealed drawings and specifications shall be used for bidding, permitting, and construction purposes.

These Contract Documents are the Instrument of Services Rendered, and shall remain the property of the architect whether the project for which they are prepared is executed or not. Any use of these Contract Documents for purposes other than the execution of this project, without the architect's written consent, is prohibited. Any unauthorized use of these Contract Documents is at the sole risk of the user.

These Contract Documents are the Diagrammatic Expression of the Architect's Design Intentions. Bidders and contractors may scale drawings for the purposes of generating bids and pricing. However, Contractors and suppliers shall Never scale drawings for the purposes of fabrication, assembly, or construction. Any missing dimensions in the drawings shall be called to the architect's attention as soon as possible upon discovery.

Architect is responsible only for those underground utilities and tie-in locations that appear accurately on the County's record drawings. Any deviation from these records shall be independently verified and located by the General Contractor.

All Contractors working on this project must abide by all applicable Federal, State, and Local Codes and Ordinances, as well as the requirements of the Development in which the project is located. Any conflicting requirements, or requests for interpretation of requirements, should be called to the architect's attention prior to the start of work.

Contractor shall Field Verify All conditions and dimensions, with special attention given to building location, grid-lines, and structural dimensions, prior to the start of work.

Contractor shall notify the architect of any discrepancies between Drawings, Specifications, and Site Conditions immediately upon their discovery.

16 GENERAL PROJECT NOTES

Scale: NTS

Deviations from the Drawings and Specifications are prohibited without express written approval of the Architect.

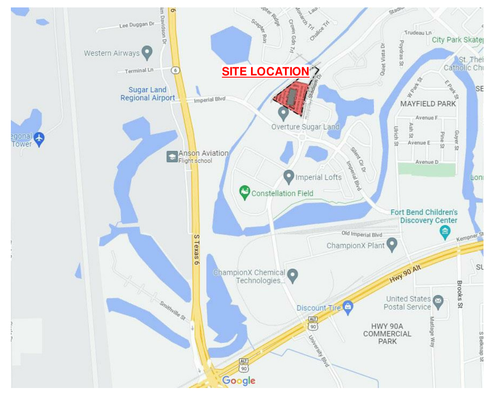
All Contractors shall coordinate their work with that of other contractors working on site, and shall comport themselves in a professional manner. Concerns shall be brought to the General Contractor. The General Contractor shall be responsible for the Subcontractors' work, in accordance with these Contract Documents.

All Work required to complete the project, including work not indicated in these documents but necessary for the project's completion, shall meet general professional standards, applicable codes and regulations, and manufacturer's recommendations.

All controls shall be mounted at 42" above finished floor, unless indicated otherwise.

06 PROJECT VICINITY

Scale: NTS



12 PROJECT & CODE INFORMATION

Scale: NTS

PROJECT LOCATION:

West side of Stadium Drive at Grace Point Drive, in Sugar Land TX. Mailing Address TBD.

PROJECT DESCRIPTION:

Single Story, 25,136 sf Precinct Annex for Fort Bend County Precinct 3. Metal Framed Construction (Pre-Engineered Rigid Frames); fully sprinklered.

ZONING:

The site is zoned Planned Development (PD) and governed by Ordinance. See below.

APPLICABLE CODES & ORDINANCES:

2015 International Building Code (IBC)*
2015 International Mechanical Code (IMC)*
2015 International Plumbing Code (IPC)*
2015 International Fire Code (IFC)*
2014 National Electric Code (NEC)*
2012 Texas Accessibility Standards (TAS)
Sugar Land Development Code, Codified through Ordinance No. 2248
Sugar Land Ordinance No. 2009 governing Planned Development (PD) zone at Imperial Ballpark District-Tract E.
(Codes marked with an asterisk, " *," are amended by Sugar Land Ordinance No. 2027).

CODE ANALYSIS:

I: USE & OCCUPANCY CLASSIFICATION (RE: 2015 IBC CHAPTER 3)

- Mixed Use, Non-Separated per 2015 IBC 508.3:
  Type "B" (Business)
  Type "A-3" (Assembly) <-- Governs

II: GENERAL BUILDING HEIGHTS AND AREAS (RE: 2015 IBC CHAPTER 5)

- Type II-B:
  Height Above Grade Plane: 75' allowable per 2015 IBC Table 504.3. 32'-5" provided as indicated in elevations & sections.
  Stories Above Grade Plane: 3 stories allowable per 2015 IBC Table 504.4. 1 story provided.
  Allowable Building Area: 56,000 sf per 2015 IBC Table 506.2, occupancy type A-3 with 100% sprinklers and single story. 25,136 sf provided.

III: TYPES OF CONSTRUCTION (RE: 2015 IBC CHAPTER 6)

- For Type II-B Construction, fire resistance ratings of building elements are per 2015 IBC Table 601:
  Primary Structural Frame: 0 hrs.
  Bearing Walls (Exterior & Interior): 0 hrs.
  Nonbearing Exterior Walls: 0 hrs.**
  Nonbearing Interior Partitions: 0 hrs.***
  Floor Construction and associated secondary members: 0 hrs.
  Roof Construction and associated secondary members: 0 hrs.

  Notes:
  ** Ratings of Exterior Walls are governed by 2015 IBC Table 602. Because the building is more than 20' from neighboring construction, (Separation Distance > 10'), exterior walls do not need to be fire rated.
  *** Interior Partitions generally do not need to be rated; however other portions of the building code may require localized ratings.

- Type III-B Construction requires that materials be in accordance with 2015 IBC Section 603.1. Generally, all wood and wood products used on the project shall be Fire Treated unless indicated otherwise.

II: FINISH REQUIREMENTS:

Wall and Ceiling Finishes

Wall and Ceiling finishes at interior exit stairways, ramps, and passageways shall be Class 'B' or better in accordance with 2015 IBC Section 803.13.

All other Wall and Ceiling finishes on the project shall be Class 'C' or better in accordance with 2015 IBC Section 803.13.

Floor Finishes

All Floor Finishes shall be type I or II in accordance with 2015 IBC Section 804.4.

Construction Type IIB requires that materials installed on or embedded in floors comply with 2015 IBC Sections 805.1.1 thru 805.1.3. No combustible materials shall be used in floor construction.

III: FIRE PROTECTION SYSTEMS

Sprinklers:

Sprinkler System to create a 100% sprinklered type II-B building when completed.

The Design Team is responsible only for Building Permit; it is the responsibility of the Sprinklers Subcontractor to obtain all necessary Trade Permits. If engineered drawings of the sprinkler system are required by the Authority Having Jurisdiction, it is the responsibility of the Contractor to obtain engineered drawings and to submit to the City for trade permit.

Sprinkler System is required to meet allowable area of building as indicated above; additionally, it is required in Type A-3 Occupancies per 2015 IBC Section 903.2.1.3

Sprinkler System shall comply with 2015 IBC Section 903.3, and all applicable codes referenced therein (including but not necessarily limited to NFPA 13).

Refer to Fire Protection Drawings and Specifications for more information.

Portable Fire Extinguishers:

Portable Fire Extinguishers shall be provided in accordance with 2015 IBC Section 906.3 and NFPA 10. (Ordinary - moderate - Hazard Occupancy shall be considered).

Re: 2015 IBC Table 906.3(1) for portable fire extinguisher requirements. Extinguishers in the project are indicated in the Egress Plan, 29/A0.00.

Fire Alarm System

The Fire Alarm System shall comply with 2015 IBC Section 907 and all applicable codes referenced therein (including but not necessarily limited to NFPA 72).

The Design Team is responsible only for Building Permit; it is the responsibility of the Fire Alarm Subcontractor to obtain all necessary Trade Permits. Shop Drawings required by 2015 IBC Section 907.1.2 and submission of the drawings to the Authority Having Jurisdiction are the responsibility of the Contractor.

Refer to Fire Protection Drawings and Specifications for more information.

IV: MEANS OF EGRESS

Occupant Load Calculations:

Occupant Loads are calculated using Section 1004 of the 2015 IBC, table 1004.1.2: "Maximum Floor Area Allowances per Occupant". The Abbreviated Occupancy Types are as follows:.

AF: Assembly with Fixed Seats, in accordance with Section 1004.4.....'
AC: Accessory storage areas, mechanical equipment room.....300gsf/occupant.
B: Business.....150gsf/occupant.
CR: Court Room - No Fixed Seats.....40gsf/occupant.

Egress Widths:

Egress Widths are calculated per Section 1005.3.2, Other Egress Components: 0.2" per occupant.

Refer to Code Legend on this sheet for Total Egress Capacities per door.

Number of Exits:

Numbers of exits are calculated per Table 1006.2.1 and section 1006.2.2 of the 2015 IBC

V: PLUMBING FIXTURES

Occupant Load for Plumbing Count:

Load for Plumbing Fixture Count is calculated as follows:

Administration, Visitors and Staff of the Building : 356

Occupancy Classification: B

	Total	Male	Female
Occupants:	357	179	179

	Required	Provided
Male Waterclosets:	5	9
Female Waterclosets:	5	9
Male Lavatories:	4	8
Female Lavatories:	4	8
Bathtubs or Showers	0	1
Drinking Fountains	4	2*
Other Requirements	1 SERVICE SINK	
	Provided	

*: NOTE RE: DRINKING FOUNTAINS:
Per 2015 IPC section 410.4 (Substitution), *"In Occupancies [other than restaurants] where drinking fountains are required, water dispensers shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains."* The building has five (5) break rooms, at least two of which will have a bottled water dispenser.

02 SHEET INDEX

Scale: NTS

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2 A0.10 TAS INFORMATION
3 A0.11 TAS INFO. & PTN TYPES

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1 C1.00 GENERAL NOTES
2 C2.00 CLEARING AND GRUBBING
3 C3.00 PAVING PLAN
4 C4.00 LAYOUT PLAN
5 C5.00 GRADING PLAN
6 C6.00 UTILITY PLAN
7 C6.01 DRAINAGE AREA MAP
8 C7.00 SWPPP PLAN
9 C8.01 PAVING DETAILS
10 C8.02 PAVING DETAILS
11 C9.00 SANITARY DETAILS
12 C10.01 STORM DETAILS
13 C10.02 STORM DETAILS
14 C11.00 WATER DETAILS
15 C12.00 SWPPP DETAILS

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2 L1.02 LANDSCAPE DETAILS
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2 S1.02 GENERAL STRUCTURAL CRITERIA
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4 S2.03 ROOF FRAMING PLAN
5 S3.01 STRAIGHT SHAFT SCHEDULE AND DETAILS
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7 S4.02 PEMB DETAILS
8 S4.03 FOUNDATION DETAILS

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3 S3 BRACING REACTIONS
4 S4 ROOF FRAMING PLAN
5 S5 SIDEWALL FRAMING
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7 S7 RIGID FRAME ELEVATION - FRAME LINE 4 8
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9 S9 RIGID FRAME ELEVATION - FRAME LINE D F
10 S10 RIGID FRAME ELEVATION - FRAME LINE E
11 S11 RIGID FRAME ELEVATION - FRAME LINE 6
12 S11.1 RIGID FRAME REACTIONS
13 S12 RIGID FRAME ELEVATION - FRAME LINE X1 X2 X3 X4
14 S13 ENTRANCE ANCHOR ROD PLAN
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16 S15 SIDEWALL FRAMING LINE 6.15 AND 5.05
17 S16 ROOF FRAMING PLAN - ENTRANCE
18 S17 ENDWALL FRAMING FRAME LINES A A9
19 S18 RIGID FRAME ELEVATION - FRAME LINE A A9
20 S19 WIND BENT ELEVATION FRAME LINE 1 11
21 S20 WIND BENT ELEVATION - FRAME LINE C
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11 A4.01 WALL SECTIONS
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14 A5.00 DOOR SCHEDULE & DETAILS
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7 P5.02 RISER DIAGRAM - DOMESTIC

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1 FP1.01 FIRE PROTECTION PLAN AND NOTES
2 FP1.02 FIRE PROTECTION PLAN

01 PROJECT LOCATION

Scale: NTS



FORT BEND COUNTY
301 Jackson St.
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Houston, TX 77036
t (713) 952-3366
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MEP ENGINEERS
Infrastructure Associates
(713) 622-0120
CIVIL ENGINEERS
Daily Associates
(713) 337-8881
LANDSCAPE
Greenscape Associates
(281) 341-9985

PROFESSIONAL SEAL:

REGISTERED ARCHITECT — 18611 — STATE OF TEXAS — 12/15/2022

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

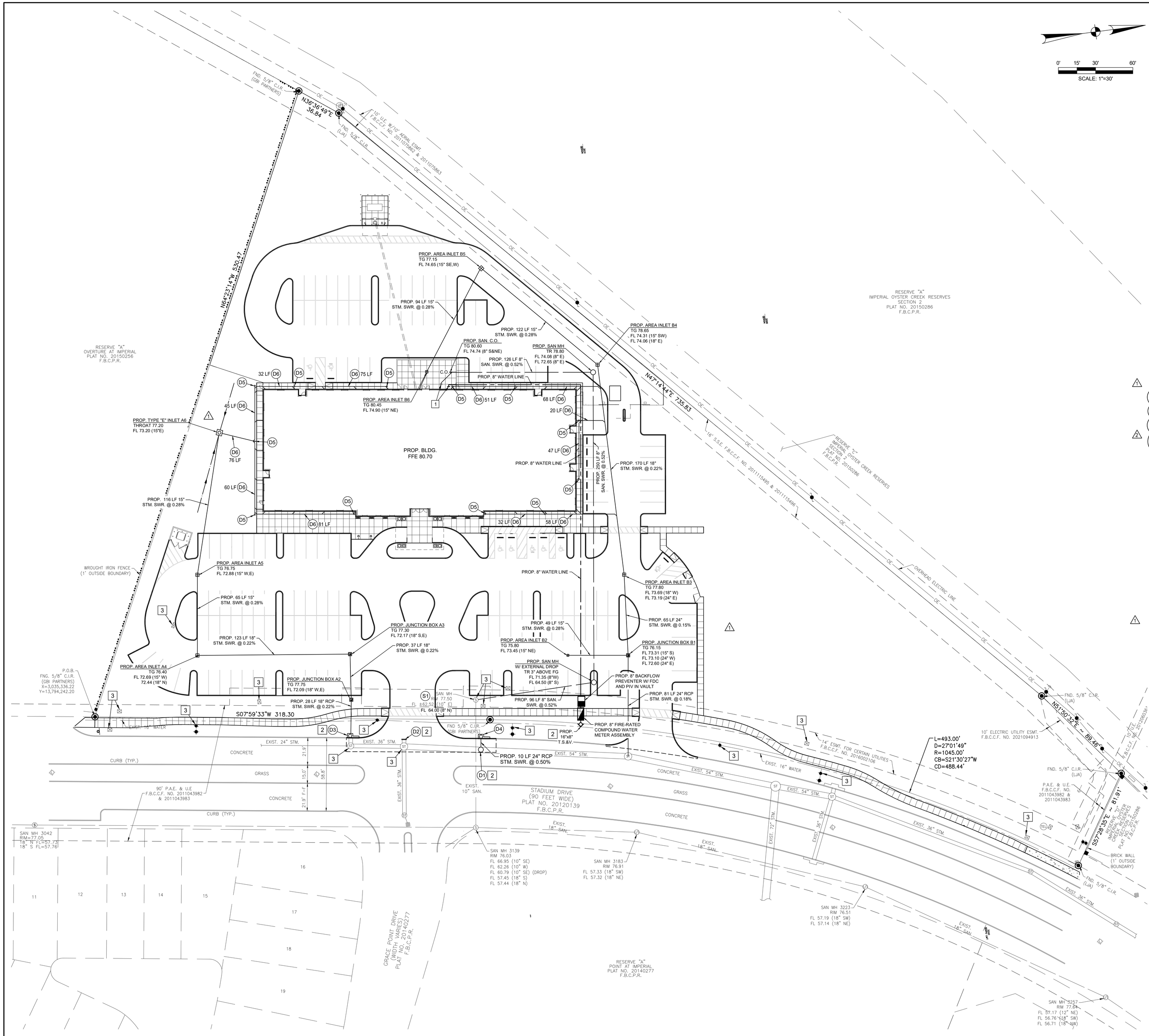
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	01/23/2023	ISSUED FOR BID, PERMIT, AND CONSTRUCTION
A	02/15/2023	ADDENDUM 2

TRUE NORTH — PLAN NORTH

Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

Drawing Title
PROJECT INFORMATION

Drawing Number A0.00



0' 15' 30' 60'

SCALE: 1"=30'

GENERAL CONSTRUCTION NOTES :

1. ALL UNDERGROUND UTILITIES SHOWN ARE NOT GUARANTEED TO BE COMPLETE OR DEFINITE, BUT WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE.
2. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF DISCREPANCIES OCCUR.
3. THE LOCATION OF ALL UTILITIES PRESENTED ON THESE DRAWINGS IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.
4. CAUTION!!! THERE ARE OVERHEAD POWER LINES IN THE WORK AREA. CONTRACTOR SHALL FOLLOW CITY, STATE AND FEDERAL GUIDELINES WHEN WORKING AROUND EXISTING POWER LINES.
5. CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS REQUIRED PRIOR TO STARTING CONSTRUCTION.
6. SIDEWALKS SHALL HAVE A RUN SLOPE NO GREATER THAN 5% AND A CROSS SLOPE NO GREATER THAN 2%, UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE PERPENDICULAR OR PARALLEL TO THEIR RESPECTIVE PROPERTY LINES UNLESS OTHERWISE NOTED.
9. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE STAGING AND TRAFFIC CONTROL PLANS WITH OWNER.
11. ALL DISTURBED AREAS NOT TO BE PAVED OR LANDSCAPED SHALL BE SODDED UPON COMPLETION.
12. BACKFILL ALL VOIDS FROM REMOVED ITEMS WITH STRUCTURAL FILL MATERIAL PLACED AND COMPACTED PER GEOTECHNICAL REPORT.
13. ALL STORM SEWER PIPE TO BE HIGH DENSITY POLYETHYLENE UNLES OTHERWISE NOTED.
14. ALL WATER PIPE 12" AND SMALLER SHALL BE AWWA C-900 DR18 PVC.
15. SANITARY SEWER PIPES 12" AND SMALLER TO A MAXIMUM DEPTH OF 12 FEET SHALL BE PVC, SDR 26, MINIMUM 160 PSI RATING, ASTM D 2241 PIPE, D3212 JOINT WITH F477 RUBBER GASKET, F679 FITTINGS.
16. SANITARY SEWER PIPES 12" AND SMALLER EXCEEDING 12 FEET IN DEPTH SHALL BE PVC, AWWA C900, DR 18, CLASS 150 PIPE, JOINED PER ASTM 3139 WITH F477 RUBBER GASKET.
17. ALL CLEANOUTS IN CONCRETE SHALL HAVE DUCTILE IRON LID.

ROOF DRAIN NOTES :

1. ALL ROOF DRAINS SHALL BE CONNECTED DIRECTLY TO SUBSURFACE DRAINAGE SYSTEM, UNLESS OTHERWISE NOTED.
2. PROVIDE ADEQUATE TRANSITION BOOTS/ELEMENTS AND MATERIALS FROM ROOF DRAINS TO LEADS. (SEE MEP & ARCHITECHTURAL PLANS).
3. SEE TYPICAL ROOF CONDUCTOR CONNECTION DETAIL ON SHEET C10.01.

GENERAL UTILITY KEY NOTES:

1. REFER TO MEP PLANS FOR CONTINUATION.
2. FIELD VERIFY EXIST. UTILITY LOCATION, SIZE AND DEPTH BEFORE CONSTRUCTION.
3. ADJUST EXISTING UTILITY STRUCTURE OR APPURTENANCE TO 3" ABOVE FINISHED GRADE OR TO MATCH PROPOSED TO OF PAVEMENT.

DRAINAGE KEY NOTES:

- D1 CONSTRUCT PROPOSED MANHOLE OVER EXISTING 54" RCP STORM SEWER. MATCH EXISTING FLOWLINE, MATCH RIM TO TOP OF PAVEMENT. CONNECT EXISTING STORM SEWER TO PROPOSED MANHOLE, SEAL WALL PENETRATIONS USING WATER STOP AND NON-SHRINK GROUT.
- D2 REMOVE EXISTING CURB INLET AND PLUG EXISTING 36" RCP STORM SEWER WITH 8" THICK BRICK PLUG.
- D3 CONSTRUCT PROPOSED TYPE C-1 CURB INLET OVER EXISTING 36" RCP STORM SEWER. MATCH EXISTING FLOWLINE, MATCH EXISTING PAVEMENT CURB AND GUTTER ELEVATIONS. CONNECT EXISTING STORM SEWER TO PROPOSED INLET. SEAL WALL PENETRATIONS USING WATER STOP AND NON-SHRINK GROUT.
- D4 PROPOSED C-1 CURB INLET. SEE DETAIL SHEET C10.02.
- D5 PROPOSED STORM CLEANOUT.
- D6 PROPOSED 12" ROOF DRAIN COLLECTOR WITH 18" MINIMUM COVER AND 0.5% MINIMUM SLOPE .

WASTEWATER KEY NOTES:

- S1 CONNECT PROPOSED 8" SANITARY SEWER TO EXISTING SANITARY MANHOLE. SEAL WALL PENETRATIONS USING WATER STOP AND GROUT.

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PROFESSIONAL SEAL:

STATE OF TEXAS · FRED DALLY · 90904 · LICENSED · PROFESSIONAL ENGINEER

02/16/2023

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD FORT BEND COUNTY, TX

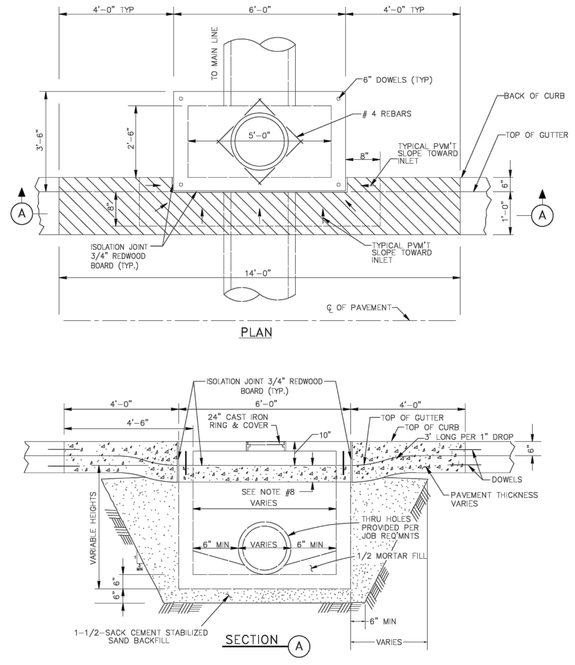
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	12/30/2022	ISSUE FOR BID, PERMIT, AND CONSTRUCTION
1	2/10/23	ADDEDNDUM 1
2	2/16/23	ADDEDNDUM 2

TRUE NORTH PLAN NORTH

Project Number	D+A C2200700
Drawn By	KB
Checked By	DC
Approved By	MN

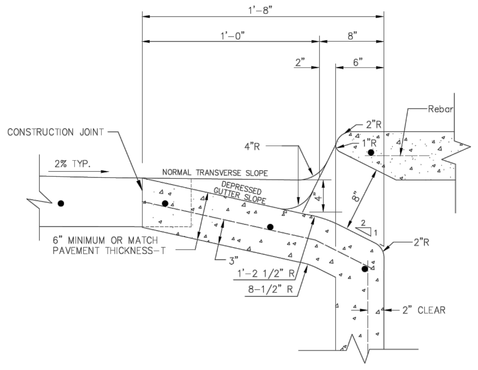
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UTILITY PLAN

Drawing Number
C6.00

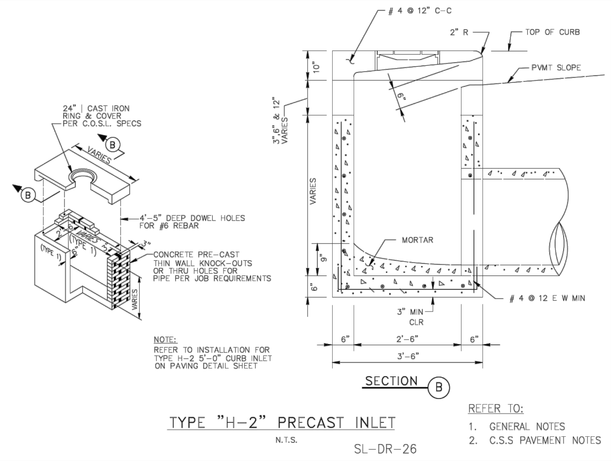


TYPE "H-2" INLET SL-DR-25

NOTES:
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #6 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD DETAIL CONNECTIONS AND SEALING OF JOINTS.
3. PRECAST INLET TOPS SHALL NOT UTILIZE MULTIPLE ONE-FOOT SECTIONS TO ACHIEVE GRADE.
4. INLET BACKFILL SHALL BE CEMENT STABILIZED SAND TO THE TOP OF THE INLET FIRST STAGE.
5. GRADE 60 REINFORCEMENT. #4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
6. PRECAST INLET MUST BE CONSTRUCTED TO SPECIFICATIONS REQUIRED BY APPROVED DRAWINGS. (SEE GENERAL NOTES).
7. TOPS POURED-IN-PLACE REQUIRE #4 REBAR @ 12" C-C EACH WAY, 4,500 PSI CONCRETE MINIMUM AND 3" THICK MINIMUM.
8. PAVEMENT DEPTH AT INLET SHALL BE EQUAL TO OR GREATER THAN REQUIRED PAVEMENT DEPTH.
9. DEPRESS GUTTER TO INLET.
10. ALL SIDES OF ALL INLETS MUST BE COMPACTED.
11. REFER TO GEOTECHNICAL REPORTS FOR RECOMMENDED TRENCH SIDE SLOPES.



THROAT DETAIL FOR STANDARD INLETS ON CONCRETE STREETS
N.T.S. SL-DR-40



TYPE "H-2" PRECAST INLET
N.T.S. SL-DR-26

REFER TO:
1. GENERAL NOTES
2. C.S.S PAVEMENT NOTES

No.	DATE / REVISION
SEAL:	
DESIGN ENGINEER:	DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

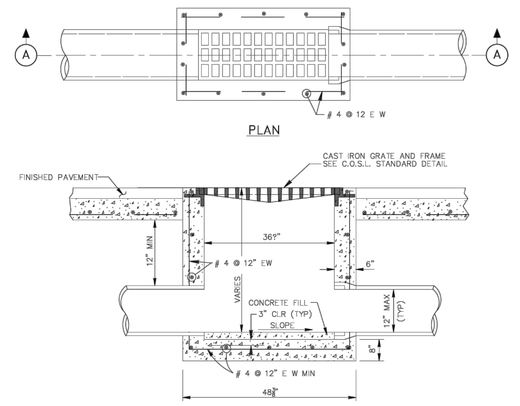
CONSTRUCTION PLANS FOR:

STORM SEWER INLET CONSTRUCTION DETAILS II

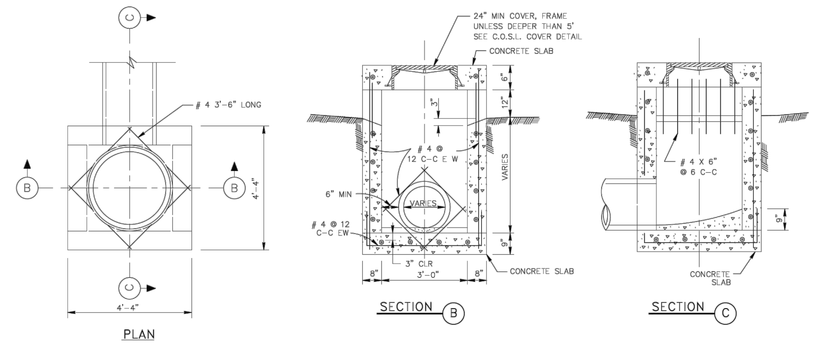
JOB No.
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

SL-08

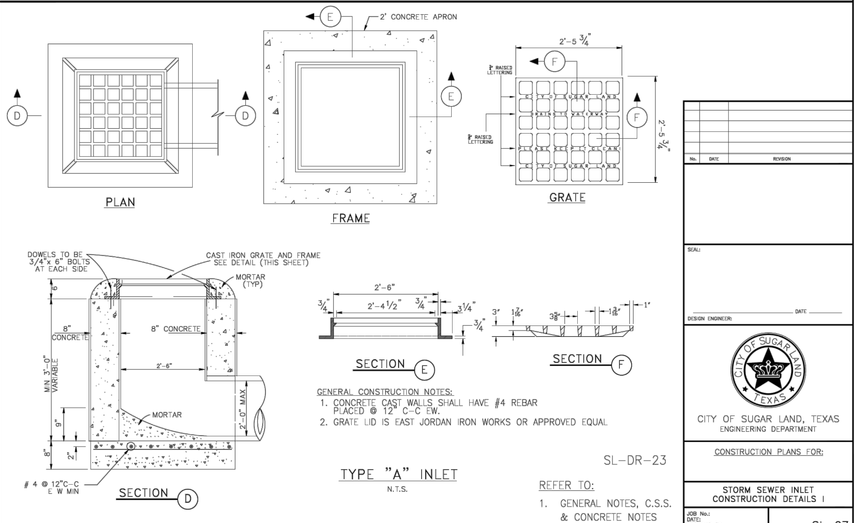
SHEET OF



TYPE "D" INLET SL-DR-24



TYPE "E" INLET
N.T.S. SL-DR-22



GENERAL CONSTRUCTION NOTES:
1. CONCRETE CAST WALLS SHALL HAVE #4 REBAR PLACED @ 12" C-C EW.
2. GRATE LID IS CAST JORDAN IRON WORKS OR APPROVED EQUAL

TYPE "A" INLET
N.T.S. SL-DR-23

REFER TO:
1. GENERAL NOTES, C.S.S. & CONCRETE NOTES
2. STORM SEWER NOTES

No.	DATE / REVISION
SEAL:	
DESIGN ENGINEER:	DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

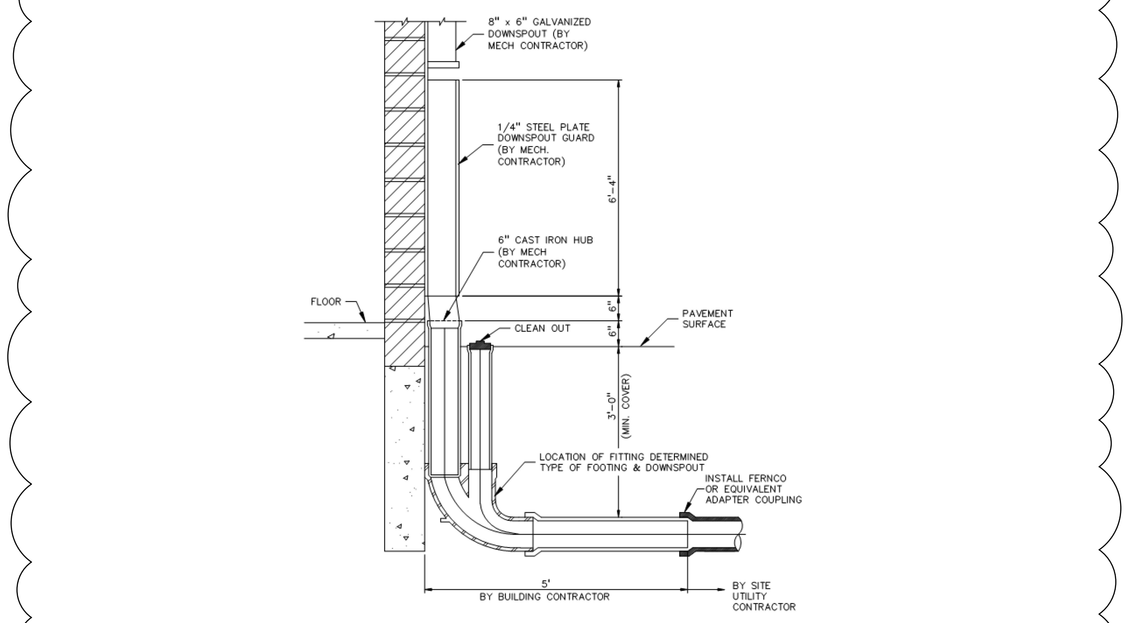
STORM SEWER INLET CONSTRUCTION DETAILS I

JOB No.
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

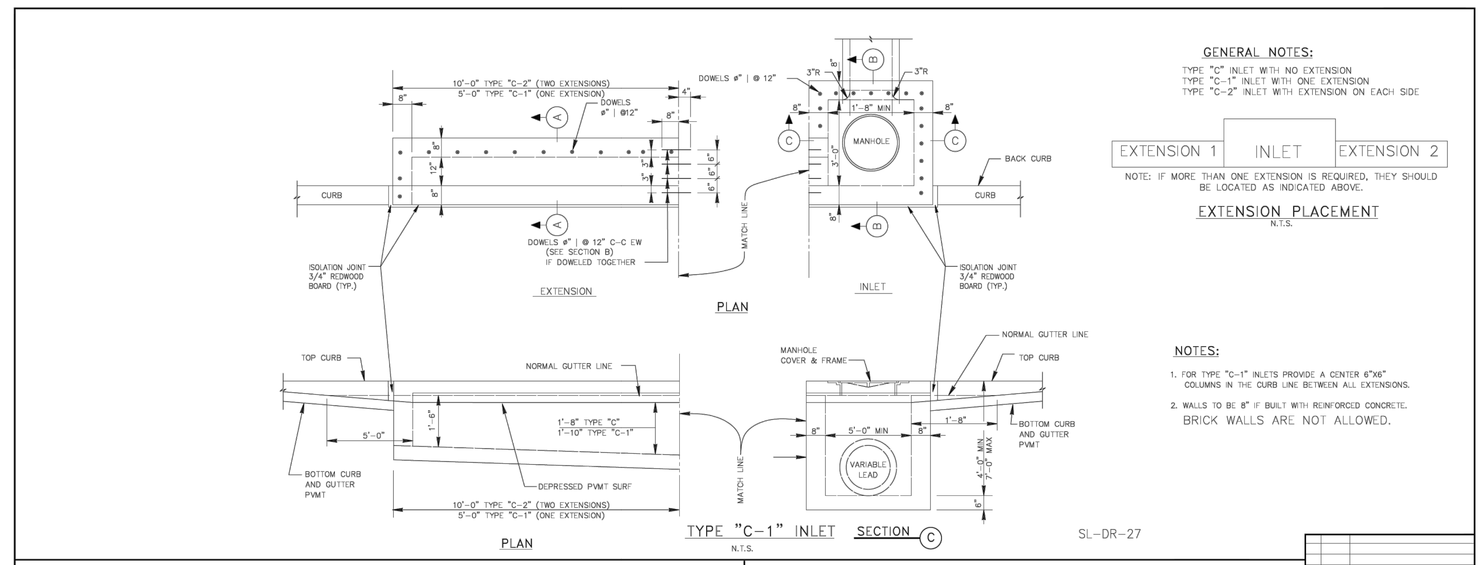
SL-07

SHEET OF

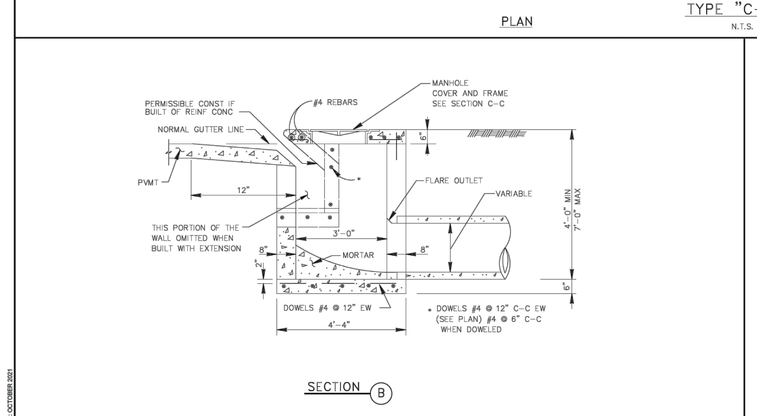
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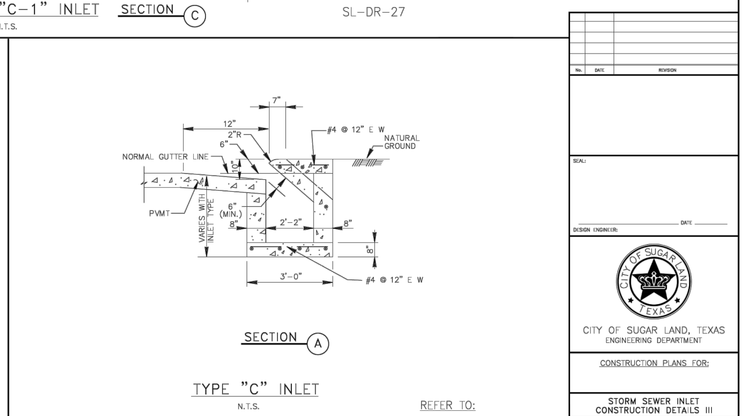
1 TYPICAL ROOF CONDUCTOR CONNECTION
SCALE: NO SCALE



TYPE "C-1" INLET
N.T.S. SL-DR-27



SL-DR-27A



TYPE "C" INLET
N.T.S. SL-DR-28

REFER TO:
1. GENERAL NOTES
2. STORM SEWER NOTES

No.	DATE / REVISION
SEAL:	
DESIGN ENGINEER:	DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET CONSTRUCTION DETAILS III

JOB No.
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

SL-09

SHEET OF

FORT BEND COUNTY
301 Jackson St.
Richmond, TX 77469

AUTOARCH Architects, LLC.
6200 Savoy, Suite 100
Houston, TX 77036
t (713) 952-3366
f (713) 952-5002
www.autoarch.net

CONSULTANTS:
STUCTURAL ENGINEERS
Dally Associates
(713) 337-8881
MEP ENGINEERS
Infrastructure Associates
(713) 622-0120
CIVIL ENGINEERS
Dally Associates
(713) 337-8881

PROFESSIONAL SEAL:

STATE OF TEXAS
FRED DALLY
90904
LICENSED
PROFESSIONAL ENGINEER
02/16/2023

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

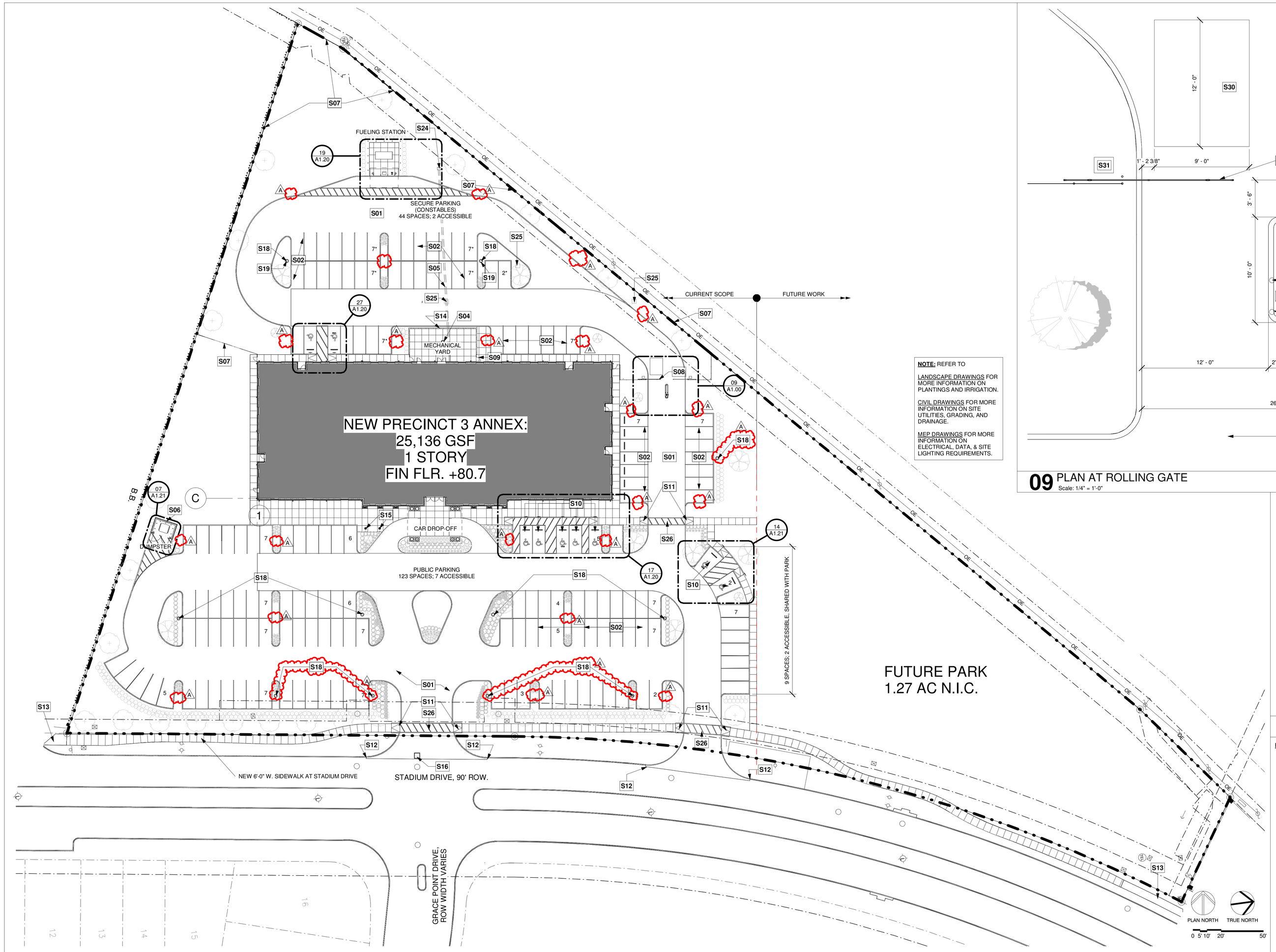
#	Date	ISSUED FOR
	12/30/2022	ISSUE FOR BID, PERMIT, AND CONSTRUCTION
2	2/16/23	ADDEDNDUM 2

TRUE NORTH PLAN NORTH

Project Number	D+A C2200700
Drawn By	KB
Checked By	DC
Approved By	MN

Drawing Title
STORM DETAILS

Drawing Number
C10.01

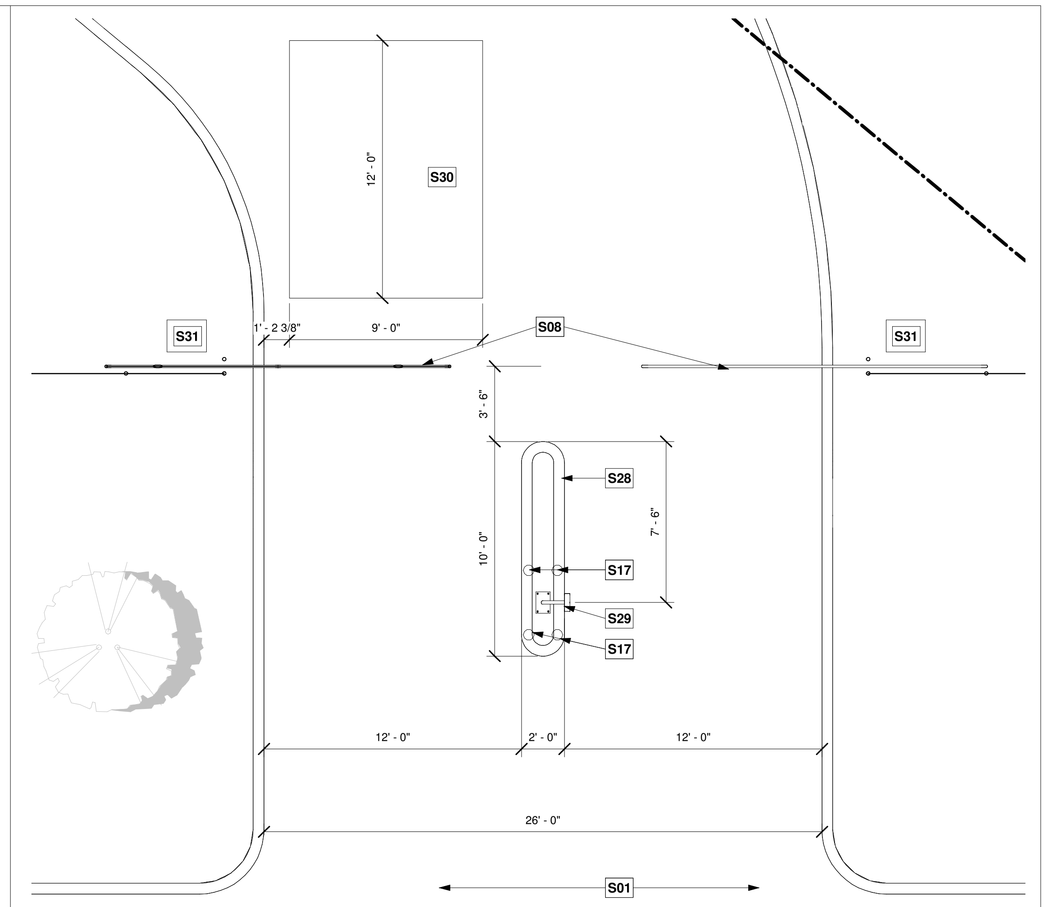


NOTE: REFER TO

LANDSCAPE DRAWINGS FOR MORE INFORMATION ON PLANTINGS AND IRRIGATION.

CIVIL DRAWINGS FOR MORE INFORMATION ON SITE UTILITIES, GRADING, AND DRAINAGE.

MEP DRAWINGS FOR MORE INFORMATION ON ELECTRICAL, DATA, & SITE LIGHTING REQUIREMENTS.



09 PLAN AT ROLLING GATE
Scale: 1/4" = 1'-0"

FORT BEND COUNTY
301 Jackson St.
Richmond, TX 77469

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CIVIL ENGINEERS
Dally Associates
(713) 337-8881
LANDSCAPE
Greenscape Associates
(281) 341-9985

PROFESSIONAL SEAL:



FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
	01/23/2023	ISSUED FOR BID, PERMIT, AND CONSTRUCTION
A	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver
Drawing Title	SITE PLAN
Drawing Number	A1.00

22 SITE PLAN
Scale: 1" = 30'-0"

S01 7" thk concrete parking area; joints TBD; storm drains & grading per Civil Drawings. (SLOPE 1)

S02 4" white traffic paint stripes as specified, typ.

S04 Area drain

S05 Underground Utilities run from building to new fueling station. Re: MEP Drawings for quantity and other requirements.

S06 Dumpster Enclosure: 8'H Large Format Cast Stone Veneer on direct mortar bed on CMU structure with stone cap and concrete footing. concrete footings. Re: Structural Drawings for more information.

S07 6' ornamental steel picket fence, black. Where parking spaces are adjacent to fence, concrete wheel stops shall be provided centered on width of space and 3' from end of space.

S08 30'w x 6' high motorized double-sliding steel picket fence gate with finish to match fences: provide emergency breakaway for fire truck access and card-reader entry tied to building security system.

S09 3'w x 6' high steel picket man-gate with accessible push-side hardware and card access on pull-side, tied to building security system.

S10 Accessible space with traffic-painted striping, vertical signage, wheel stop, and striped loading zones as indicated graphically. Where "VAN" space is indicated, the space shall be marked as a "VAN" accessible space meeting TAS requirements for "VAN" accessible parking spaces.

S11 Curb Ramp, re: 21/A1.20 & Civil.

S12 End of curb cut and new curbs. Line depicts saw-cut in existing roadway and connection of new driveway. Requirements TBD by Civil Engineer. (CONNECT 2; LEVEL 1)

S13 Existing Sidewalk, VIF, epoxy-dowel in new sidewalks, VIF. (LEVEL 1)

S14 Mechanical Yard Wall: Similar construction to Dumpster Enclosure, re: Keynote S06, except that height of wall shall be 9'-0" and gates indicated shall be 6' tall ornamental steel per Keynote S09.

S15 Flag Poles as specified. Re: 09/A1.20 for footing. Re: Electrical Drawings for Lighting.

S16 New Area Drain to replace existing Curb Drain in Public ROW. Re: Civil Drawings.

S17 Concrete-Filled Bollard, re: 10/A1.20, typ.

S18 Site Lighting, Typ. Re: MEP Site Plan.

S19 Security Camera on site light pole.

S24 Conduit Termination with Shut Off for Fueling Station. Re: MEP & Civil drawings. Shall meet all local requirements for location, connections, etc. Location approximate within 5' but must be within minimum and maximum distances from fueling station as indicated in plan. Field Coordinate final location & depth with site utilities & landscape & GG mark up for as built set.

S26 Painted Crosswalk, traffic stripes per S02; width of crosswalk to match width of adjacent curb-ramps; ensure max cross slope 1/8"/ft & max running slope 1/4"/ft per TAS requirements, re: TAS information sheet A0.11.

S28 Traffic Island, curbs with 5" thk concrete per S03 inside.

S29 Card Reader location, connect to gate actuator per Owner's Requirements.

S30 Pressure-Plate under concrete, connect to gate actuator per Owner's Requirements.

S31 Gate motor location. Power from building. Re: Electrical drawings.

26 KEYNOTES
Scale: NTS

Support Notes

Dimension & Alignment Support Notes:

(ALIGN 1)..... Align face of new construction w/face of existing.
(ALIGN 2)..... Align Centerline of new constructon w/Centerline of existing.
(ALIGN 3)..... Align gridline/join grid w/existing grid.
(LEVEL 1)..... Ensure top of new construction is level w/existing surface.
(LEVEL 2)..... Level floor & surface to recieve new construction.
(LEVEL 3)..... Ensure the top of grade is level w/surrounding ground.

Construction & Condition Support Notes:

(HANDLE 1)..... Handle item w/care, and store for owner review.
(HANDLE 2)..... Handle remaining building, pavement, fence, or item w/care.
(HANDLE 3)..... Handle re-located items with care. DISCONNECT 1, FIXW.
(FIXW)..... Fix floor/wall/ceiling/item where construction was removed and prepare the area to recieve new construction. Ensure the top of grade is level w/surrounding ground & maintain positive slope towards drain, gutter, and storm system away from building.
(FIX1)..... Fix floor/wall/ceiling/item where construction was removed and prepare the area to an acceptable condition for owner's use. Ensure the top of grade is level w/surrounding ground & maintain positive slope towards drain, gutter, and storm system away from building.
(INFO1)..... Inform Architect prior to the start of this work.
CONNECT1)... Connect new construction to existing, ensure continuity and structural integrity. Ensure the top of new construction is level w/existing surface.
(CONNECT2)... Connect remaining item to the new structure, and ensure structural integrity while meeting local Codes. Handle remaining buildings, pavement, fences, and other items w/care
(DISCONNECT1) Disconnect and conceal all pipes, electrical cables, data cables, and conduits where construction is removed.
(ENGINEER1)... Professional engineering supervision is required for this work.
(SHOP1)..... Provide shop drawings for this work.
(REFERENCE)... Refer to photo # for the existing condition at this location.
(SLOPE1)..... Maintain positive slope towards drains, gutters, and storm systems and away from the building. Ensure maximum slope in all directions of 1:48 (2%) within accessible clearances; maximum 1:48 (2%) cross slope at sidewalks; maximum 1:20 (5%) running slope at sidewalks.
(PROTECT1)... Protect item(s) to remain, including any buildings, furniture, sidewalks, roofs, utilities, and other items during the Demolition and Construction phases.
(EGRESS)..... Maintain safe and unrestricted egress routes from areas adjacent to the Demolition site. Comply with all Applicable Codes.
(OPERATE)..... Ensure all routes and utilities required for owner's use of and operations on site are protected. Owner's use of site shall not be interrupted.
(ENSURE1)..... Ensure all slopes to drain as intended, and that downspouts indicated to remain are protected to maintain normal flow at all times during demolition and construction. Protect items to remain including any buildings, furniture, sidewalks, roofs, utilities, and other items during demolition and construction.
(ENSURE2)..... Ensure system is water-tight. Provide additional flashing & sealants as needed.
(ENSURE3)..... Ensure the slope of the new roof matches the slope and slope direction of the existing roof.

11 SUPPORT NOTES
Scale: NTS

PARKING CALCULATIONS ON SITE

Required Number of Spaces :

Overall Count per City of Sugar Land Development Code Chapter 2, Article V (Zoning Regulations, Off-Street Parking and Loading Requirements).

1 space per 200 GSF, minimum 10 spaces, for Community Center, Library, Museum, or Gallery per Table.

25,145 GSF/ 200 = 126 Required Parking Spaces

Accessible Parking Requirements per 2012 Texas Accessibility Standards:

Table 208.2. for overall accessible space requirements.

Section 208.2.4 for Van accessible spaces.

Provided Spaces:

123 SPACES PUBLIC PARKING: Includes 7 accessible spaces; two of which are Van Accessible.

44 SECURE PARKING SPACES (fenced for Constable & select employee Vehicles): Includes 2 accessible spaces; one of which is Van Accessible.

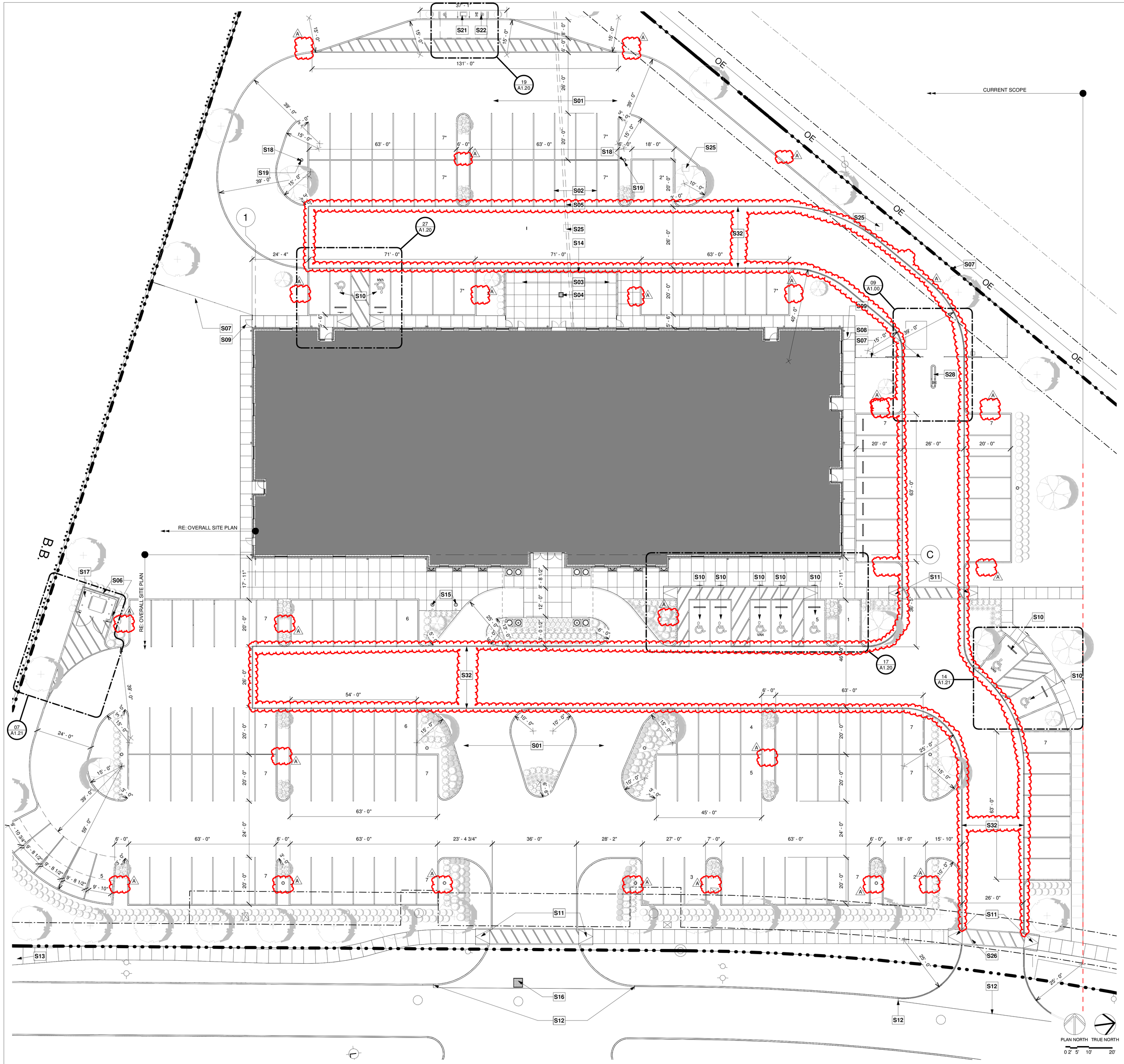
167 TOTAL PARKING SPACES: Includes 8 accessible spaces, three of which are Van Accessible.

02 PARKING CALCULATIONS
Scale: NTS

General Notes

1. Protect throughout the project all items indicated to remain including buildings, utilities, parking areas, driveways, fences, gates, light poles, traffic signs, vegetation, swales, and other elements around the construction site. Restore to original condition after completing the project. (PROTECT 1.)
2. Prior to start of work, a site plan shall be marked up for review by the Architect and Owner indicating lay-down, staging areas, and work phasing. Include weights of any cranes and other heavy equipment (weighing more than a standard commercial vehicle), to be stored or used on site.
3. Field Verify locations of new curb cuts, driveways, sidewalks, drainage facilities, etc. prior to start of work.
4. Ensure positive drainage away from the building in all cases.
5. All Building Entrances shall be accessible in accordance with Texas Accessibility Standards, with the exception of those entrances that lead to Mechanical Room and Fire Riser Room. (Re: Floor Plan). Ensure unobstructed clearances with maximum 1/8" per foot slope.
6. All Curb Radii are to be 3'-0" unless indicated otherwise.
7. All new concrete sidewalks are to be 5'-0" wide unless indicated otherwise.
8. Striping Color shall be white for typical parking striping, accessible stalls, crosswalks, and all markings other than fire lane striping.
9. Fire lane striping shall be red.
10. Landscape is shown for reference only. Re: Landscape drawings for more information.

01 GENERAL SITE NOTES
Scale: NTS



26 ENLARGED SITE PLAN
Scale: 1/16" = 1'-0"

2/16/2023 8:39:10 AM

S01	7" thk concrete parking area; joints TBD; storm drains & grading per Civil Drawings. (SLOPE 1)
S02	4" white traffic paint stripes as specified, typ.
S03	5" thk concrete sidewalks & plazas, lines depict control joints; every third line is an expansion joint. Grading per Civil Drawings. (SLOPE 1)
S04	Area drain
S05	Underground Utilities run from building to new fueling station. Re: MEP Drawings for quantity and other requirements.
S06	Dumpster Enclosure: 8'H Large Format Cast Stone Veneer on direct mortar bed on CMU structure with stone cap and concrete footing. concrete footings. Re: Structural Drawings for more information.
S07	6' ornamental steel picket fence, black. Where parking spaces are adjacent to fence, concrete wheel stops shall be provided centered on width of space and 3' from end of space.
S08	30'w x 6' high motorized double-sliding steel picket fence gate with finish to match fences: provide emergency breakaway for fire truck access and card-reader entry tied to building security system.
S09	3'w x 6' high steel picket man-gate with accessible push-side hardware and card access on pull-side, tied to building security system.
S10	Accessible space with traffic-painted striping, vertical signage, wheel stop, and striped loading zones as indicated graphically. Where "VAN" space is indicated, the space shall be marked as a "VAN" accessible space meeting TAS requirements for "VAN" accessible parking spaces.
S11	Curb Ramp, re: 21/A1.20 & Civil.
S12	End of curb cut and new curbs. Line depicts saw-cut in existing roadway and connection of new driveway. Requirements TBD by Civil Engineer. (CONNECT 2; LEVEL 1)
S13	Existing Sidewalk, VIF, epoxy-dowel in new sidewalks, VIF. (LEVEL 1)
S14	Mechanical Yard Wall: Similar construction to Dumpster Enclosure, re: Keynote S06, except that height of wall shall be 9'-0" and gates indicated shall be 6' tall ornamental steel per Keynote S09.
S15	Flag Poles as specified. Re: 09/A1.20 for footing. Re: Electrical Drawings for Lighting.
S16	New Area Drain to replace existing Curb Drain in Public ROW. Re: Civil Drawings.
S17	Concrete-Filled Bollard, re: 10/A1.20, typ.
S18	Site Lighting, Typ. Re: MEP Site Plan.
S19	Security Camera on site light pole.
S21	Fuel Pump, N.I.C. Re: Owner's Requirements. Shall meet all local requirements for location, connections, etc.
S22	Card Reader location, connect to Fuel Pump per Owner's Requirements.
S25	36" x 36" x 36" Vault. Re: MEP Drawings for Vault requirements, conduit routing & stub up locations. Locations are approximate within 5'. Field Coordinate final locations & depth with site utilities & landscape & GC mark up for as built set.
S26	Painted Crosswalk, traffic stripes per S02; width of crosswalk to match width of adjacent curb-ramps; ensure max cross slope 1/8"/ft & max running slope 1/4"/ft per TAS requirements, re: TAS information sheet A0.11.
S28	Traffic Island, curbs with 5" thk concrete per S03 inside.
S32	Screened line indicates location of fire lane. Re: 01/A1.20 for painting requirements. Re: Civil Drawings for Concrete requirements.

04 KEYNOTES
Scale: NTS

Support Notes

Dimension & Alignment Support Notes:

(ALIGN 1)..... Align face of new construction w/face of existing.
(ALIGN 2)..... Align Centerline of new construciton w/Centerline of existing.
(ALIGN 3)..... Align grid/line/join grid w/existing grid.
(LEVEL 1)..... Ensure top of new construction is level w/existing surface.
(LEVEL 2)..... Level floor & surface to recieve new construction.
(LEVEL 3)..... Ensure the top of grade is level w/surrounding ground.

Construction & Condition Support Notes:

(HANDLE 1)..... Handle item w/care, and store for owner review.
(HANDLE 2)..... Handle remaining building, pavement, fence, or item w/care.
(HANDLE 3)..... Handle re-located items with care. DISCONNECT 1, FIXW.
(FIXW)..... Fix floor/wall/ceiling/item where construction was removed and prepare the area to recieve new construction. Ensure the top of grade is level w/surrounding ground & maintain positive slope towards drain, gutter, and storm system away from building.
(FIX1)..... Fix floor/wall/ceiling/item where construction was removed and prepare the area to an acceptable condition for owner's use. Ensure the top of grade is level w/surrounding ground & maintain positive slope towards drain, gutter, and storm system away from building.
(INFO1)..... Inform Architect prior to the start of this work.
CONNECT1)..... Connect new construction to existing, ensure continuity and structural integrity. Ensure the top of new construction is level w/existing surface.
(CONNECT2)... Connect remaining item to the new structure, and ensure structural integrity while meeting local Codes. Handle remaining buildings, pavement, fences, and other items w/care
(DISCONNECT1) Disconnect and conceal all pipes, electrical cables, data cables, and conduits where construction is removed.
(ENGINEER1)... Professional engineering supervision is required for this work.
(SHOP1)..... Provide shop drawings for this work.
(REFERENCE)... Refer to photo # for the existing condition at this location.
(SLOPE1)..... Maintain positive slope towards drains, gutters, and storm systems and away from the building. Ensure maximum slope in all directions of 1:48 (2%) within accessible clearances; maximum 1:48 (2%) cross slope at sidewalks; maximum 1:20 (5%) running slope at sidewalks.
(PROTECT1)... Protect item(s) to remain, including any buildings, furniture, sidewalks, roofs, utilities, and other items during the Demolition and Construction phases.
(EGRESS)..... Maintain safe and unrestricted egress routes from areas adjacent to the Demolition site. Comply with all Applicable Codes.
(OPERATE)..... Ensure all routes and utilities required for owner's use of and operations on site are protected. Owner's use of site shall not be interrupted.
(ENSURE1)..... Ensure all slopes to drain as intended, and that downspouts indicated to remain are protected to maintain normal flow at all times during demolition and construction. Protect items to remain including any buildings, furniture, sidewalks, roofs, utilities, and other items during demolition and construction.
(ENSURE2)..... Ensure system is water-tight. Provide additional flashing & sealants as needed.
(ENSURE3)..... Ensure the slope of the new roof matches the slope and slope direction of the existing roof.

02 SUPPORT NOTES
Scale: NTS

General Notes

1. Protect throughout the project all items indicated to remain including buildings, utilities, parking areas, driveways, fences, gates, light poles, traffic signs, vegetation, swales, and other elements around the construction site. Restore to original condition after completing the project. (PROTECT 1.)
2. Prior to start of work, a site plan shall be marked up for review by the Architect and Owner indicating lay-down, staging areas, and work phasing. Include weights of any cranes and other heavy equipment (weighing more than a standard commercial vehicle), to be stored or used on site.
3. Field Verify locations of new curb cuts, driveways, sidewalks, drainage facilities, etc. prior to start of work.
4. Ensure positive drainage away from the building in all cases.
5. All Building Entrances shall be accessible in accordance with Texas Accessibility Standards, with the exception of those entrances that lead to Mechanical Room and Fire Riser Room. (Re: Floor Plan). Ensure unobstructed clearances with maximum 1/8" per foot slope.
6. All Curb Radii are to be 3'-0" unless indicated otherwise.
7. All new concrete sidewalks are to be 5'-0" wide unless indicated otherwise.
8. Striping Color shall be white for typical parking striping, accessible stalls, crosswalks, and all markings other than fire lane striping.
9. Fire lane striping shall be red.
10. Landscape is shown for reference only. Re: Landscape drawings for more information.

01 GENERAL NOTES
Scale: NTS

FORT BEND COUNTY
301 Jackson St.
Richmond, TX 77469

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CIVIL ENGINEERS
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(713) 337-8881
LANDSCAPE
Greenscape Associates
(281) 341-9985

PROFESSIONAL SEAL:

REGISTERED ARCHITECT 25 BUSINESS ENGINEER 18611 STATE OF TEXAS
12/15/2022

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

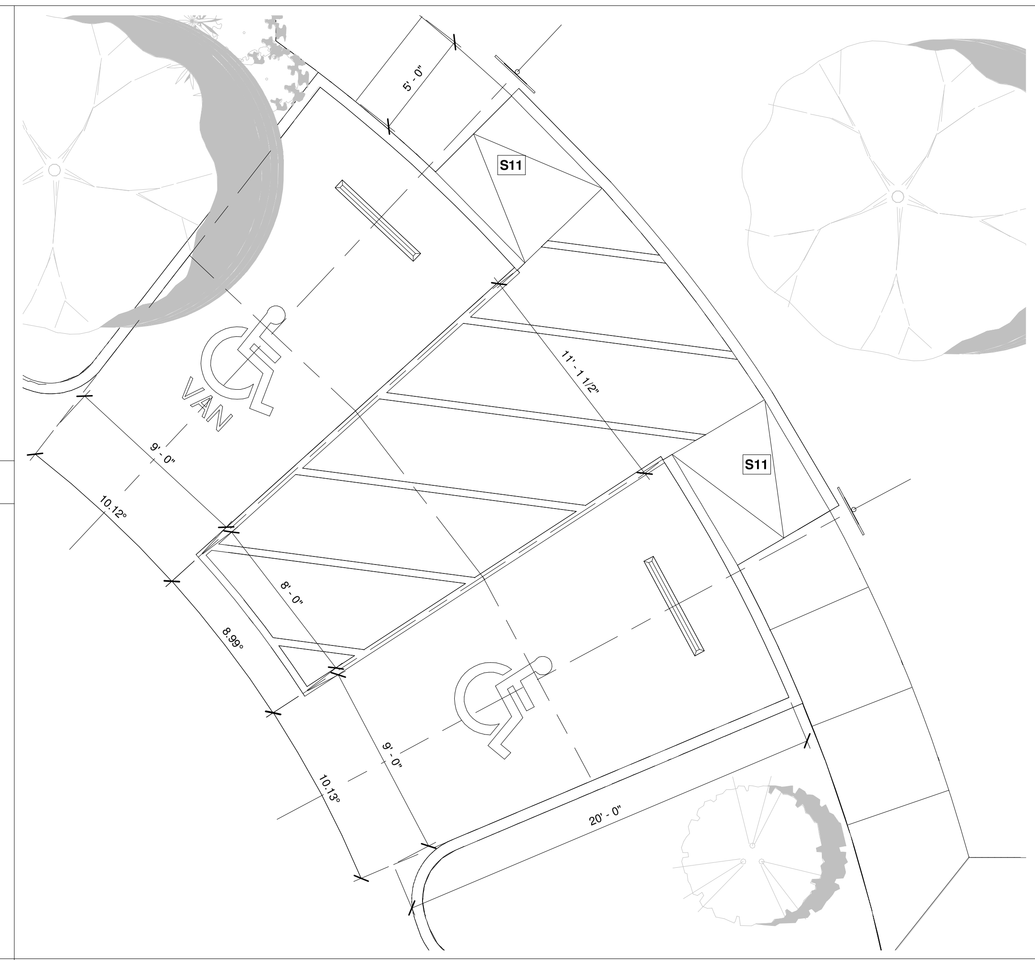
#	Date	ISSUED FOR
	01/23/2023	ISSUED FOR BID, PERMIT, AND CONSTRUCTION
A	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

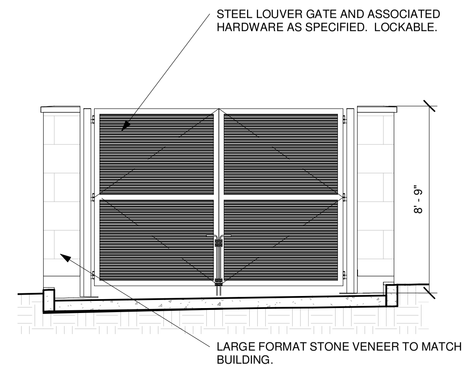
Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

Drawing Title
ENLARGED SITE PLAN

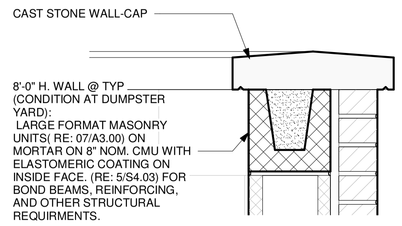
Drawing Number A1.10



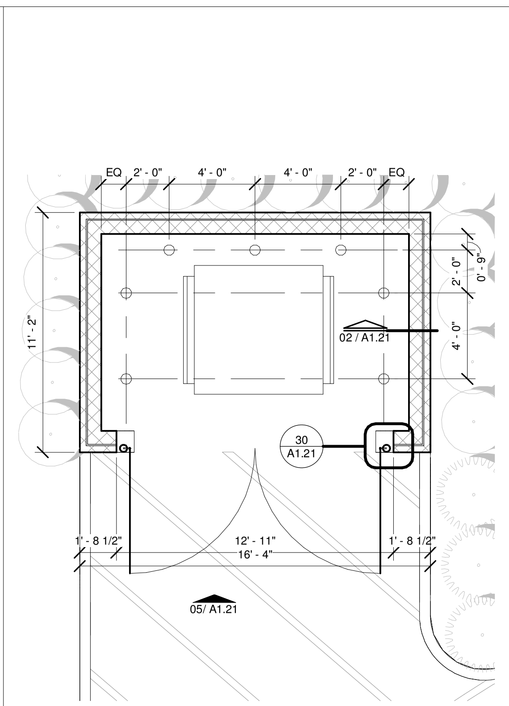
14 ACCESSIBLE PARKING AT PARK
Scale: 1/4" = 1'-0"



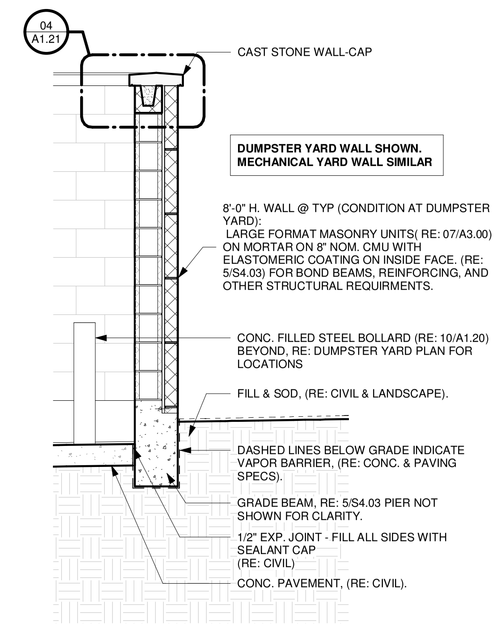
05 DUMPSTER YARD ELEVATION
Scale: 1/4" = 1'-0"



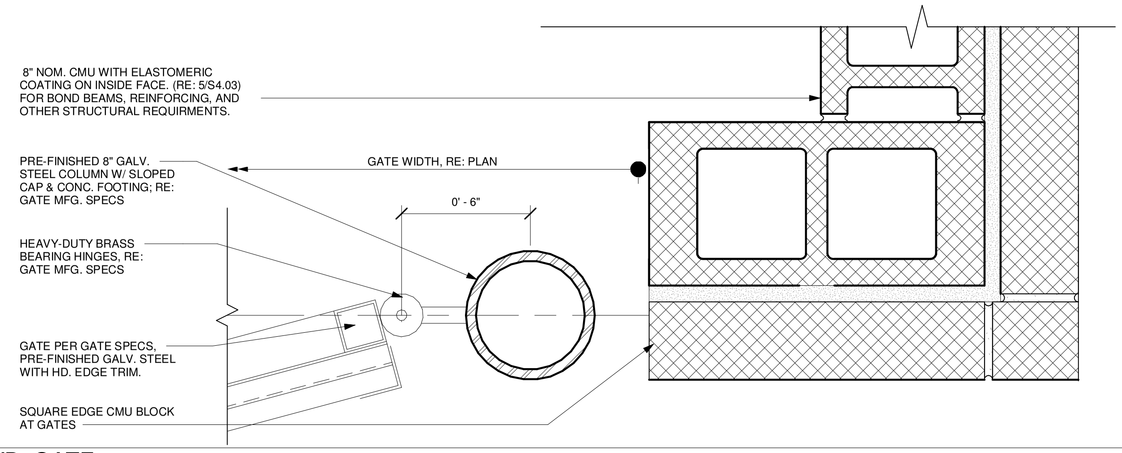
04 CAST STONE WALL-CAP
Scale: 1 1/2" = 1'-0"



07 PLAN AT DUMPSTER YARD
Scale: 1/4" = 1'-0"



02 WALL SECTION AT DUMPSTER YARD
Scale: 1/2" = 1'-0"



30 DUMPSTER YD. GATE
Scale: 3" = 1'-0"

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PROFESSIONAL SEAL:

REGISTERED ARCHITECT 22 BRANDON CRAIG MCDONALD 19511 STATE OF TEXAS
12/15/2022

FORT BEND COUNTY - PRECINCT 3 ANNEX

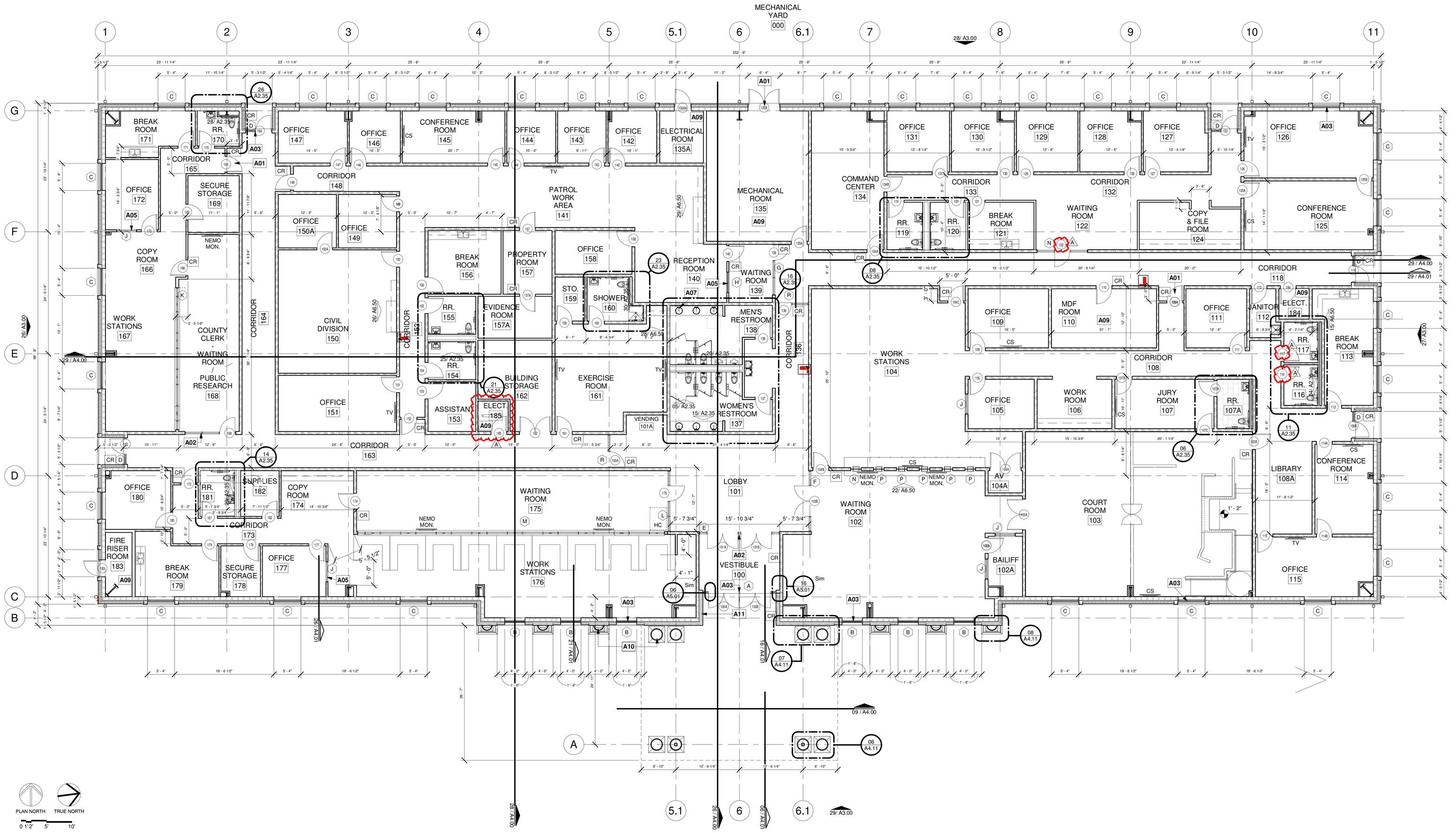
STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver
Drawing Title	SITE DETAILS
Drawing Number	A1.21

2/16/2023 8:39:13 AM



27 FLOOR PLAN
Scale: 1/8" = 1'-0"

26 PLAN LEGEND
Scale: NTS

- Exterior Walls
- Interior Partitions
- Windows, Curtain Wall, & Storefront
- Tag
- Doors
- Clearances
- Column Grid & Grid Bubble
- Column
- Standard Millwork
- Dashed Line indicates upper cabinets
- ACCESSIBLE TOILET STALL & URINAL
- Accessible Turning Radius
- Required Clearances
- LAVATORIES

21 KEYNOTES
Scale: NTS

A01	Door, frame, & hardware per door schedule TBD, provide proper framing, structural support and flashing as needed. All Doors 9'-0" high, except that exit doors to outside from Fire Riser Room and Mechanical Room are 8'-0".
A02	Interior Aluminum Storefront as specified. Provide the proper framing and structural support as needed. Doors in interior storefront are to be solid core wood doors with plastic laminate finish. 1/4" Float Glass with Safety Film at all interior openings. Schedule TBD.
A03	Exterior Aluminum Storefront or window as specified. Provide the proper framing and structural support & flashing as needed. Doors in exterior storefront are to be double-light aluminum/glass to match exterior storefront; and shall include continuous hinges and panic devices. All Storefronts 9'-0" high unless otherwise noted. 1" Insulated Glazing Units with Safety Film at all exterior openings. Safety film can be omitted where glazing starts above 9'-0" AFF. Schedule TBD. (ENSURE2)
A05	4'w x 4'h Interior Aluminum Window mounted at 2'-6" AFF. Sliding Window where occurring between Reception and Waiting rooms. Re: Keynote A02 for glazing.
A07	Lavatories at gang-restrooms are installed in millwork countertop. All others are wall mounted. All lavatories include soap dispenser adjacent and mirror behind.
A09	Equipment per MEP Drawings: Stub Up Locations in these areas; coord with MEP Drawings.
A10	Prefabricated Decorative Fiberglass Column or Pilaster as specified.
A11	Location of building dedication plaque, TBD: 24"w x 48"h.

11 SUPPORT NOTES
Scale: NTS

Support Notes

Dimension & Alignment Support Notes:

(ALIGN 1)..... Align face of new construction w/face of existing.
(ALIGN 2)..... Align Centerline of new construction w/Centerline of existing.
(ALIGN 3)..... Align gridline/join grid w/existing grid.
(LEVEL 1)..... Ensure top of new construction is level w/existing surface.
(LEVEL 2)..... Level floor & surface to recieve new construction.
(LEVEL 3)..... Ensure the top of grade is level w/surrounding ground.

Construction & Condition Support Notes:

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(HANDLE 3)..... Handle re-located items with care. DISCONNECT 1, FIXW.
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(ENGINEER1)... Professional engineering supervision is required for this work.
(SHOP1)..... Provide shop drawings for this work.
(REFERENCE)... Refer to photo # for the existing condition at this location.
(SLOPE1)..... Maintain positive slope towards drains, gutters, and storm systems and away from the building. Ensure maximum slope in all directions of 1:48 (2%) within accessible clearances; maximum 1:48 (2%) cross slope at sidewalks; maximum 1:20 (5%) running slope at sidewalks.
(PROTECT1)... Protect item(s) to remain, including any buildings, furniture, sidewalks, roofs, utilities, and other items during the Demolition and Construction phases.
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(OPERATE)... Ensure all routes and utilities required for owner's use of and operations on site are protected. Owner's use of site shall not be interrupted.
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(ENSURE2)..... Ensure system is water-tight. Provide additional flashing & sealants as needed.
(ENSURE3)..... Ensure the slope of the new roof matches the slope and slope direction of the existing roof.

01 GENERAL PLAN NOTES
Scale: NTS

General Notes

1. Field verify all conditions prior to construction, particularly in areas of work.
2. Report to the architect any unforeseen conditions or as-built conditions not reflected in the drawings, that could affect the work.
3. Maintain safe and unrestricted access and egress routes for occupied areas adjacent to work area, in accordance with applicable codes.
4. All dimensions to column lines are to centerline of column unless indicated otherwise.
   A. Column Lines at Pre-Engineered Rigid Frames are centered in the long axis of the Frame, and occur on the outside edge of the frame in the cross axis.
5. All dimensions to walls are to finish-face of wall unless indicated otherwise. (side indicated graphically in the drawings).
6. Provide necessary blocking at walls for all plumbing fixtures, equipment, millwork, and accessories.
7. Plans indicate horizontal dimensions only. Refer to elevations & sections for vertical dimensions.
8. With the Exception of the mechanical and fire-riser rooms and their entrance doors, all new work in this project is to be accessible in accordance with the most recent edition of the Texas Accessibility Standards.
9. Refer to code analysis information sheet A0.00 for Fire Sprinkler requirements.

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PROFESSIONAL SEAL:
REGISTERED ARCHITECT
BRADLEY DANIEL SCOTT
18611
STATE OF TEXAS
12/15/2022

FORT BEND COUNTY - PRECINCT 3 ANNEX

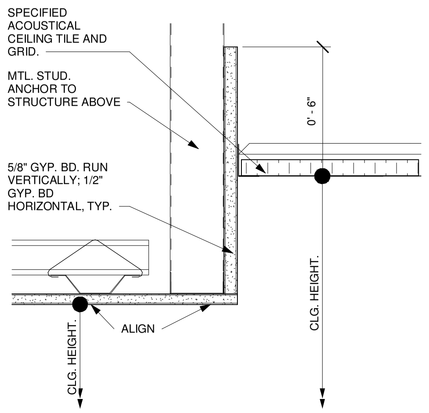
STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
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A	02/15/2023	ADDENDUM 2

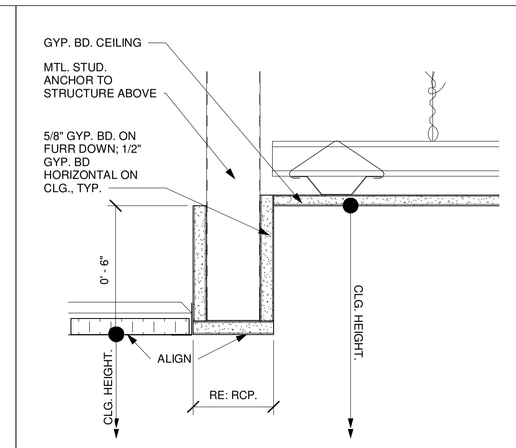
TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver
Drawing Title	FLOOR PLAN
Drawing Number	A2.00

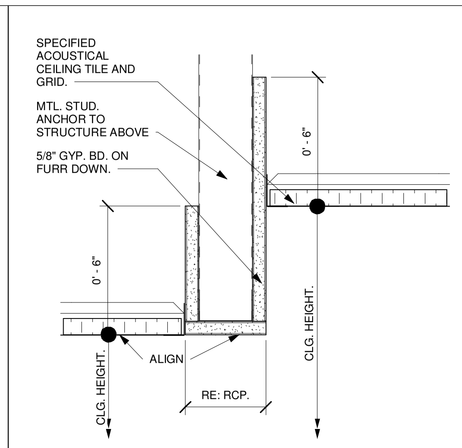
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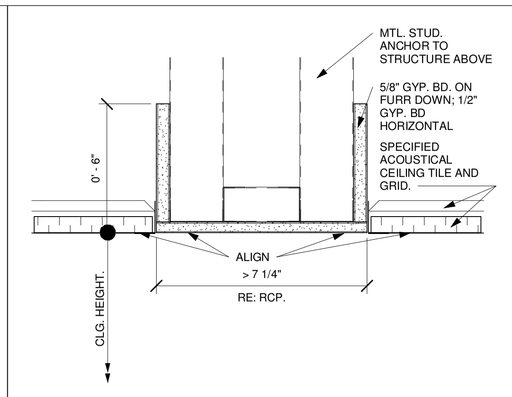
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Scale: 3" = 1'-0"



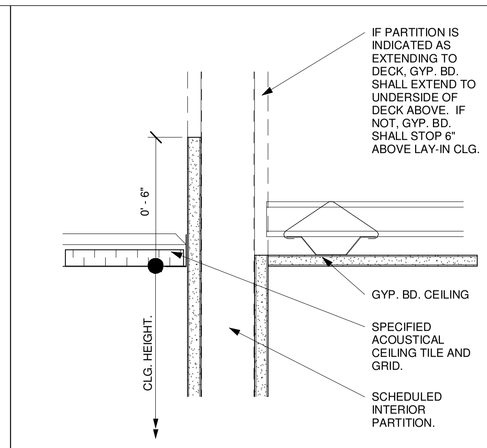
25 FURR DOWN 'B'
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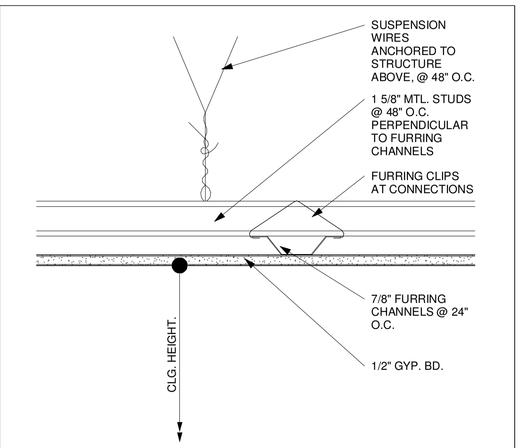
20 FURR DOWN 'A'
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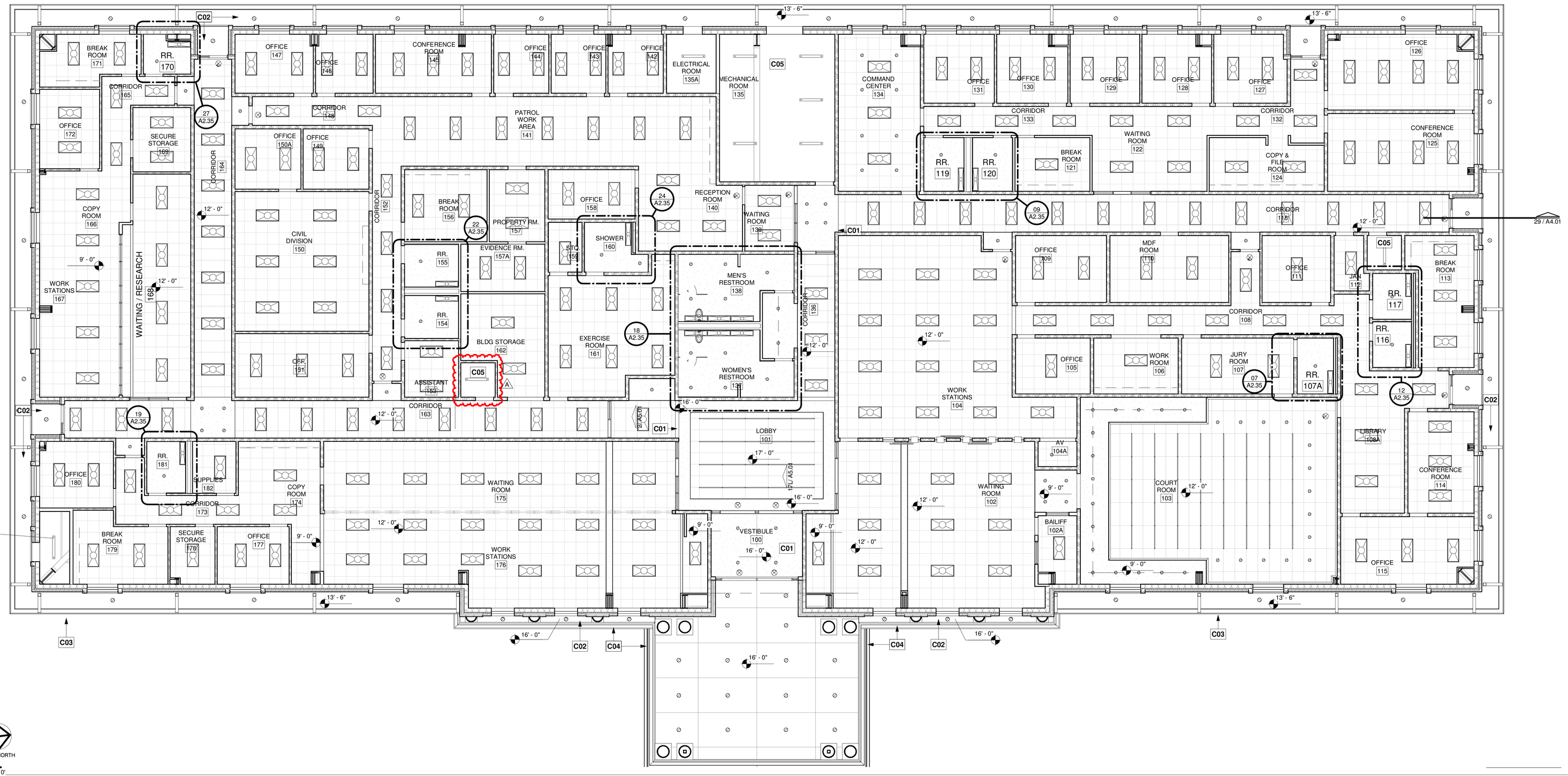
15 TYPICAL BULKHEAD
Scale: 3" = 1'-0"



10 CEILING EDGES
Scale: 3" = 1'-0"



05 TYPICAL GYP. CEILINGS
Scale: 3" = 1'-0"



PLAN NORTH TRUE NORTH
0 1'2" 5' 10'

27 REFLECTED CEILING PLAN
Scale: 1/8" = 1'-0"

ACOUSTICAL LAY-IN CEILING — xx'-xx" CEILING HEIGHT A.F.F. (IF NOT INDICATED, CEILING HEIGHT IS PER GENERAL NOTE)
ACOUSTICAL LAY-IN CEILING GRID ONLY — GYP. BD. FURR-DOWN
GYP. BD. CEILING
FLUORESCENT FIXTURES 2X4 2X4 W/ R/A; 2X2 2X2 W/ R/A; 1X4 1X4 W/ R/A — RECESSED LINEAR FIXTURES 48" 24"
LINEAR PENDANTS 48" 96"
PENDANT
RECESSED CANS 8" SQUARE 8" ROUND 6" SQUARE 6" ROUND — EXIT LIGHTS ONE SIDED TWO SIDED
SUPPLY AIR DIFFUSERS 24X24 12X12 — LINEAR BAR DIFFUSER
SLOT DIFFUSER
RETURN AIR DIFFUSERS 24X24 12X12

NOTE: Not all items indicated in this legend occur in the project. Review drawings carefully.

26 CEILING LEGEND
Scale: NTS

C01 Gyp. Bd. Bulkhead: 1/2" Gyp. Bd. on 7/8" furring channels at 24" O.C. with perpendicular 1 1/2" C Channels at 24" O.C. suspended from structure above.

C02 Plaster Soffit: re: Building Sections.

C03 Underside of perimeter gutter, re: Roof Plan.

C04 Underside of Fiberglass Cornice, re: Roof Plan.

C05 Open to structure above; 48" Chain-Hung linear LED fixtures in this space indicated for quantity only. Re: General Note 5.

21 KEYNOTES
Scale: NTS

Support Notes

Dimension & Alignment Support Notes:

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(ENSURE2)..... Ensure system is water-tight. Provide additional flashing & sealants as needed.
(ENSURE3)..... Ensure the slope of the new roof matches the slope and slope direction of the existing roof.

11 SUPPORT NOTES
Scale: NTS

General Notes refer to conditions that apply to the entire project.

1. All Ceilings other than restroom ceilings shall be installed at 12'-0" AFF unless indicated otherwise.
2. All restroom ceilings shall be installed at 9'-0" AFF.
3. All light fixtures installed in gyp. bd. ceilings are to be centered in the room and evenly spaced unless indicated otherwise.
4. All light fixtures and other equipment installed in acoustical ceilings is to be centered on a ceiling tile.
5. Light fixtures installed in Mechanical and Electrical rooms are indicated for quantity only. Final locations shall be coordinated with equipment in field.
6. Architectural RCPs indicate architectural lighting only. Refer to Electrical and Fire Protection drawings for emergency lighting, strobes, etc.
7. Exterior soffits and underside of car drop canopy are to be 7/8" plaster on mtl lath. Refer to building sections for more information.

01 GENERAL CEILING NOTES
Scale: NTS

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PROFESSIONAL SEAL:

REGISTERED ARCHITECT — 16611 — STATE OF TEXAS — 12/15/2022

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

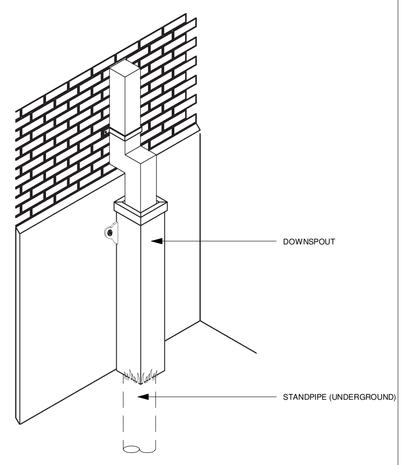
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A	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

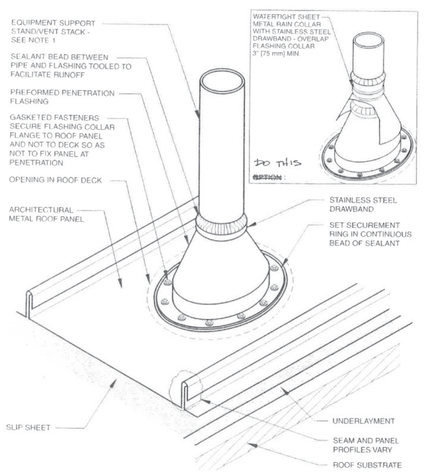
Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

Drawing Title
REFLECTED CEILING PLAN

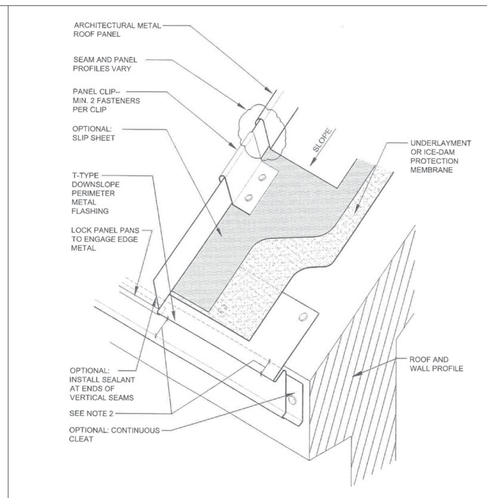
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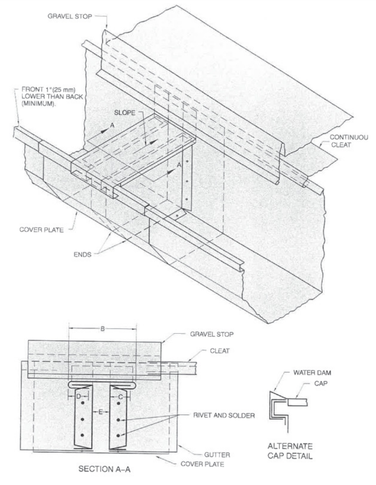
30 DOWNSPOUT TO ROOT OVER GRASS
Scale: 3/8" = 1'-0"



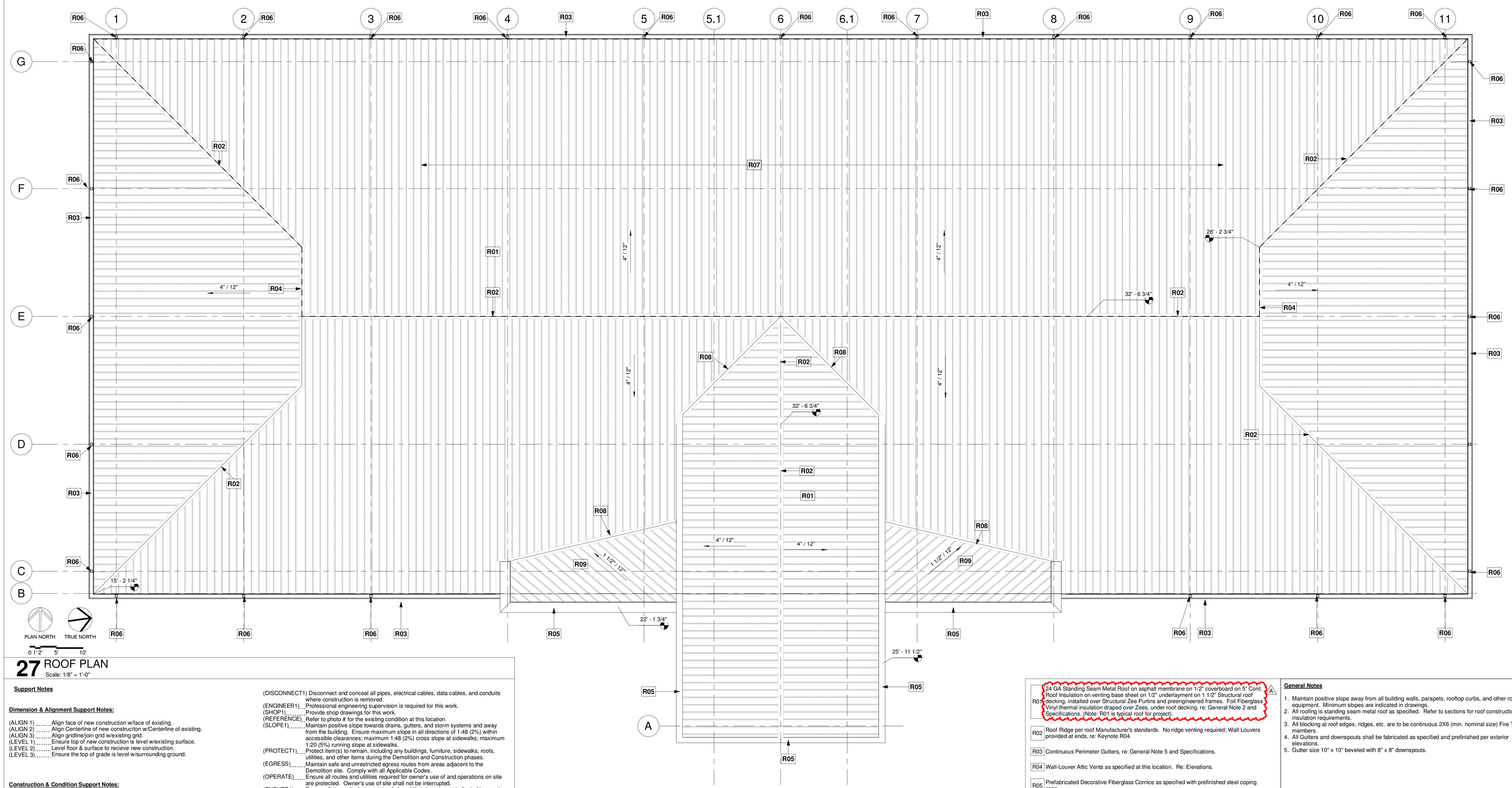
25 MTL. RF. PIPE PENETRATION
Scale: 1/16" = 1'-0"



20 MTL. RF. EAVE FLASHING W. GUTTER
Scale: 1/16" = 1'-0"



15 GUTTER EXPANSION JOINT
Scale: 1/16" = 1'-0"



27 ROOF PLAN
Scale: 1/8" = 1'-0"

Support Notes

Dimension & Alignment Support Notes:

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11 SUPPORT NOTES
Scale: NTS

R01 24 GA Standing Seam Metal Roof on asphalt membrane on 1/2" coverboard on 5" Cont. Roof Insulation on venting base sheet on 1/2" underlayment on 1 1/2" Structural roof decking, installed over Structural Zee Purlins and preengineered frames. Foil Fiberglass Vinyl thermal insulation draped over Zees, under roof decking. re: General Note 2 and Specifications. (Note: R01 is typical roof for project). A

R02 Roof Ridge per roof Manufacturer's standards. No ridge venting required; Wall Louvers provided at ends, re: Keynote R04.

R03 Continuous Perimeter Gutters, re: General Note 5 and Specifications.

R04 Wall-Louver Attic Vents as specified at this location. Re: Elevations.

R05 Prefabricated Decorative Fiberglass Cornice as specified with prefinished steel coping caps.

R06 Downspout Location. Match and Coordinate downspouts with Cont. Perimeter Gutters. Re: Keynote R03 and Specifications.

R07 Penetrations shall occur only in area indicated dashed. No penetrations shall occur on the front slope of the roof.

R08 Roof Valley per Roof Manufacturer's standards. All valleys shall be provided with manufacturer standard valley gutters to direct water to perimeter gutters. Re: Details

R09 Roof structure on stand-offs above structural frame at this area.

16 KEYNOTES
Scale: NTS

General Notes

1. Maintain positive slope away from all building walls, parapets, rooftop curbs, and other rooftop equipment. Minimum slopes are indicated in drawings.
2. All roofing is standing seam metal roof as specified. Refer to sections for roof construction and insulation requirements.
3. All blocking at roof edges, ridges, etc. are to be continuous 2X6 (min. nominal size) Fire Treated members.
4. All Gutters and downspouts shall be fabricated as specified and prefinished per exterior elevations.
5. Gutter size 10" x 10" beveled with 8" x 8" downspouts.

01 GENERAL ROOF NOTES
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PROFESSIONAL SEAL:



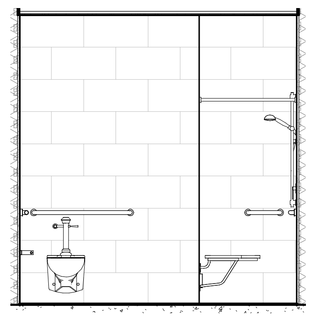
FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

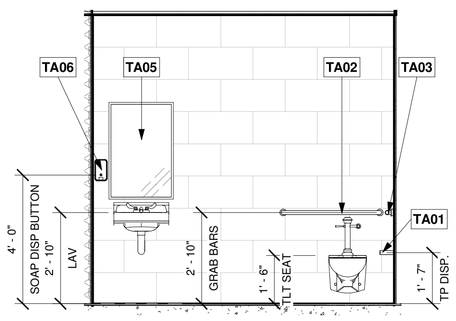
#	Date	ISSUED FOR
	01/23/2023	ISSUED FOR BID, PERMIT, AND CONSTRUCTION
A	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

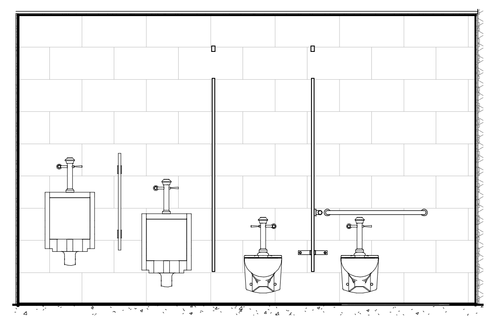
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Drawn By	Author
Checked By	Checker
Approved By	Approver
Drawing Title	ROOF PLAN
Drawing Number	A2.20



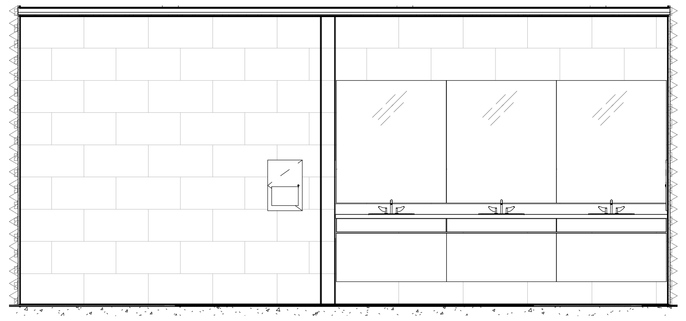
30 GYM SHOWER 160 - EAST WALL
Scale: 3/8" = 1'-0"



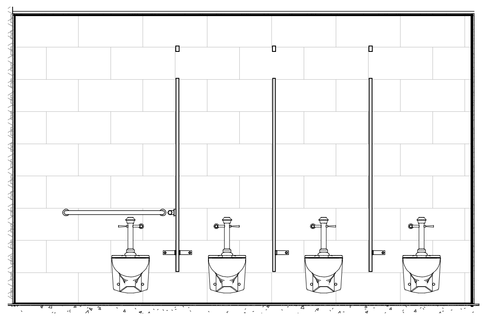
25 RESTROOM 154 - 155 OH
Scale: 3/8" = 1'-0"



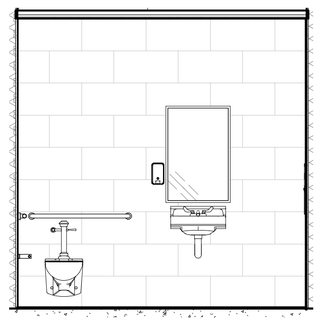
20 RESTROOM 138 - SOUTH WALL
Scale: 3/8" = 1'-0"



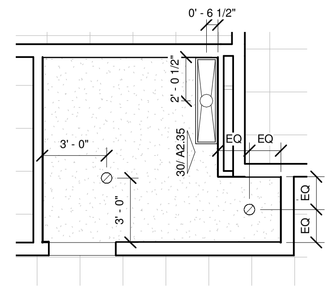
15 RESTROOM 137 - SOUTH WALL - 138 NORTH WALL OH
Scale: 3/8" = 1'-0"



05 RESTROOM 137 - NORTH WALL
Scale: 3/8" = 1'-0"

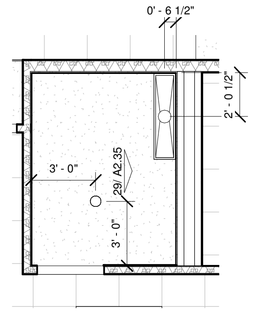


29 RESTROOM 181 - 120 SIM - 119 SIM OH
Scale: 3/8" = 1'-0"



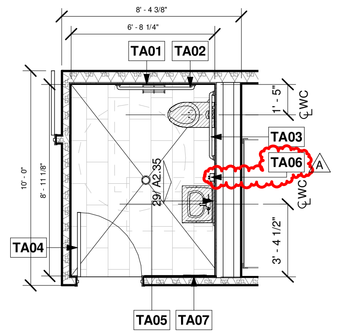
RE: 23/A2.35 FOR SHOWER 160 DIMENSIONS

24 RCP-SHOWER 160
Scale: 1/4" = 1'-0"

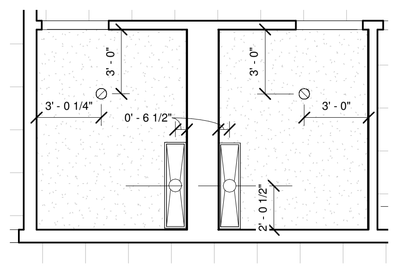


RE: 10/A2.35 FOR RESTROOM 181 DIMENSIONS

19 RCP-TAX RESTROOM 181
Scale: 1/4" = 1'-0"

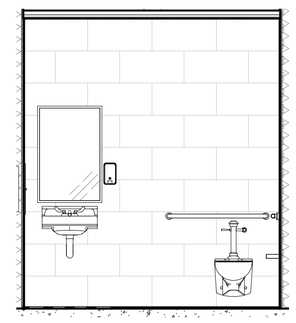


14 TAX RESTROOM 181
Scale: 1/4" = 1'-0"

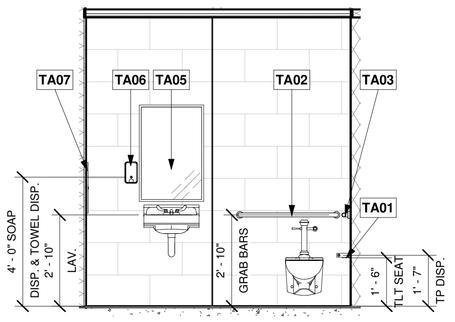


RE: 08/A2.35 FOR RESTROOMS 120-121 DIMENSIONS

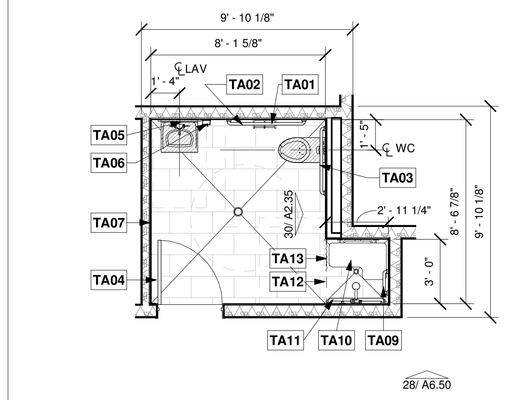
09 RCP-RESTROOMS 120-121
Scale: 1/4" = 1'-0"



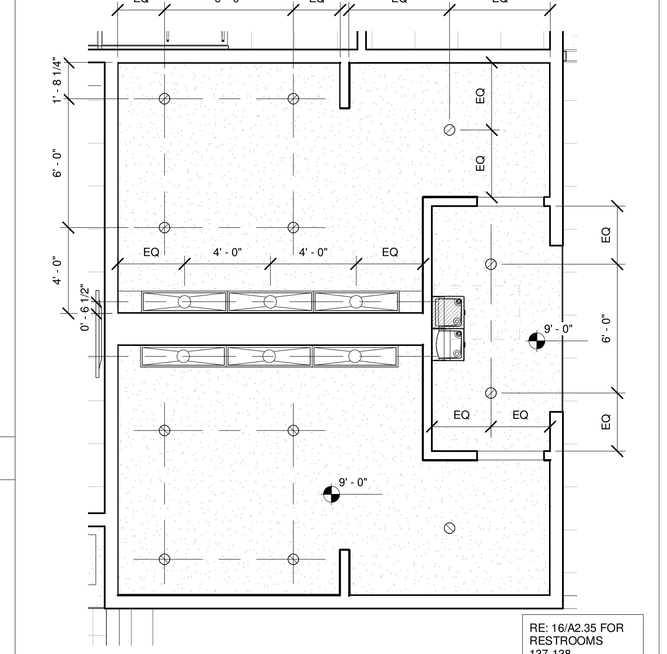
04 RESTROOM 116-117 OH-160 NORTH SIM
Scale: 3/8" = 1'-0"



28 RESTROOM 170
Scale: 3/8" = 1'-0"

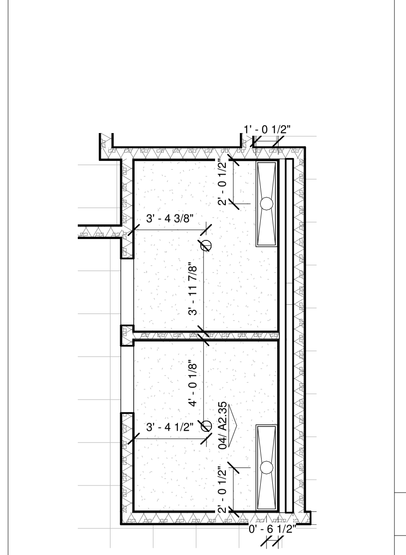


23 GYM SHOWER 160
Scale: 1/4" = 1'-0"



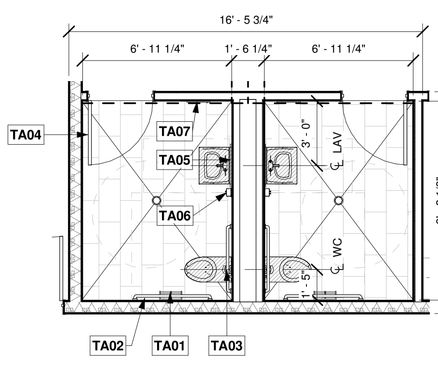
RE: 16/A2.35 FOR RESTROOMS 137-138 DIMENSIONS

18 RCP-RESTROOMS 137-138
Scale: 1/4" = 1'-0"



RE: 11/A2.35 FOR RESTROOMS 116-117 DIMENSIONS

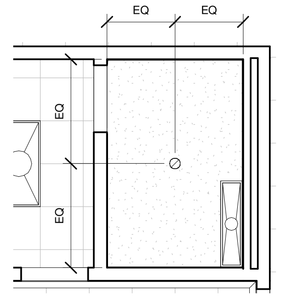
12 RCP-RESTROOMS 116-117
Scale: 1/4" = 1'-0"



08 COMMISSIONERS RESTROOMS 119-120
Scale: 1/4" = 1'-0"

TA01	Toilet Paper Dispenser: Bobrick B-2740 or similar
TA02	42" Accessible Grab Bar: Bobrick B-6806 x 42 or similar
TA03	36" Accessible Grab Bar: Bobrick B-6806 x 36 or similar
TA04	Coat Hook: Bobrick B-2116 or similar. Mount at 44" AFF horizontally centered on room side of door.
TA05	24"x36" Mirror: Bobrick B-290 24x36 or similar
TA06	Soap Dispenser: Bobrick B-2111 or similar
TA07	Recessed Paper Towel Dispenser: Bobrick B-35903 or similar.
TA08	Surface Mounted Paper Towel Dispenser: Bobrick B-262 or similar (break rooms only).
TA09	12" Accessible Grab Bar: Bobrick B-6806 x 12 or similar
TA10	Folding Shower Seat: Bobrick B-5181 or similar
TA11	30" Accessible Grab Bar: Bobrick B-6806 x 30 or similar
TA12	Shower Curtain Rod: B-207 x 36 or similar
TA13	Shower Curtain: Bobrick 204-3 or similar curtain with twelve (12) Bobrick 204-1 curtain hooks

03 TOILET ACCESSORIES LEGEND
Scale: NTS



07 RCP-RESTROOM 107A
Scale: 1/4" = 1'-0"

A14 Ceramic Tile as specified. Re: Finish Plans for more information.

02 KEYNOTE LEGEND
Scale: NTS

1. Re: A0.11 for Partition Types
2. All Toilet Rooms shall have "hard lids" (gyp. bd. clgs), re: RCPs, and ducted supply air and exhausts. Re: MEP Drawings.
3. Provide sound attenuation blankets in all restroom walls, UNO.
4. Provide wall mounted door stops at restrooms, typ.
5. Re: A6.00 for finishes.
6. Ceramic Tile occurs to same height on all walls; re: Restroom Elevations.
7. Re: Toilet Accessory Legend for Accessories; re: Plumbing drawings for plumbing fixtures.
8. GC to coordinate, provide, and install all blocking and necessary stabilizing for toilet accessories..
9. The structural strength of grab bars at accessible water closets shall comply with TAS 2012 sec. 4.26.3.
10. Provide Schluter trim at top and bottom of tile.
11. Re: Specifications for Toilet Partitions.
12. Plumbing fixtures represented shaded or hatched, and associated toilet fixtures, compartments, accessories, surfaces, and equipment shall meet requirements of TAS 2012 as provided on sheets A0.10 and A0.11. Fixtures represented without shade or hatch are standard (non-accessible) types.

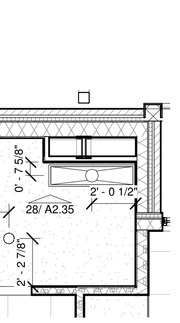
GENERAL NOTES - ACCESSIBLE WATER CLOSET

1. Mount flush control valve on the wide side of toilet area 44" max above finish floor.
2. Provide minimum clear floor space of 48" x 66" for frontal approach or a minimum 48" x 56" for side approach.
3. Refer to accessibility information sheets A0.10 and A0.11 for mounting heights of toilets and accessories.

GENERAL NOTES - ACCESSIBLE SHOWER STALL

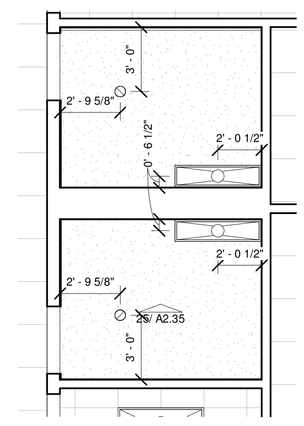
1. Shower Stall in this project is designed as a compliant "Transfer Stall," with a required seat accross from the controls. Re: TAS 2012 requirements indicated on sheets A0.10 and A0.11
2. Shower Seat shall be mounted 14" & 15" above bathroom floor and shall extend the full depth of the stall.
3. Provide Grab Bars as indicated.
4. Locate Controls and Shower Head on Wall opposite shower seat.
5. Provide a shower spray unit as indicated with a hose at least 60" that can be fixed or hand-held. Mount the unit at 42" max above shower floor for side reach.
6. Do not obstruct controls or obstruct transfer from wheelchairs onto shower seats within enclosures for shower stalls.
7. The structural strength of seats and their attachments shall comply with TAS 2012 section 4.26.3.

01 GENERAL NOTES - RESTROOMS
Scale: NTS



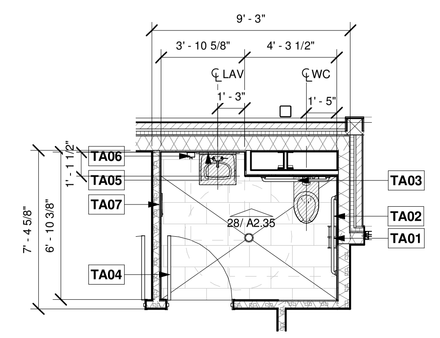
RE: 26/A2.35 FOR RESTROOM 169 DIMENSIONS

27 RCP-RESTROOM 170
Scale: 1/4" = 1'-0"

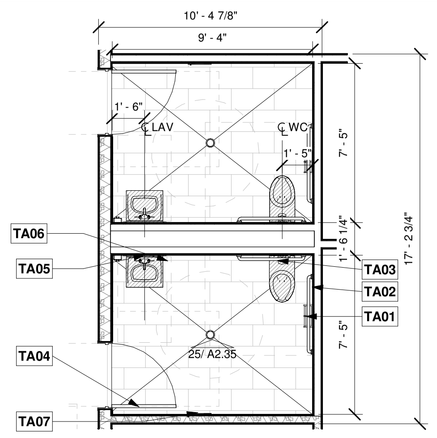


RE: 21/A2.35 FOR RESTROOMS 156-157 DIMENSIONS

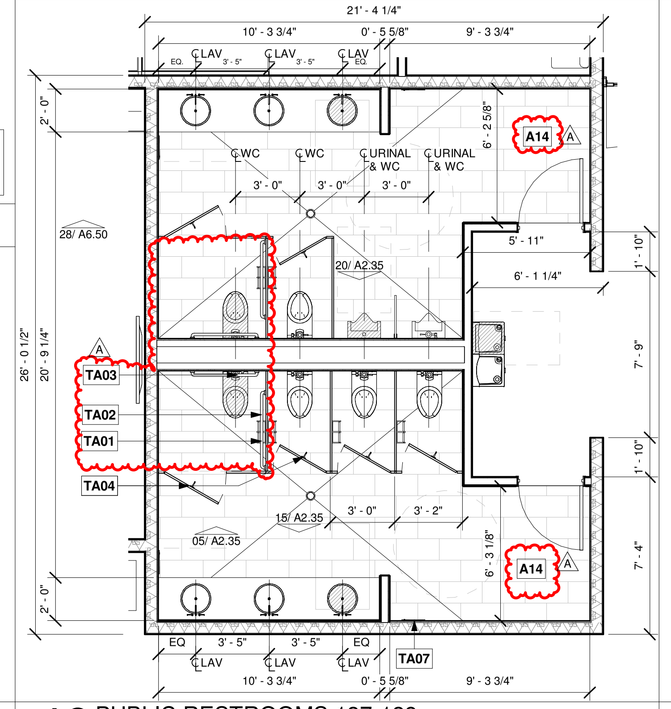
22 RCP-RESTROOMS 156-157
Scale: 1/4" = 1'-0"



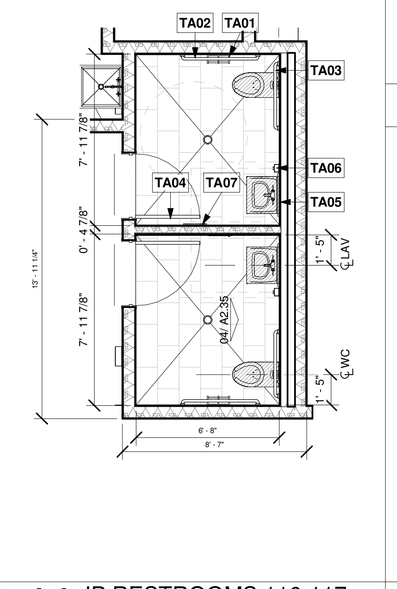
26 CLERK RESTROOM 170
Scale: 1/4" = 1'-0"



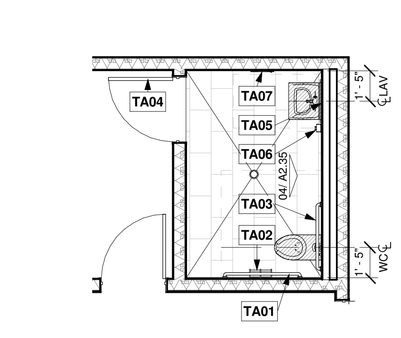
21 CONSTABLE RESTROOMS 154-155
Scale: 1/4" = 1'-0"



16 PUBLIC RESTROOMS 137-138
Scale: 1/4" = 1'-0"



11 JP RESTROOMS 116-117
Scale: 1/4" = 1'-0"



06 JURY RESTROOM 107A
Scale: 1/4" = 1'-0"

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PROFESSIONAL SEAL:



FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

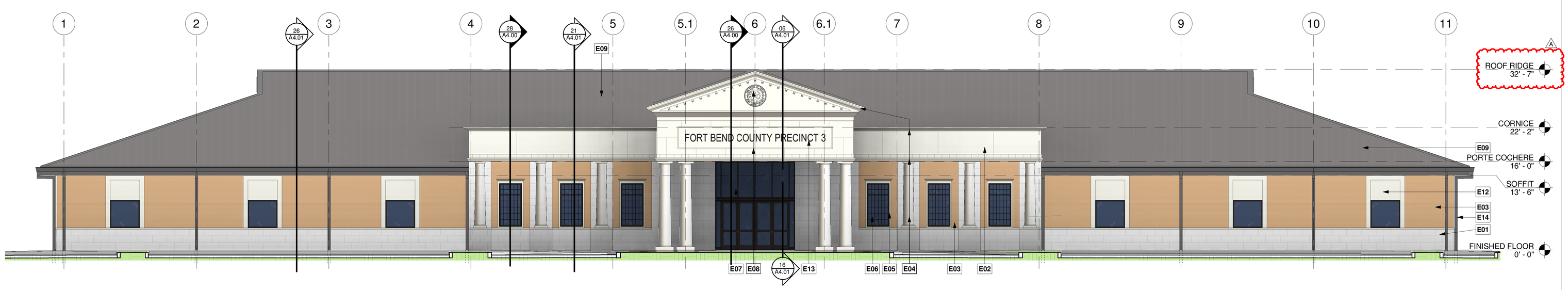
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A	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

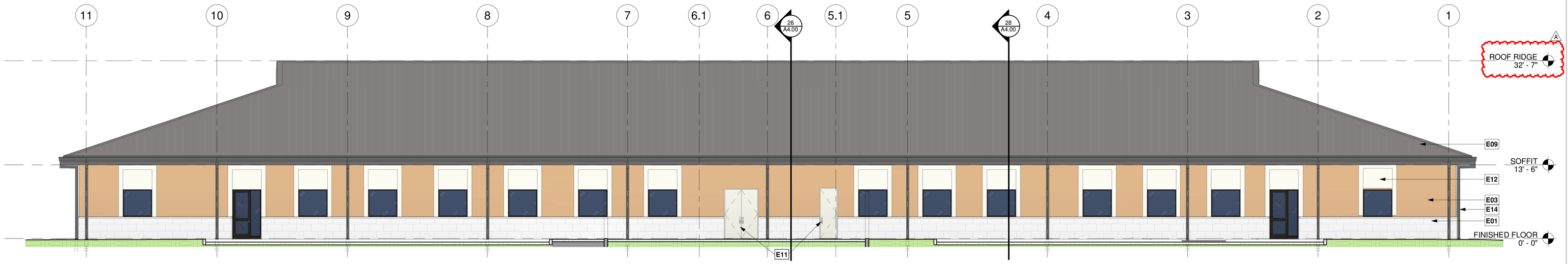
Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

Drawing Title
ENLARGED RESTROOMS

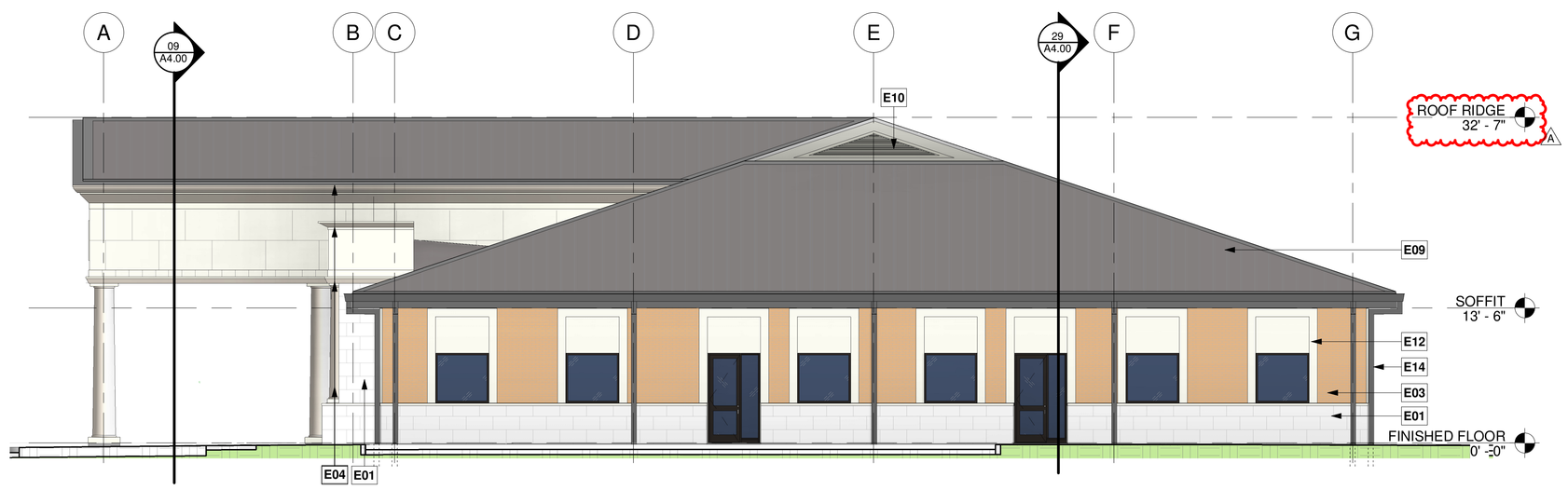
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A2.35



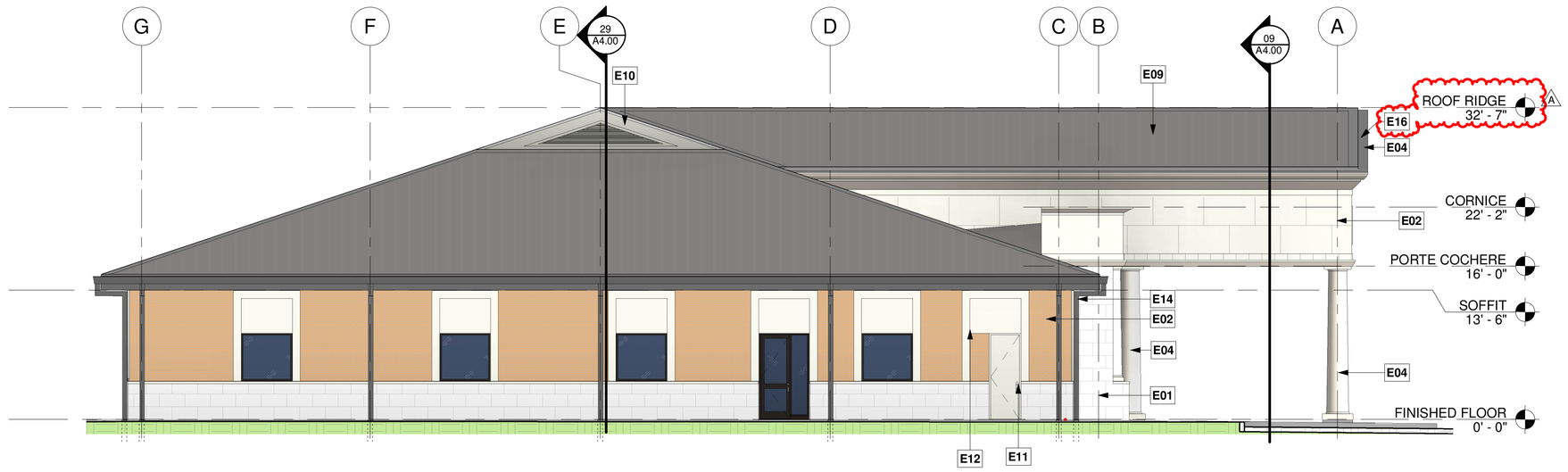
29 EAST ELEVATION
Scale: 1/8" = 1'-0"



28 WEST ELEVATION
Scale: 1/8" = 1'-0"



27 NORTH ELEVATION
Scale: 1/8" = 1'-0"



26 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

Note" The Facades of this building shall comply with sugarland ordinance No. 2009, exhibit "B", subsection G

	NORTH	SOUTH	EAST	WEST
7/8" Plaster Stucco On Mtl. Lath With 1' Vee Grooves At Locations Indicated. Color From Manufacturer's Base Range With Sand Finish	28%	19%	27%	27%
Acme Brick Modular Size, Golden Sunset DTP105 With Velour Texture	31%	38%	34%	46%
Best Block Large Format Masonry Units (32"Wx16"Hx4 "D), Island Sand Color With Ground-Face Texture	41%	43%	39%	27%
MASONRY TOTAL	**72%**	**81%**	**73%**	**73%**

07 MATERIAL SURFACE AREAS
Scale: NTS

Support Notes

Dimension & Alignment Support Notes:

(ALIGN 1)..... Align face of new construction w/face of existing.
(ALIGN 2)..... Align Centerline of new construciton w/Centerline of existing.
(ALIGN 3)..... Align gridline/join grid w/existing grid.
(LEVEL 1)..... Ensure top of new construction is level w/existing surface.
(LEVEL 2)..... Level floor & surface to recieve new construction.
(LEVEL 3)..... Ensure the top of grade is level w/surrounding ground.

Construction & Condition Support Notes:

(HANDLE 1)..... Handle item w/care, and store for owner review.
(HANDLE 2)..... Handle remaining building, pavement, fence, or item w/care.
(HANDLE 3)..... Handle re-located items with care. DISCONNECT 1, FIXW.
(FIXW)..... Fix floor/wall/ceiling/item where construction was removed and prepare the area to recieve new construction. Ensure the top of grade is level w/surrounding ground & maintain positive slope towards drain, gutter, and storm system away from building.
(FIX1)..... Fix floor/wall/ceiling/item where construction was removed and prepare the area to an acceptable condition for owner's use. Ensure the top of grade is level w/surrounding ground & maintain positive slope towards drain, gutter, and storm system away from building.
(INFO1)..... Inform Architect prior to the start of this work.
CONNECT1)..... Connect new construction to existing, ensure continuity and structural integrity. Ensure the top of new construction is level w/existing surface.
(CONNECT2)..... Connect remaining item to the new structure, and ensure structural integrity while meeting local Codes. Handle remaining buildings, pavement, fences, and other items w/care
(DISCONNECT1) Disconnect and conceal all pipes, electrical cables, data cables, and conduits where construction is removed.
(ENGINEER1)... Professional engineering supervision is required for this work.
(SHOP1)..... Provide shop drawings for this work.
(REFERENCE)... Refer to photo # for the existing condition at this location.
(SLOPE1)..... Maintain positive slope towards drains, gutters, and storm systems and away from the building. Ensure maximum slope in all directions of 1:48 (2%) within accessible clearances; maximum 1:48 (2%) cross slope at sidewalks; maximum 1:20 (5%) running slope at sidewalks.
(PROTECT1)..... Protect item(s) to remain, including any buildings, furniture, sidewalks, roofs, utilities, and other items during the Demolition and Construction phases.
(EGRESS)..... Maintain safe and unrestricted egress routes from areas adjacent to the Demolition site. Comply with all Applicable Codes.
(OPERATE)..... Ensure all routes and utilities required for owner's use of and operations on site are protected. Owner's use of site shall not be interrupted.
(ENSURE1)..... Ensure all slopes to drain as intended, and that downspouts indicated to remain are protected to maintain normal flow at all times during demolition and construction. Protect items to remain including any buildings, furniture, sidewalks, roofs, utilities, and other items during demolition and construction.
(ENSURE2)..... Ensure system is water-tight. Provide additional flashing & sealants as needed.
(ENSURE3)..... Ensure the slope of the new roof matches the slope and slope direction of the existing roof.

06 SUPPORT NOTES
Scale: NTS

E01 Stone Wainscot: Best Block Large Format Masonry Units (32"w X 16"h X 4"d), Island Sand color with ground-face texture, running bond, as specified with cast-stone cap, re: Building Sections.

E02 Stucco Details: 7/8" Plaster Stucco on Mtl. Lath with 1" Vee Grooves at locations indicated. Color from Manufacturer's Base Range with sand finish. Re: Building Sections.

E03 Brick Veneer: Acme Brick Modular size, Golden Sunset DTP105 with Velour Texture, running bond. Re: Building Sections.

E04 Decorative Fiberglass Column, Pilaster, or Cornice as specified.

E05 Fiberglass Window Surround as specified. Re: Specs. (SHOP1).

E06 Applied Muntins on Insulated Glazing Units where indicated on windows.

E07 High Storefront rests on intermediate steel beam, re: Structural Drawings (TBD).

E08 28' x 4' Plaster Sign Frame & 4' DIM Medallion. Re: Specs (SHOP1).

E09 Pre-finished 22-GA standing Seam Metal Roof, re: Roof Plan.

E10 Peaked Top Gable Louver Vent as specified. Re: Specs (SHOP1).

E11 HM Door & Frame. Re: Door Schedule.

E12 Plaster Window Surround.

E13 Pin-Mounted Dark-Bronze Anodized Aluminum Channel Letters, 16" high and centered on sign frame; Arial Narrow font. Re: Specs (SHOP1).

E14 Pre-finished 4" x 4" Down-Spout attached to building as needed. Connect to storm system. Re: Civil DWGS.

E16 Mtl. Flashing on top of Fiberglass Cornice, re: Details

02 KEYNOTES
Scale: NTS

General Notes refer to conditions that apply to the entire project.

1. Elevations indicate vertical dimensions only. Refer to Floor Plans for Horizontal Dimensions.
2. Field-Verify conditions prior to construction. Notify Architect of any discrepancy.
3. Refer to Floor Plans for Door & Window Keys.
4. Refer to Floor Plans for Section & Elevation Keys not indicated on elevations.
5. Equally Space Control Joints (CJ) at intervals not to exceed 20'-0" O.C.
6. Refer to Roof Plan for location of downspouts, roof overflow drains, gutters, scuppers, etc.
7. All exposed metal (including doors, flashings, etc.) that is not pre-finished shall be painted to match adjacent wall, unless indicated otherwise.

01 GENERAL ELEVATION NOTES
Scale: NTS

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PROFESSIONAL SEAL:



FORT BEND COUNTY - PRECINCT 3 ANNEX

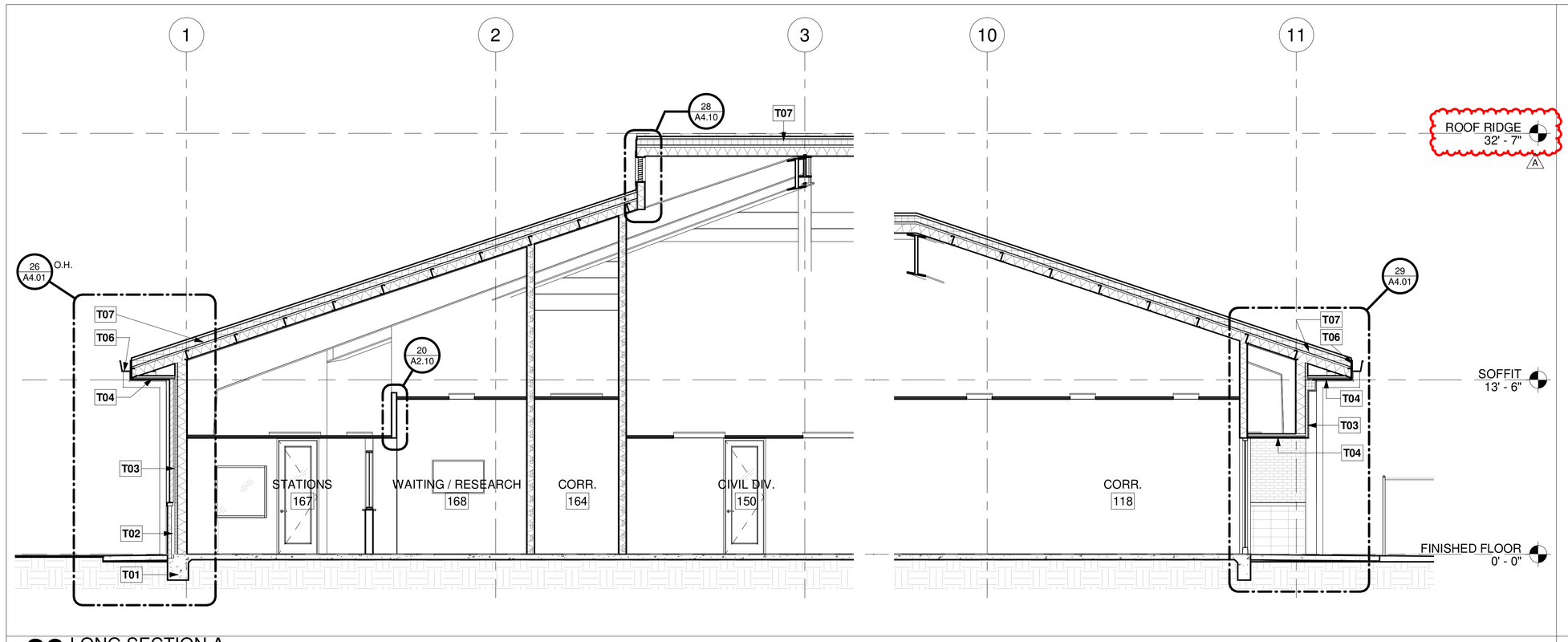
STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
	01/23/2023	ISSUED FOR BID, PERMIT, AND CONSTRUCTION
A	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

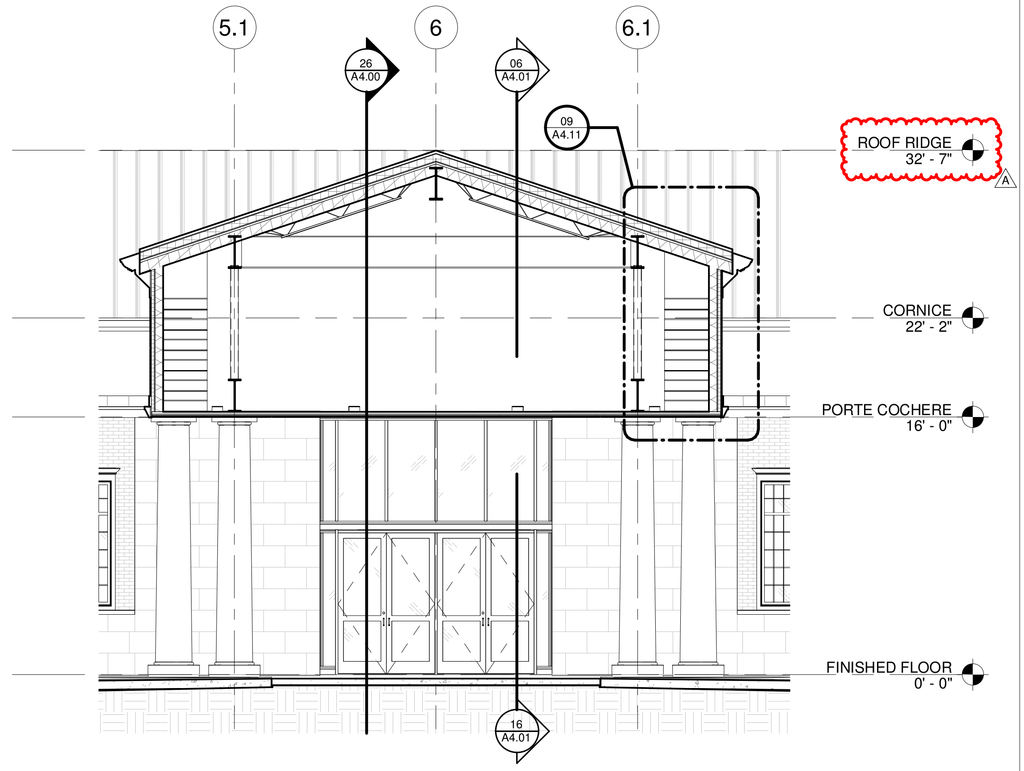
Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver
Drawing Title	ELEVATIONS
Drawing Number	A3.00

2/16/2023 8:40:46 AM



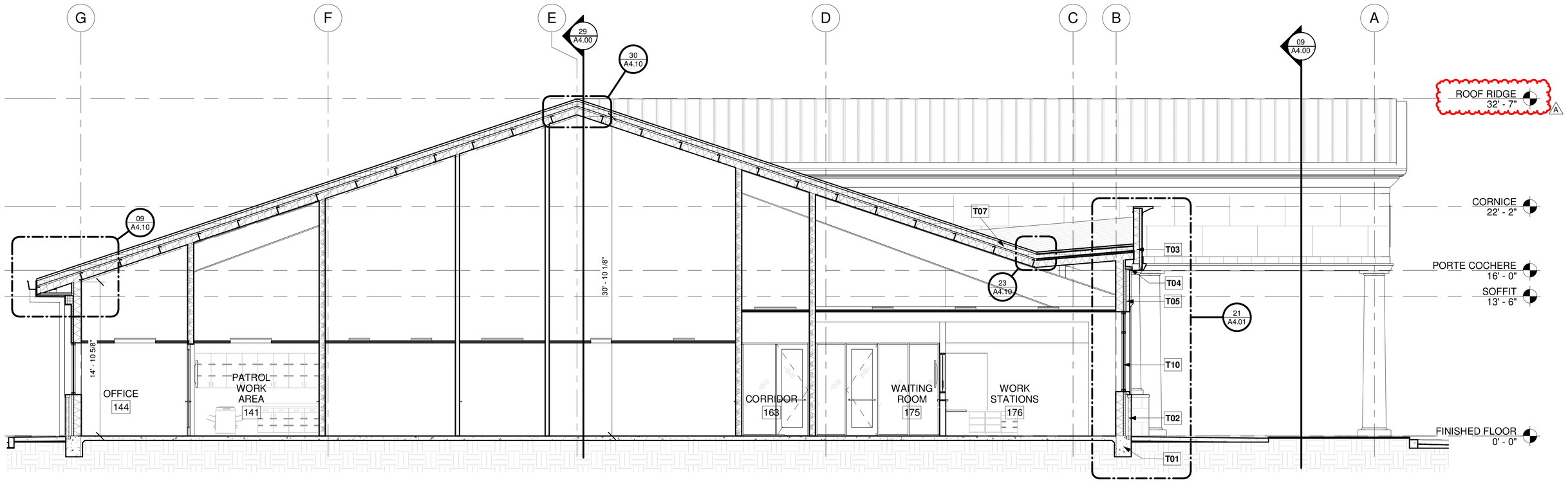
29 LONG SECTION A

Scale: 3/16" = 1'-0"



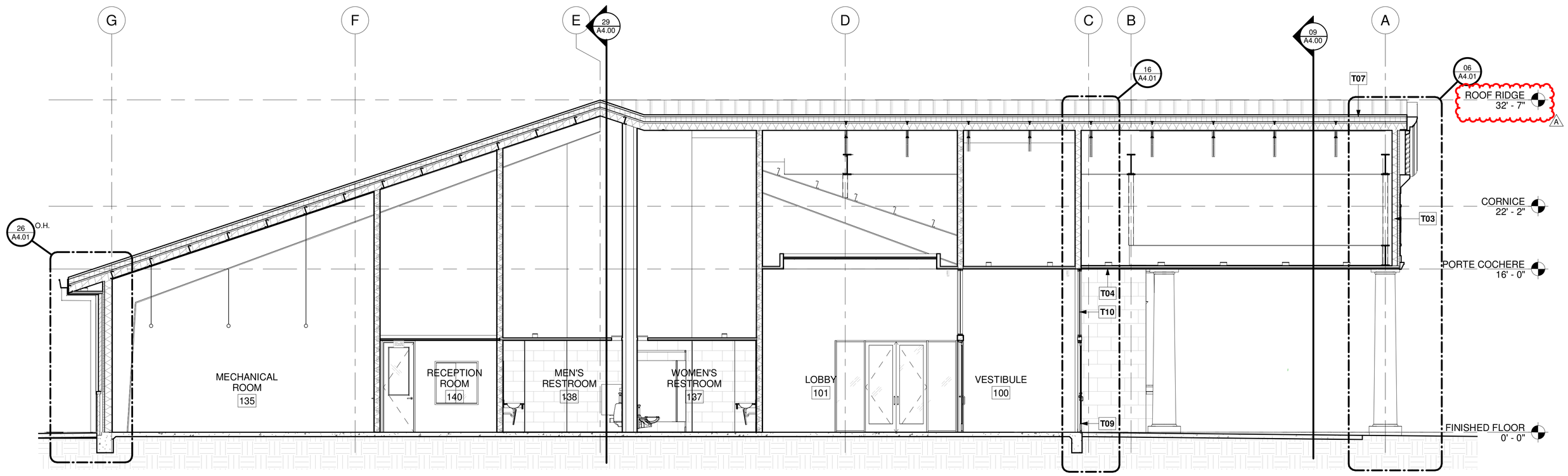
09 SECTION AT PORTE COCHERE

Scale: 3/16" = 1'-0"



28 CROSS SECTION B

Scale: 3/16" = 1'-0"



26 CROSS SECTION C

Scale: 3/16" = 1'-0"

T01	Not Used.
T02	Stone Wainscot: Best Block Large Format Masonry Units (32"w X 16"h X 4"d), Island Sand color with ground-face texture, running bond, as specified with cast-stone cap, on cavity on 2" Cont. Rigid Insulation on Air Barrier on Sheathing on 8" Mtl. Studs spanning vertically between horizontal 8" Zees with full-depth thermal batt insulation and one-layer 5/8" gyp. bd. on inside.
T03	7/8" Plaster Stucco on 2" channels with 2" Cont. Rigid Insulation between. Air Barrier, Sheathing, and remainder of wall per keynote T02.
T04	7/8" Plaster Stucco Soffit, suspended from 7/8" furring channels at 24" O.C. with perpendicular 1 1/2" C Channels at 24" O.C. suspended from structure above. Soffit Vents continuous (not shown graphically).
T05	Standard brick veneer on cavity. 2" Cont. Rigid Insulation, Air Barrier, and remainder of wall per keynote T02.
T06	Gutter & Fascia, re: Roof Plan for gutter locations.
T07	24 GA Standing Seam Metal Roof on asphalt membrane on 1/2" coverboard on 5" Cont. Roof Insulation on venting base sheet on 1/2" underlayment on 1 1/2" Structural roof decking, installed over Structural Zee Purlins and preengineered frames. Foil Fiberglass Vinyl thermal insulation draped over Zees, under roof decking. A
T09	Exterior AL/GL Door.
T10	Window / Storefront, re: Elevations.

03 KEYNOTES

Scale: NTS

Support Notes

Dimension & Alignment Support Notes:

(ALIGN 1)..... Align face of new construction w/face of existing.
(ALIGN 2)..... Align Centerline of new construciton w/Centerline of existing.
(ALIGN 3)..... Align gridline/join grid w/existing grid.
(LEVEL 1)..... Ensure top of new construction is level w/existing surface.
(LEVEL 2)..... Level floor & surface to recieve new construction.
(LEVEL 3)..... Ensure the top of grade is level w/surrounding ground.

Construction & Condition Support Notes:

(HANDLE 1)..... Handle item w/care, and store for owner review.
(HANDLE 2)..... Handle remaining building, pavement, fence, or item w/care.
(HANDLE 3)..... Handle re-located items with care. DISCONNECT 1, FIXW.
(FIXW)..... Fix floor/wall/ceiling/item where construction was removed and prepare the area to recieve new construction. Ensure the top of grade is level w/surrounding ground & maintain positive slope towards drain, gutter, and storm system away from building.
(FIX1)..... Fix floor/wall/ceiling/item where construction was removed and prepare the area to an acceptable condition for owner's use. Ensure the top of grade is level w/surrounding ground & maintain positive slope towards drain, gutter, and storm system away from building.
(INFO1)..... Inform Architect prior to the start of this work.
CONNECT1)..... Connect new construction to existing, ensure continuity and structural integrity. Ensure the top of new construction is level w/existing surface.
(CONNECT2)..... Connect remaining item to the new structure, and ensure structural integrity while meeting local Codes. Handle remaining buildings, pavement, fences, and other items w/care
(DISCONNECT1) Disconnect and conceal all pipes, electrical cables, data cables, and conduits where construction is removed.
(ENGINEER1)... Professional engineering supervision is required for this work.
(SHOP1)..... Provide shop drawings for this work.
(REFERENCE)... Refer to photo # for the existing condition at this location.
(SLOPE1)..... Maintain positive slope towards drains, gutters, and storm systems and away from the building. Ensure maximum slope in all directions of 1:48 (2%) within accessible clearances; maximum 1:48 (2%) cross slope at sidewalks; maximum 1:20 (5%) running slope at sidewalks.
(PROTECT1)... Protect item(s) to remain, including any buildings, furniture, sidewalks, roofs, utilities, and other items during the Demolition and Construction phases.
(EGRESS)..... Maintain safe and unrestricted egress routes from areas adjacent to the Demolition site. Comply with all Applicable Codes.
(OPERATE)..... Ensure all routes and utilities required for owner's use of and operations on site are protected. Owner's use of site shall not be interrupted.
(ENSURE1)..... Ensure all slopes to drain as intended, and that downspouts indicated to remain are protected to maintain normal flow at all times during demolition and construction. Protect items to remain including any buildings, furniture, sidewalks, roofs, utilities, and other items during demolition and construction.
(ENSURE2)..... Ensure system is water-tight. Provide additional flashing & sealants as needed.
(ENSURE3)..... Ensure the slope of the new roof matches the slope and slope direction of the existing roof.

01 SUPPORT NOTES

Scale: NTS

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CIVIL ENGINEERS
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LANDSCAPE
Greenscape Associates
(281) 341-9985

PROFESSIONAL SEAL:



FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

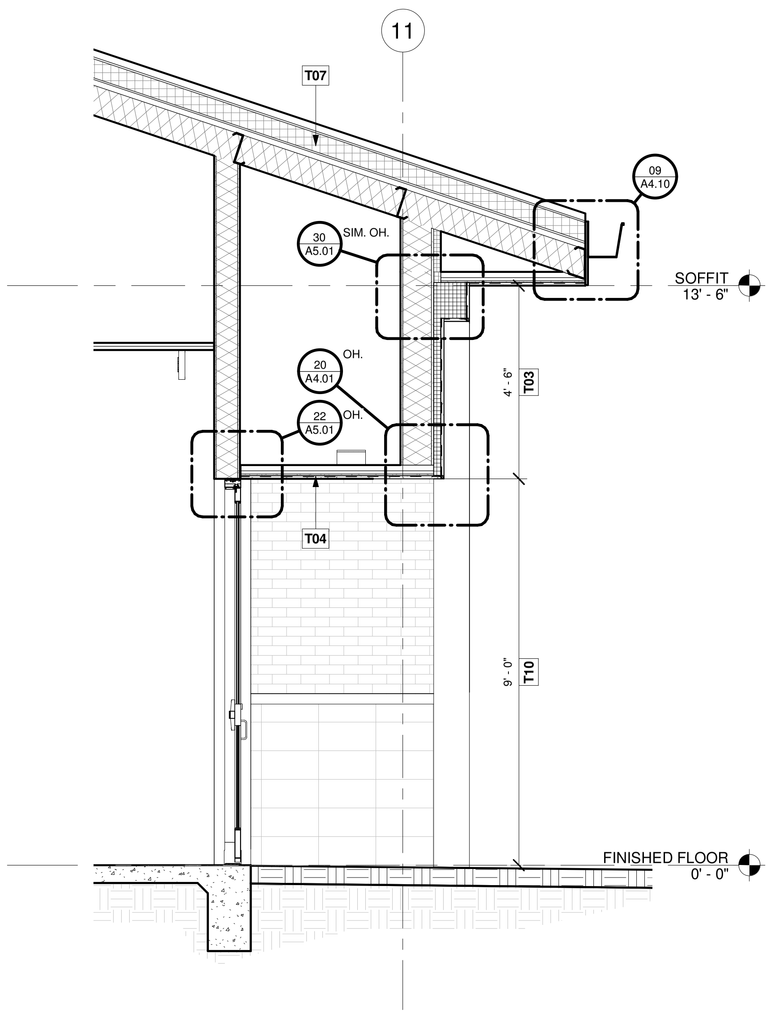
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A	02/15/2023	ADDENDUM 2

Project Number	21018
Drawn By	Author
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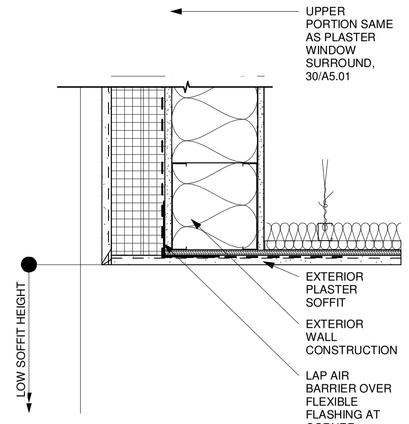
Drawing Title
BUILDING SECTIONS

Drawing Number A4.00

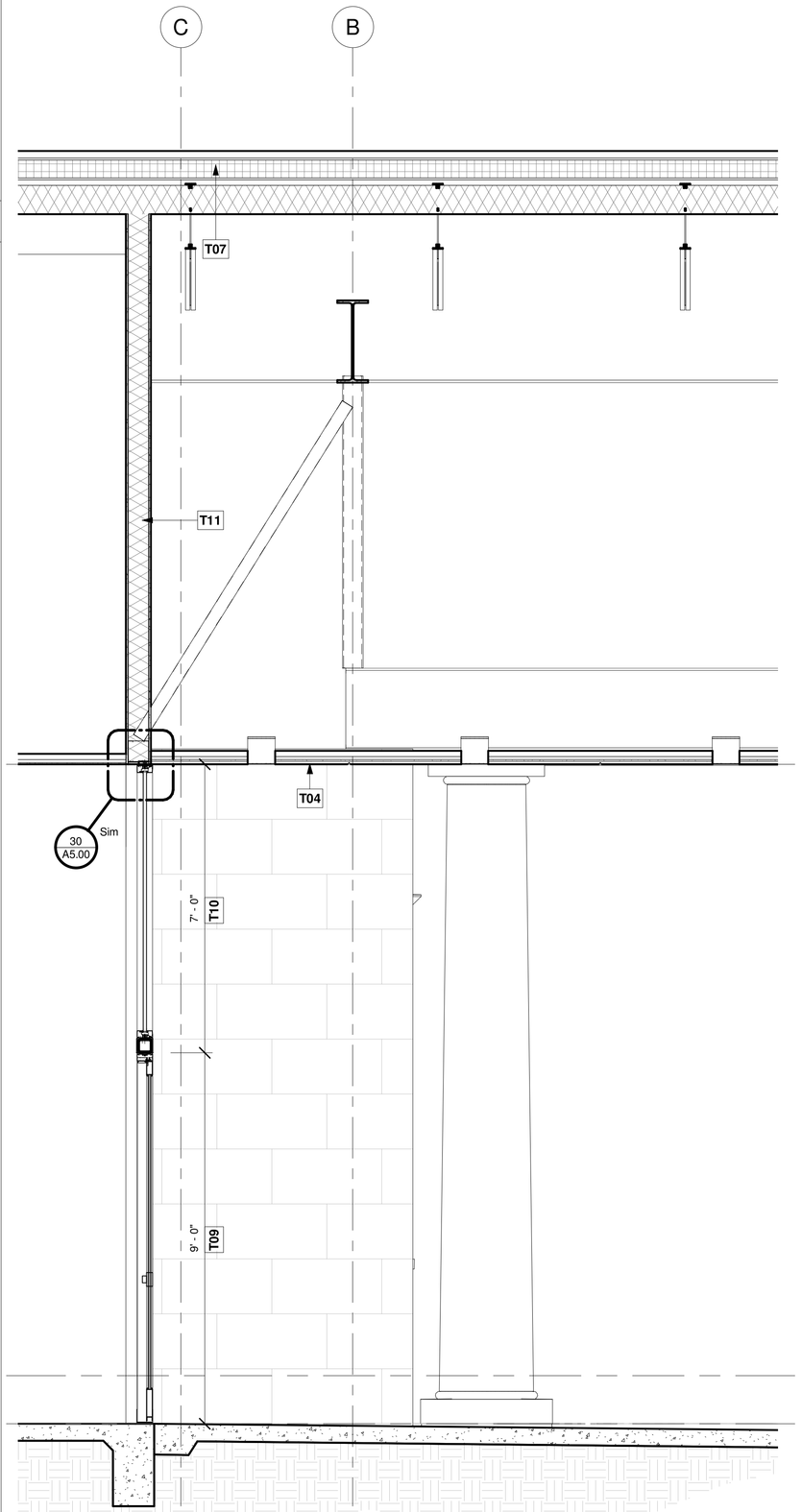
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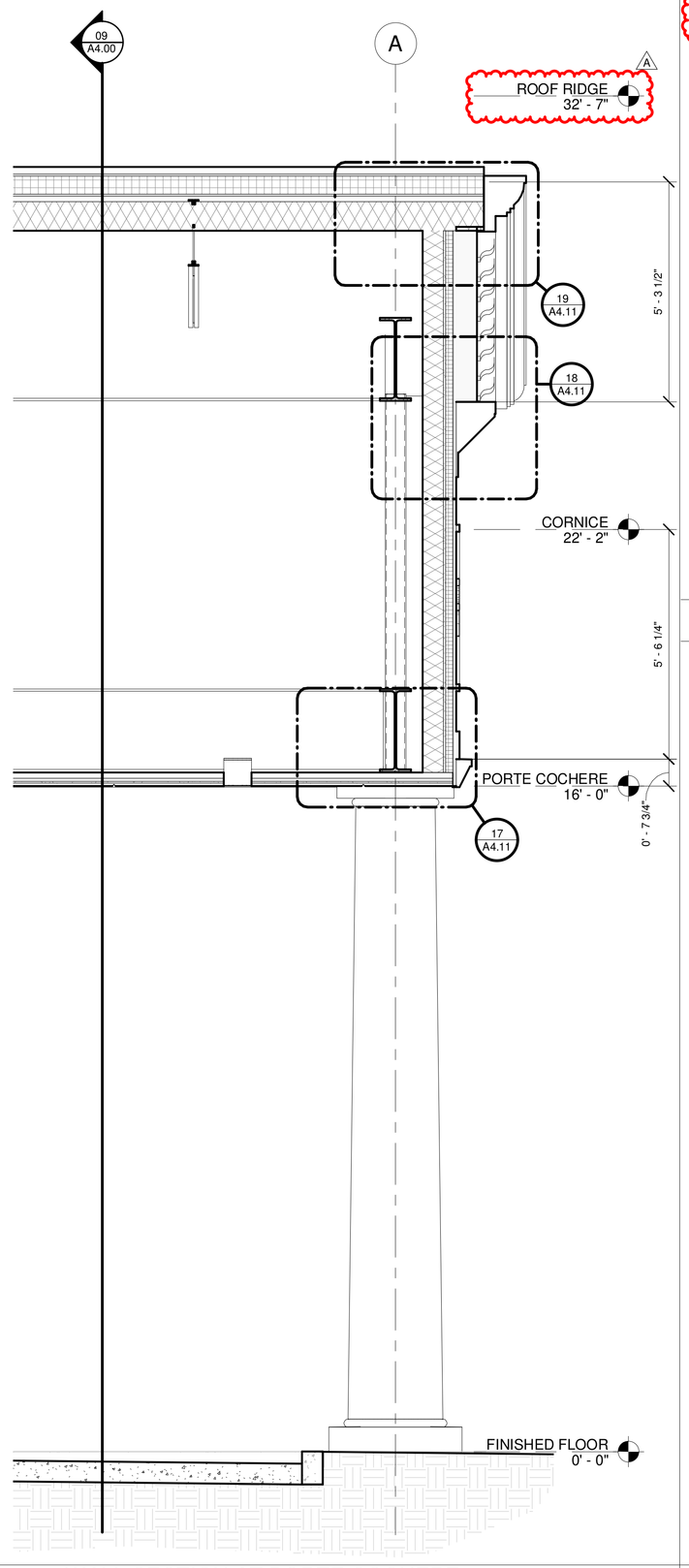
29 WALL SECTION AT SIDE ENTRANCE
Scale: 1/2" = 1'-0"



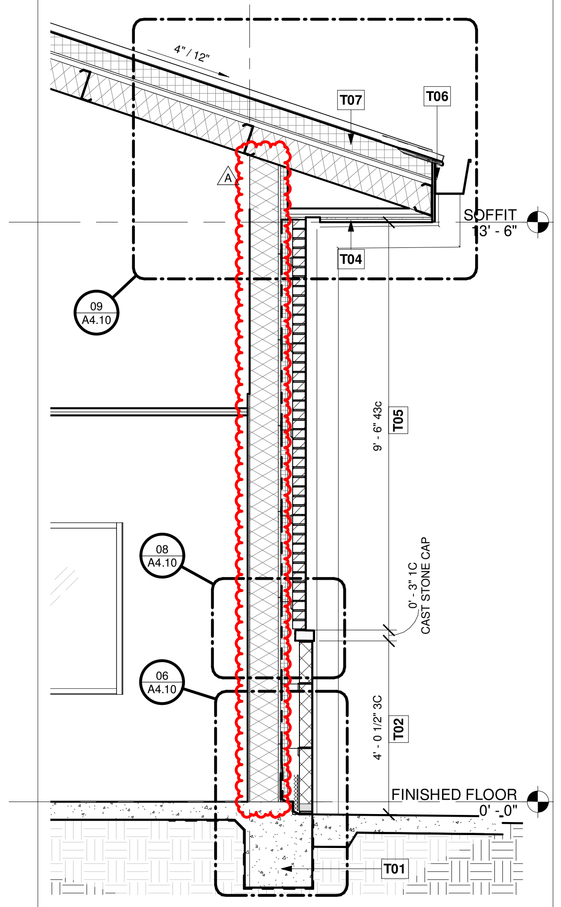
20 RECESSED ENTRANCE SOFFIT EDGE
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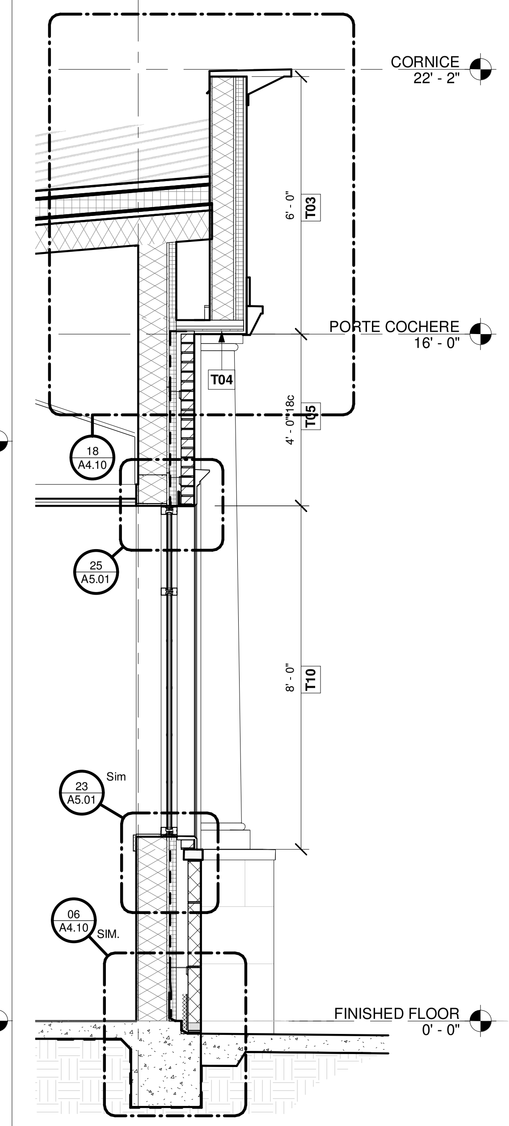
16 WALL SECTION AT MAIN ENTRANCE
Scale: 1/2" = 1'-0"



06 WALL SECTION AT PORTE COCHERE
Scale: 1/2" = 1'-0"



26 TYPICAL WALL SECTION
Scale: 1/2" = 1'-0"



21 WALL SECTION AT FRONT
Scale: 1/2" = 1'-0"

03 KEYNOTES
Scale: NTS

T01 Not Used.

T02 Stone Wainscot: Best Block Large Format Masonry Units (32"w X 16"h X 4"d), Island Sand color with ground-face texture, running bond, as specified with cast-stone cap, on cavity on 2" Cont. Rigid Insulation on Air Barrier on Sheathing on 6" Mtl. Studs spanning vertically between horizontal 8" Zees with full-depth thermal batt insulation and one-layer 5/8" gyp. bd. on inside.

T03 7/8" Plaster Stucco on 2" channels with 2" Cont. Rigid Insulation between. Air Barrier, Sheathing, and remainder of wall per keynote T02.

T04 7/8" Plaster Stucco Soffit, suspended from 7/8" furring channels at 24" O.C. with perpendicular 1 1/2" C Channels at 24" O.C. suspended from structure above. Soffit Vents continuous (not shown graphically).

T05 Standard brick veneer on cavity. 2" Cont. Rigid Insulation, Air Barrier, and remainder of wall per keynote T02.

T06 Gutter & Fascia, re: Roof Plan for gutter locations.

T07 24 GA Standing Seam Metal Roof on asphalt membrane on 1/2" coverboard on 5" Cont. Roof Insulation on venting base sheet on 1/2" underlayment on 1 1/2" Structural roof decking, installed over Structural Zee Purlins and preengineered frames. Foil Fiberglass Vinyl thermal insulation draped over Zees, under roof decking. A

T09 Exterior AL/GL Door.

T10 Window / Storefront, re: Elevations.

T11 Bldg Envelope Partition: Air Barrier on Sheathing on 6" Mtl. Studs with full-depth thermal batt insulation and one-layer 5/8" gyp. bd. on inside.

01 SUPPORT NOTES
Scale: NTS

Support Notes

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PROFESSIONAL SEAL:



FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
	01/23/2023	ISSUED FOR BID, PERMIT, AND CONSTRUCTION
A	02/15/2023	ADDENDUM 2

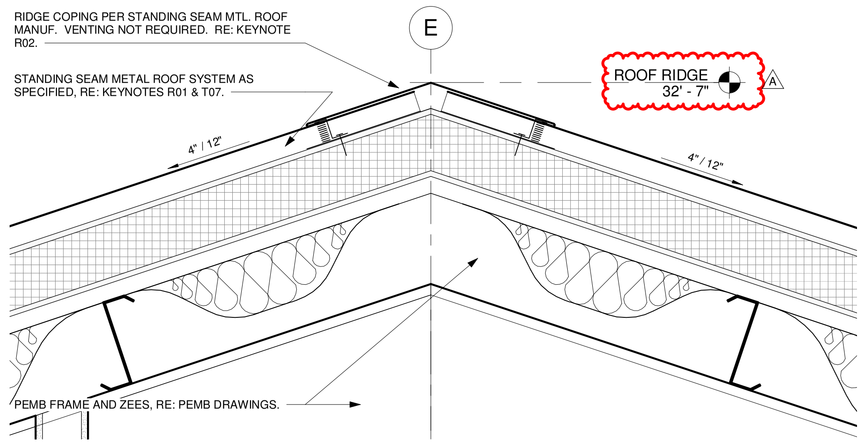
TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

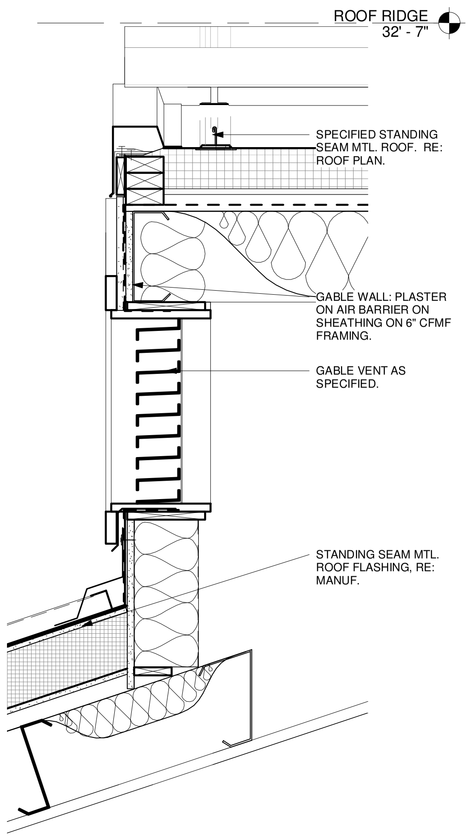
Drawing Title
WALL SECTIONS

Drawing Number
A4.01

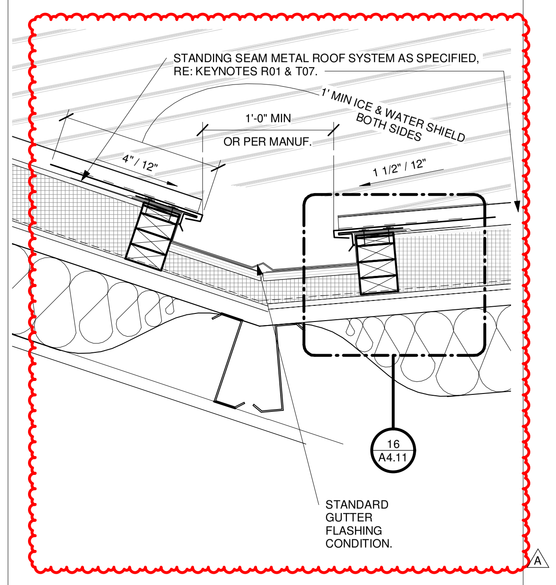
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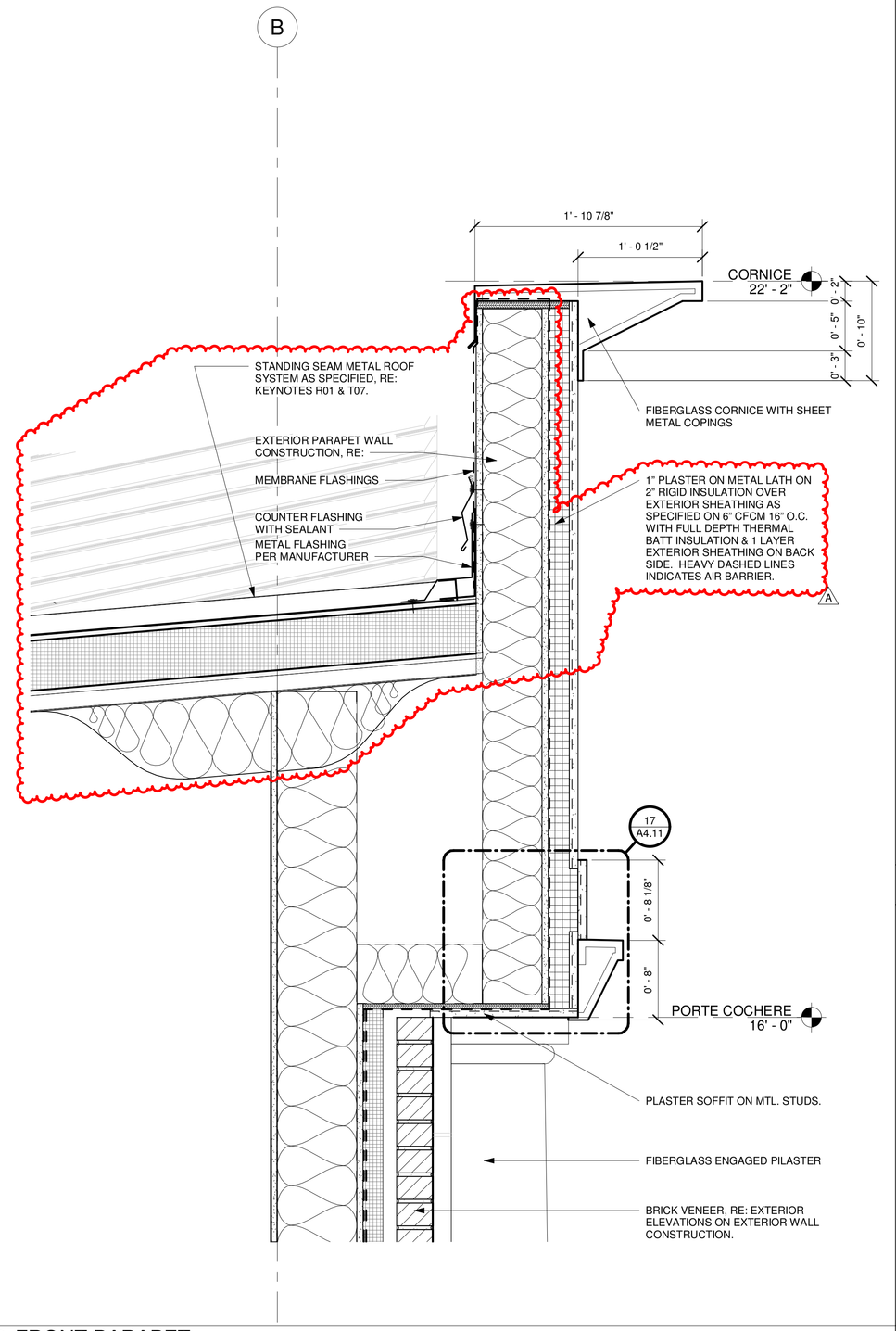
30 ROOF RIDGE DETAIL
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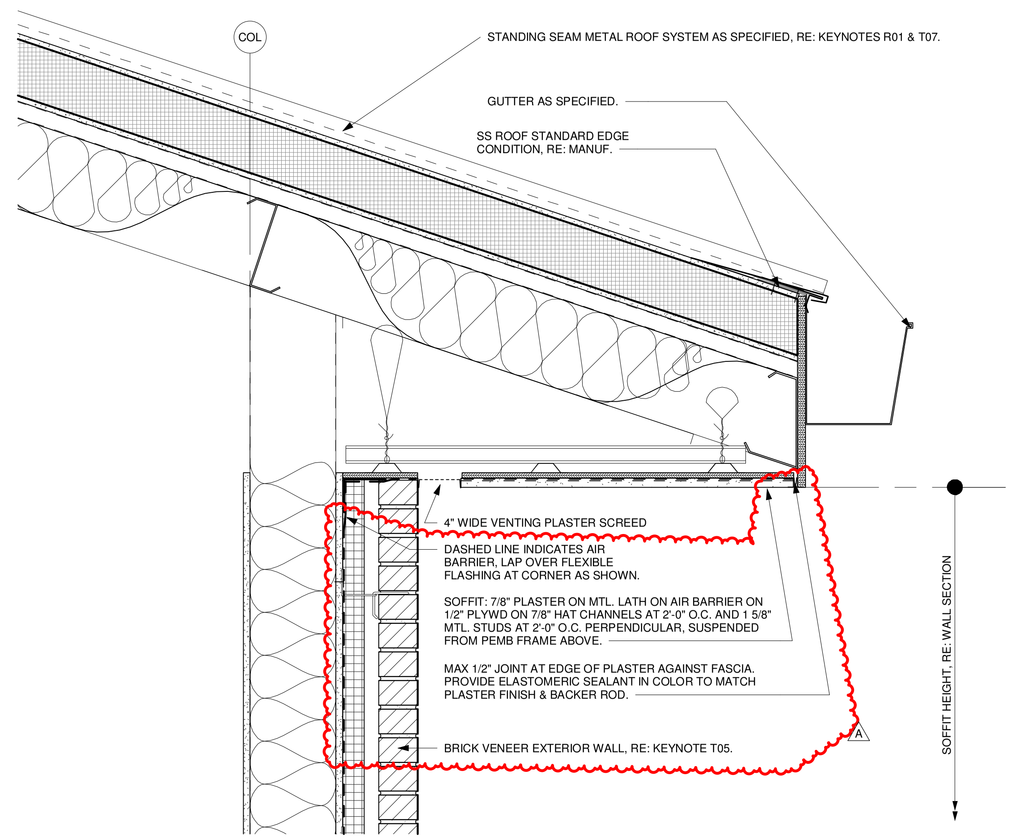
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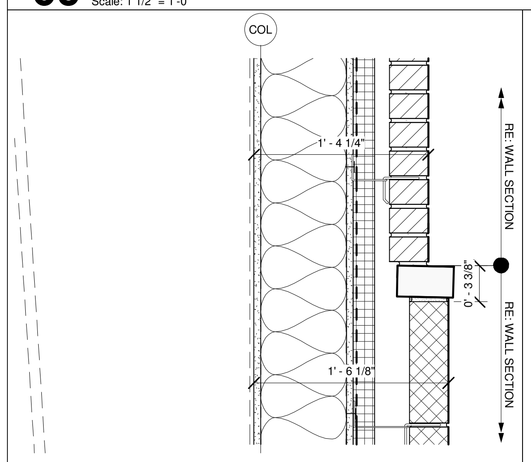
23 ROOF VALLEY DETAIL
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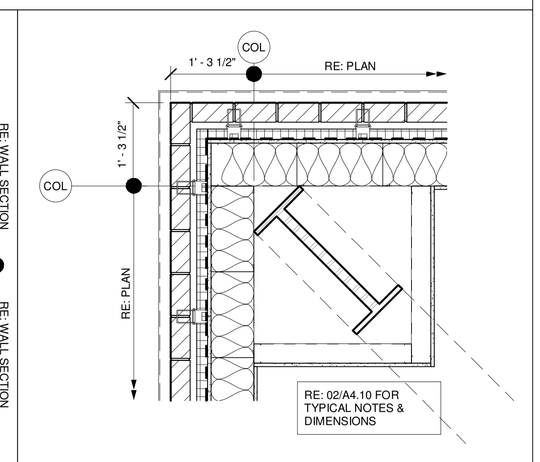
18 FRONT PARAPET
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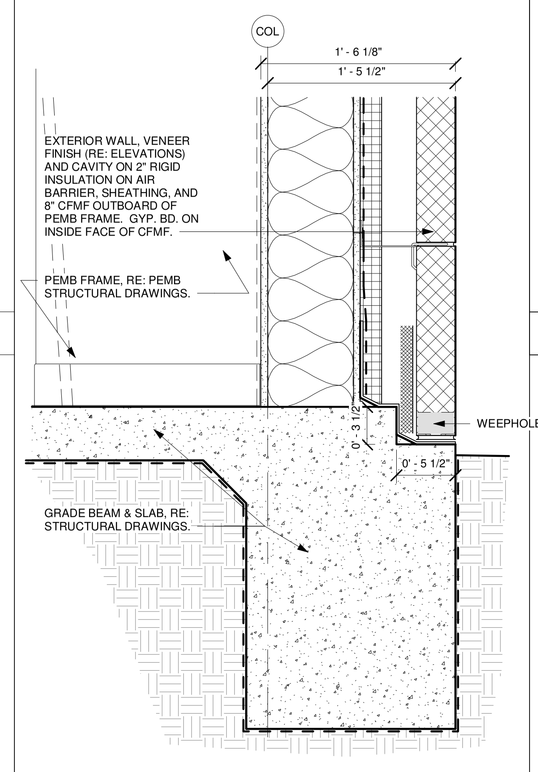
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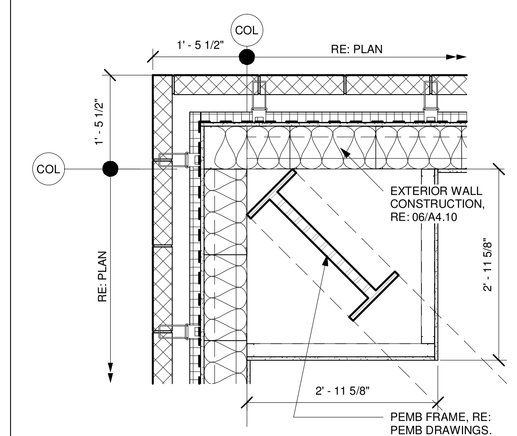
08 BLOCK TO BRICK TRANSITION
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03 PLAN DETAIL AT TYPICAL CORNER
Scale: 3/4" = 1'-0"



06 TYPICAL WALL FOOTING
Scale: 1 1/2" = 1'-0"



02 PLAN DETAIL AT WAINSCOT CORNER
Scale: 3/4" = 1'-0"

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FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

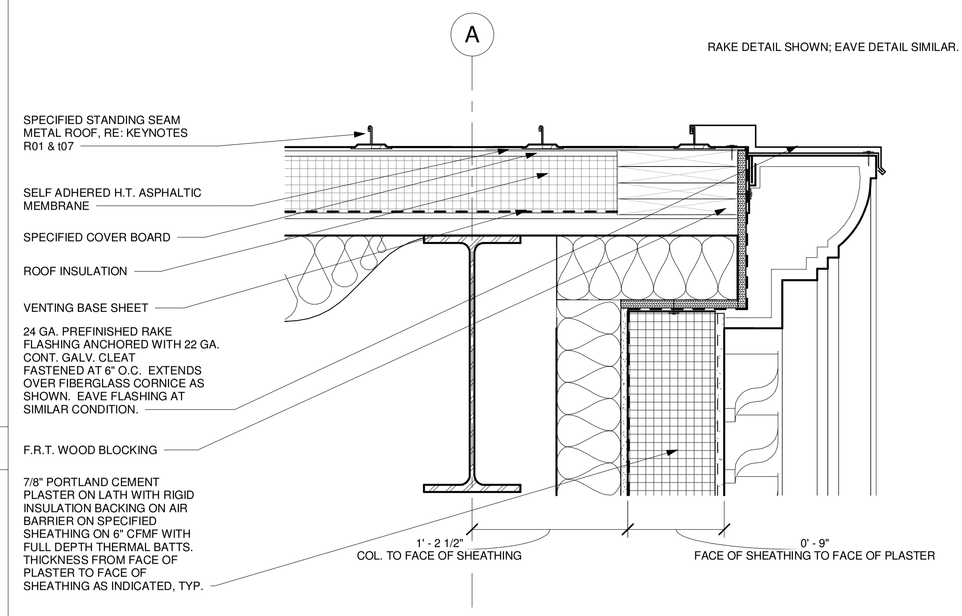
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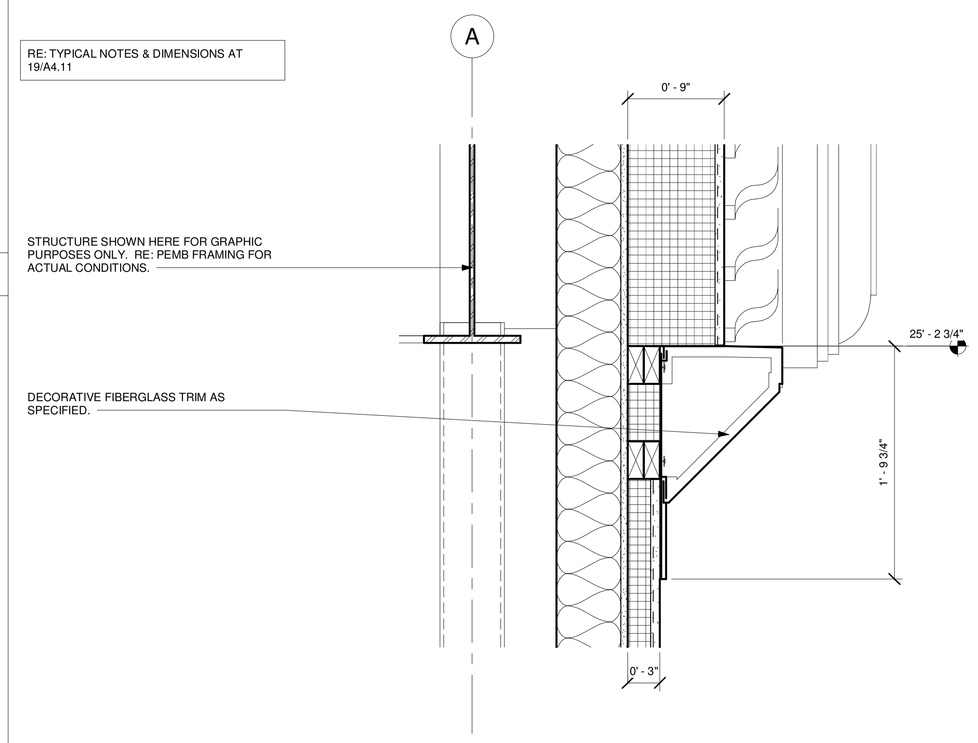
Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

Drawing Title
EXTERIOR WALL DETAILS

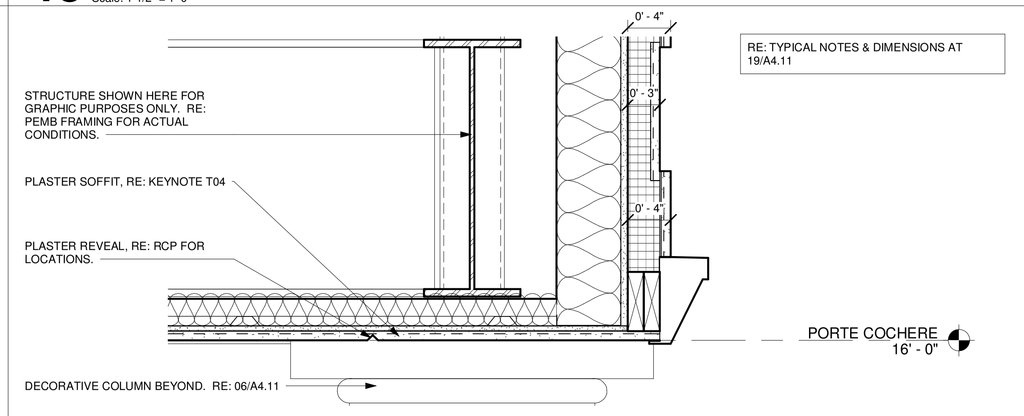
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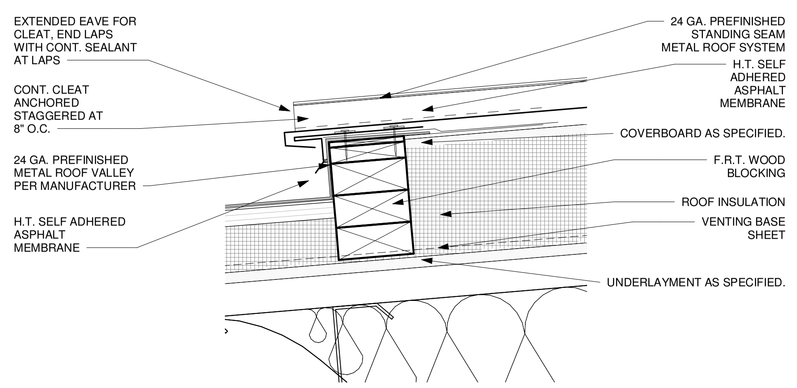
19 WALL SECTION AT PORTE COCHERE - DTL 1
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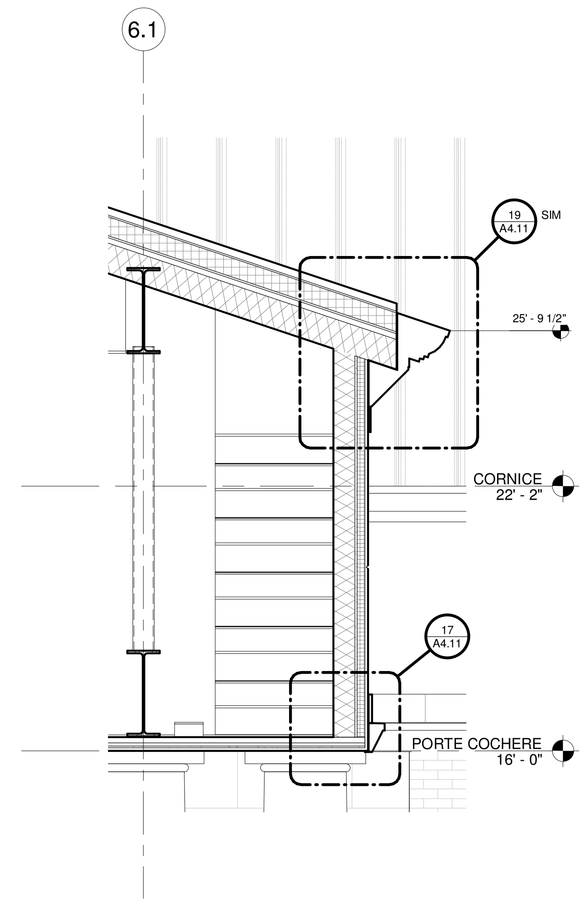
18 WALL SECTION AT PORTE COCHERE - DTL 2
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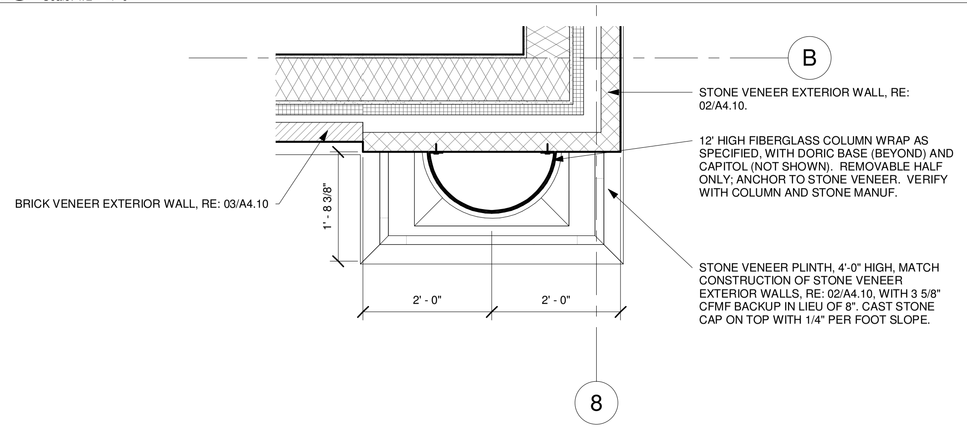
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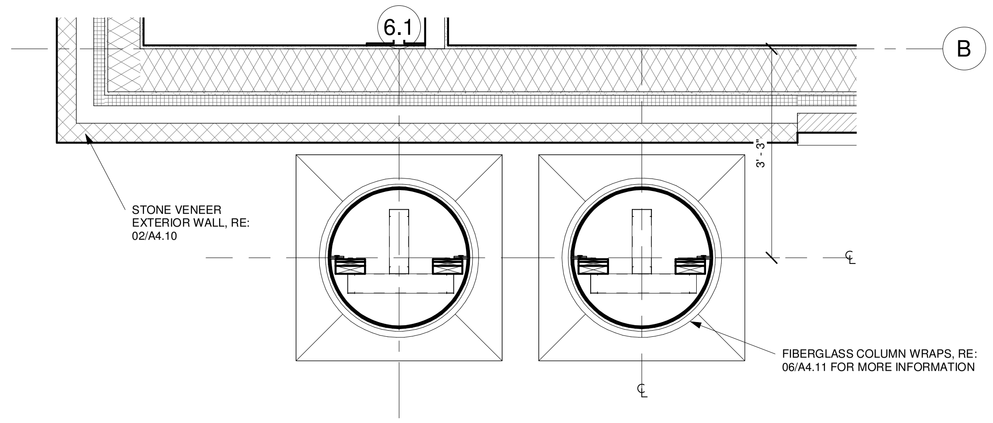
16 VALLEY DETAIL
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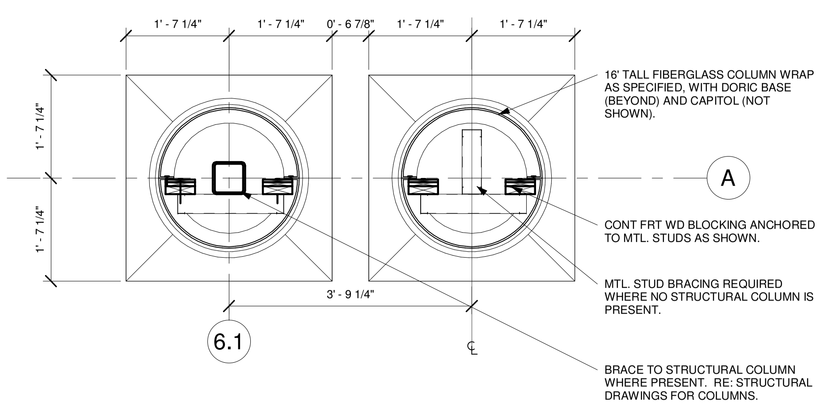
09 SECTION AT PORTE COCHERE - Callout 1
Scale: 1/2" = 1'-0"



08 ENGAGED COLUMN DETAIL
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07 DECORATIVE COLUMNS - INNER
Scale: 3/4" = 1'-0"



06 DECORATIVE COLUMNS - OUTER
Scale: 3/4" = 1'-0"

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REGISTERED ARCHITECT 22 — BRADLEY D. DROZD — 16611 — STATE OF TEXAS
12/15/2022

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
	02/15/2023	ADDENDUM 2

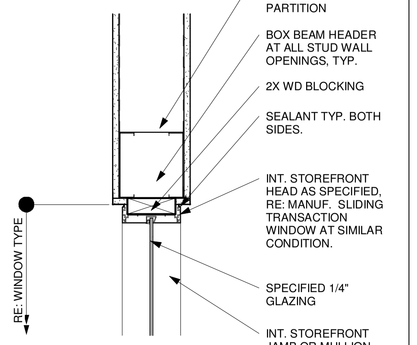
TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

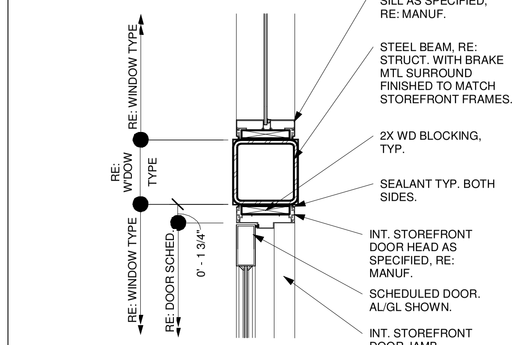
Drawing Title
EXTERIOR WALL DETAILS

Drawing Number
A4.11

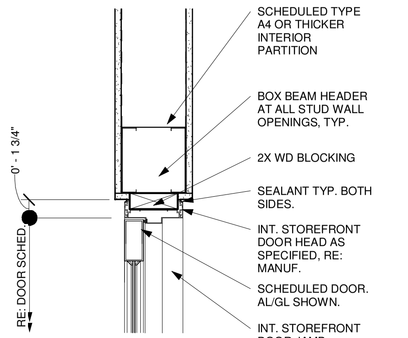
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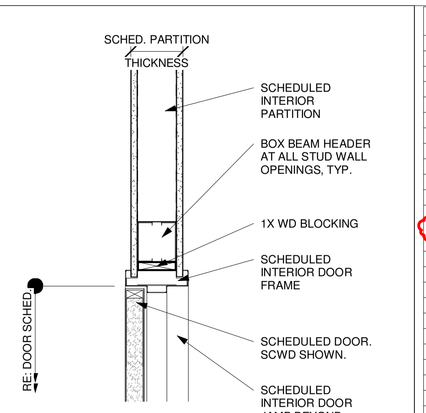
30 INTERIOR STOREFRONT HEAD
Scale: 1 1/2" = 1'-0"



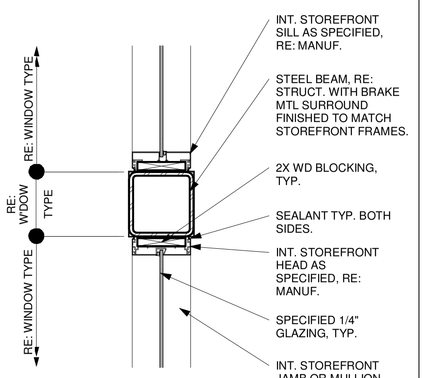
25 INT. STOREFRONT DOOR HEAD A
Scale: 1 1/2" = 1'-0"



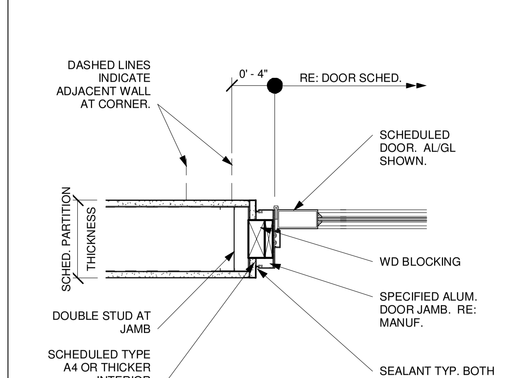
20 INT. STOREFRONT DOOR HEAD B
Scale: 1 1/2" = 1'-0"



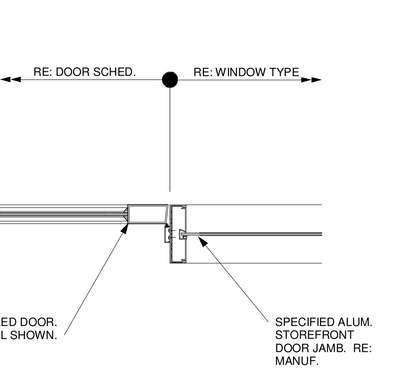
15 INTERIOR DOOR HEAD
Scale: 1 1/2" = 1'-0"



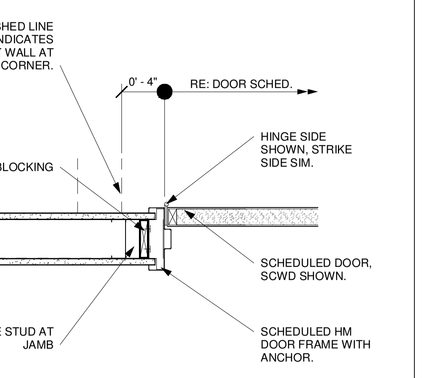
29 STEEL HEADER AT STOREFRONT
Scale: 1 1/2" = 1'-0"



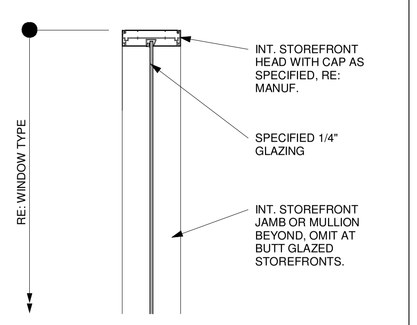
24 INT. STOREFRONT DOOR JAMB A
Scale: 1 1/2" = 1'-0"



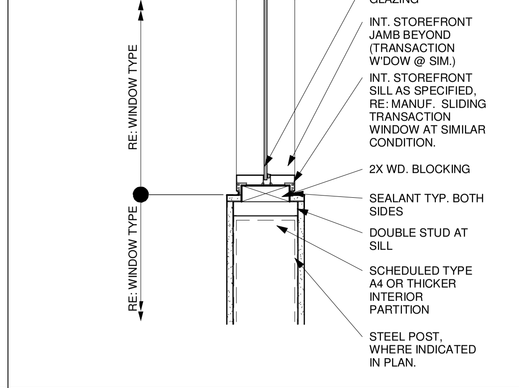
19 INT. STOREFRONT DOOR JAMB B
Scale: 1 1/2" = 1'-0"



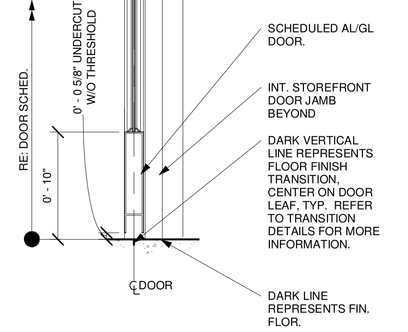
14 INTERIOR DOOR JAMB
Scale: 1 1/2" = 1'-0"



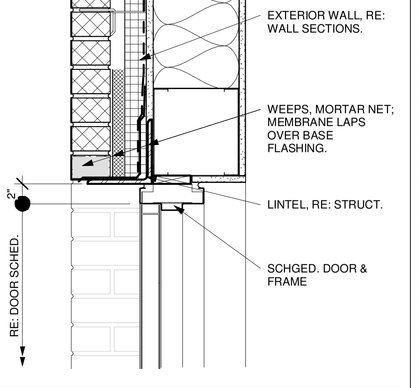
28 PRHT WINDOW HEAD
Scale: 1 1/2" = 1'-0"



23 INT. STOREFRONT SILL
Scale: 1 1/2" = 1'-0"

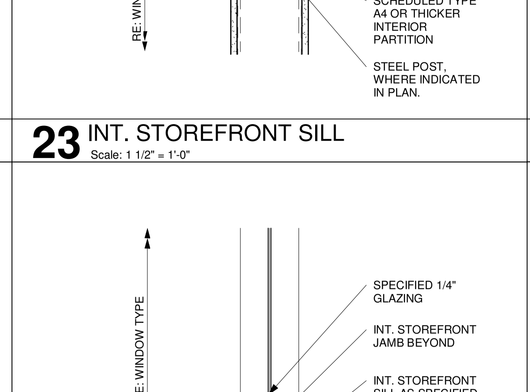


18 TYP. DOOR SILL
Scale: 1 1/2" = 1'-0"

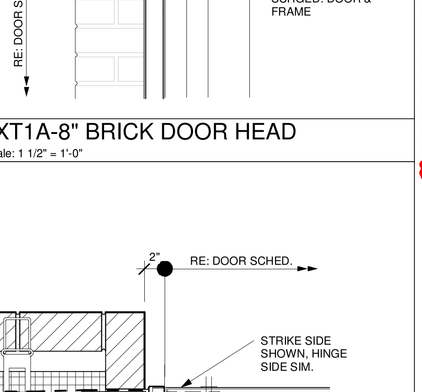


13 EXT1A-8" BRICK DOOR HEAD
Scale: 1 1/2" = 1'-0"

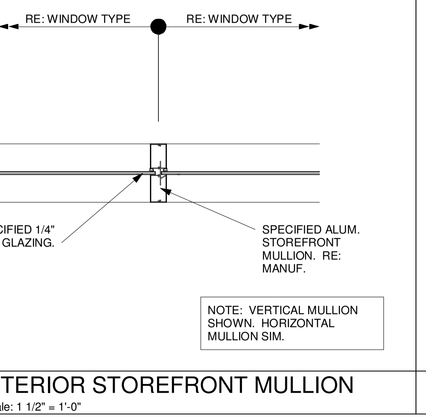
27 INTERIOR STOREFRONT JAMB
Scale: 1 1/2" = 1'-0"



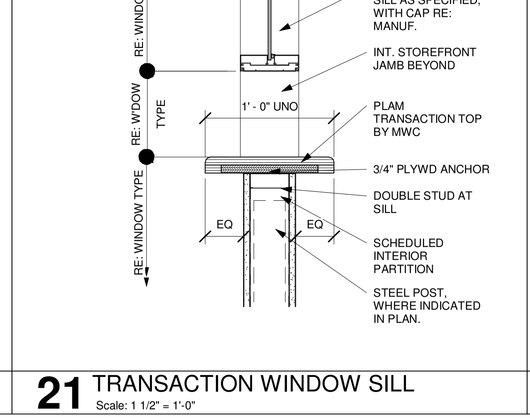
22 INT. STOREFRONT SILL AT FLOOR
Scale: 1 1/2" = 1'-0"



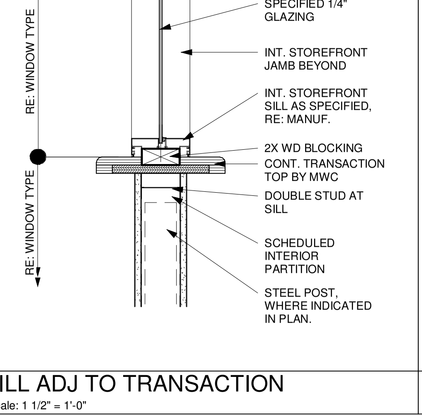
12 EXTERIOR HM DOOR JAMB
Scale: 1 1/2" = 1'-0"



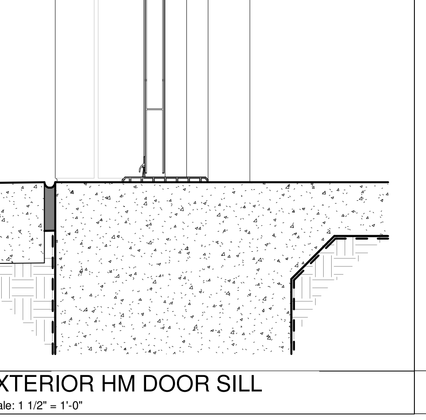
26 INTERIOR STOREFRONT MULLION
Scale: 1 1/2" = 1'-0"



21 TRANSACTION WINDOW SILL
Scale: 1 1/2" = 1'-0"

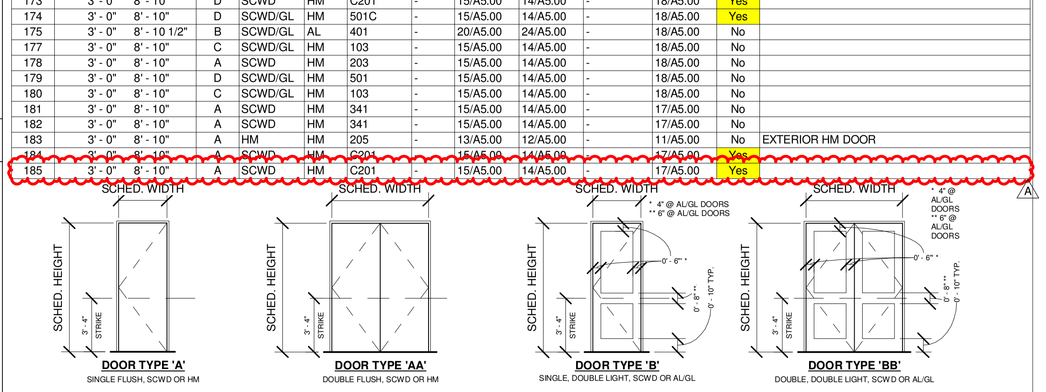


16 SILL ADJ TO TRANSACTION
Scale: 1 1/2" = 1'-0"



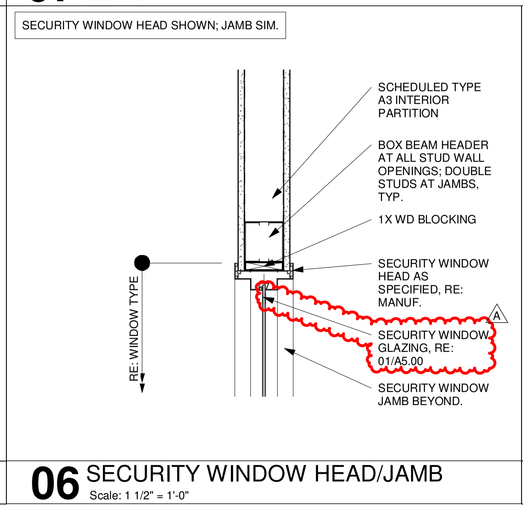
11 EXTERIOR HM DOOR SILL
Scale: 1 1/2" = 1'-0"

Mark	Width	x	Height	Door Type	Door Material	Frame Type	Hardware Set	Fire Rating	Head Detail	Jamb Detail A	Jamb Detail B	Sill Detail	Card Reader	Comments
100A	6' - 0"		8' - 9 5/8"	BB	AL/GL	ALE	714A	-	27/A5.01	06/A5.01	01/A5.01	26/A5.01	No	EXTERIOR DOOR
100B	6' - 0"		8' - 9 5/8"	BB	AL/GL	ALE	C714A	-	27/A5.01	01/A5.01	06/A5.01	26/A5.01	Yes	EXTERIOR DOOR
101A	6' - 0"		8' - 10 1/4"	BB	SCWD/GL	AL	710AC	-	25/A5.00	19/A5.00	-	18/A5.00	No	
101B	6' - 0"		8' - 10 1/4"	BB	SCWD/GL	AL	C710AC	-	25/A5.00	19/A5.00	-	18/A5.00	Yes	
102A	3' - 0"		8' - 10"	D	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
102B	6' - 0"		8' - 10 1/2"	BB	SCWD/GL	AL	800AC	-	20/A5.00	19/A5.00	-	18/A5.00	No	
103A	6' - 0"		8' - 10"	AA	SCWD	HM	501C	-	15/A5.00	14/A5.00	-	18/A5.00	No	
103B	3' - 0"		8' - 10"	A	SCWD	HM	800	-	15/A5.00	14/A5.00	-	26/A5.01	Yes	
104A	6' - 0"		8' - 10"	AA	SCWD	HM	201	-	15/A5.00	14/A5.00	-	18/A5.00	No	
104B	3' - 0"		8' - 10"	D	SCWD/GL	HM	501	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
104C	3' - 0"		8' - 10"	D	SCWD/GL	HM	C201	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
105	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	A
107A	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
107B	3' - 0"		8' - 10"	A	SCWD	HM	401	-	15/A5.00	14/A5.00	-	18/A5.00	No	
107C	3' - 0"		8' - 10"	A	SCWD	HM	403S	-	15/A5.00	14/A5.00	-	18/A5.00	No	
108A	3' - 0"		8' - 10"	D	SCWD/GL	HM	C201	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
108B	3' - 0"		8' - 9 5/8"	B	AL/GL	ALE	C715A	-	22/A5.01	16/A5.01	06/A5.01	26/A5.01	Yes	EXTERIOR DOOR
109	3' - 0"		8' - 10"	A	SCWD/GL	HM	203	-	15/A5.00	14/A5.00	-	18/A5.00	No	
110	3' - 0"		8' - 10"	A	SCWD	HM	C201	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
111	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
112	3' - 0"		8' - 10"	A	SCWD	HM	201C	-	15/A5.00	14/A5.00	-	17/A5.00	No	
113	3' - 0"		8' - 10"	D	SCWD/GL	HM	501	-	15/A5.00	14/A5.00	-	18/A5.00	No	
114A	3' - 0"		8' - 10"	C	SCWD	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
114B	3' - 0"		8' - 10"	A	SCWD	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
115	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
116	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
117	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
118	3' - 0"		8' - 9 5/8"	B	AL/GL	ALE	C715A	-	22/A5.01	16/A5.01	06/A5.01	26/A5.01	Yes	EXTERIOR DOOR
119	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
120	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
121	3' - 0"		8' - 10"	D	SCWD/GL	HM	501	-	15/A5.00	14/A5.00	-	18/A5.00	No	
122	3' - 0"		8' - 10 1/2"	B	SCWD/GL	AL	401	-	20/A5.00	19/A5.00	-	18/A5.00	No	
125A	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
125B	3' - 0"		8' - 10"	A	SCWD	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
126	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
127	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
128	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
129	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
130	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
131	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
132	3' - 0"		8' - 9 5/8"	B	AL/GL	ALE	C715A	-	22/A5.01	16/A5.01	06/A5.01	26/A5.01	Yes	EXTERIOR DOOR
134A	3' - 0"		8' - 10"	A	SCWD	HM	C201	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
134B	3' - 0"		8' - 10"	D	SCWD/GL	HM	201	-	15/A5.00	14/A5.00	-	18/A5.00	No	
135A	3' - 0"		8' - 10"	A	SCWD	HM	C201	-	15/A5.00	14/A5.00	-	18/A5.00	No	
135AA	3' - 0"		9' - 2"	A	HM	HM	715	-	13/A5.00	12/A5.00	-	11/A5.00	No	EXTERIOR HM DOOR
135B	6' - 0"		9' - 0"	AA	HM	HM	714	-	13/A5.00	12/A5.00	-	11/A5.00	No	EXTERIOR HM DOOR
136	3' - 0"		8' - 10 1/2"	B	SCWD/GL	AL	401	-	20/A5.00	19/A5.00	24/A5.00	18/A5.00	Yes	
137	3' - 0"		8' - 10"	A	SCWD	HM	801	-	15/A5.00	14/A5.00	-	17/A5.00	No	
138	3' - 0"		8' - 10"	A	SCWD	HM	801	-	15/A5.00	14/A5.00	-	17/A5.00	No	
139	3' - 0"		8' - 10 1/2"	B	SCWD/GL	AL	501	-	20/A5.00	19/A5.00	24/A5.00	18/A5.00	No	
140	3' - 0"		8' - 10"	D	SCWD/GL	HM	501C	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
142	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
143	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
144	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
145	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
146	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
147	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
148	3' - 0"		8' - 10"	D	SCWD/GL	HM	C701	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
149	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
150	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
150A	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
151	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
152	3' - 0"		8' - 10"	D	SCWD/GL	HM	C701	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
153	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
154	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
155	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
156	3' - 0"		8' - 10"	D	SCWD/GL	HM	501	-	15/A5.00	14/A5.00	-	18/A5.00	No	
157	3' - 0"		8' - 10"	A	SCWD	HM	201	-	15/A5.00	14/A5.00	-	18/A5.00	No	
157A	3' - 0"		8' - 10"	A	SCWD	HM	201	-	15/A5.00	14/A5.00	-	18/A5.00	No	
158	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
159	3' - 0"		8' - 10"	A	SCWD	HM	203	-	15/A5.00	14/A5.00	-	18/A5.00	No	
160	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
161	3' - 0"		8' - 10"	A	SCWD	HM	C201	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
162	6' - 0"		8' - 10"	AA	SCWD	HM	C200	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
163	3' - 0"		8' - 9 5/8"	B	AL/GL	ALE	C715A	-	22/A5.01	16/A5.01	06/A5.01	26/A5.01	Yes	EXTERIOR DOOR
163A	3' - 0"		8' - 10 1/2"	B	SCWD/GL	AL	401	-	20/A5.00	19/A5.00	24/A5.00	18/A5.00	Yes	
164	3' - 0"		8' - 9 5/8"	B	AL/GL	ALE	C715A	-	22/A5.01	16/A5.01	06/A5.01	26/A5.01	Yes	EXTERIOR DOOR
165	3' - 0"		8' - 10"	D	SCWD/GL	HM	C201	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
166	3' - 0"		8' - 10"	D	SCWD/GL	HM	C201	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
168	3' - 0"		8' - 10 1/2"	B	SCWD/GL	AL	501	-	20/A5.00	19/A5.00	24/A5.00	18/A5.00	No	
169	3' - 0"		8' - 10"	A	SCWD	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
170	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	13/A5.00	No	
171	3' - 0"		8' - 10"	D	SCWD/GL	HM	501	-	15/A5.00	14/A5.00	-	18/A5.00	No	
172	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
173	3' - 0"		8' - 10"	D	SCWD	HM	C201	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
174	3' - 0"		8' - 10"	D	SCWD/GL	HM	501C	-	15/A5.00	14/A5.00	-	18/A5.00	Yes	
175	3' - 0"		8' - 10 1/2"	B	SCWD/GL	AL	401	-	20/A5.00	24/A5.00	-	18/A5.00	No	
177	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
178	3' - 0"		8' - 10"	A	SCWD	HM	203	-	15/A5.00	14/A5.00	-	18/A5.00	No	
179	3' - 0"		8' - 10"	D	SCWD/GL	HM	501	-	15/A5.00	14/A5.00	-	18/A5.00	No	
180	3' - 0"		8' - 10"	C	SCWD/GL	HM	103	-	15/A5.00	14/A5.00	-	18/A5.00	No	
181	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
182	3' - 0"		8' - 10"	A	SCWD	HM	341	-	15/A5.00	14/A5.00	-	17/A5.00	No	
183	3' - 0"		8' - 10"	A	HM	HM	205	-	13/A5.00	12/A5.00	-	11/A5.00	No	EXTERIOR HM DOOR
184	3' - 0"		8' - 10"	A	SCWD	HM	C201	-	15/A5.00	14/A5.00	-	17/A5.00	Yes	A
185	3' - 0"		8' - 10"	A	SCWD	HM	C201	-	15/A5.00	14/A5.00	-	17/A5.00	Yes	

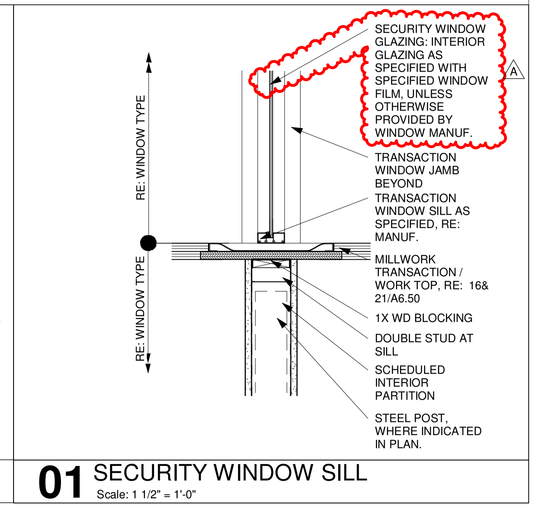


07 DOOR SCHEDULE & TYPES
Scale: NTS

SECURITY WINDOW HEAD SHOWN; JAMB SIM.



06 SECURITY WINDOW HEAD/JAMB
Scale: 1 1/2" = 1'-0"



01 SECURITY WINDOW SILL
Scale: 1 1/2" = 1'-0"

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PROFESSIONAL SEAL:



FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
	01/23/2023	ISSUED FOR BID, PERMIT, AND CONSTRUCTION
A	02/15/2023	ADDENDUM 2

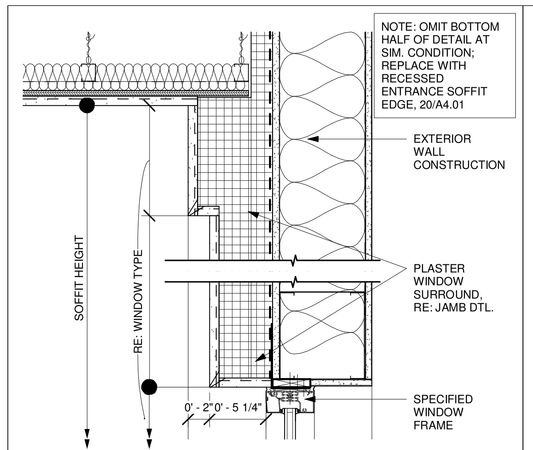
TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

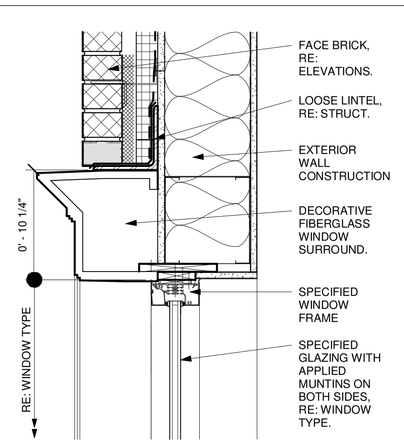
Drawing Title: DOOR SCHEDULE & DETAILS

Drawing Number: A5.00

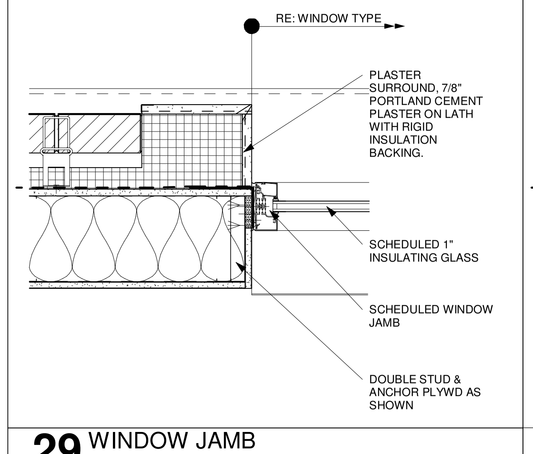
2/16/2023 8:41:09 AM



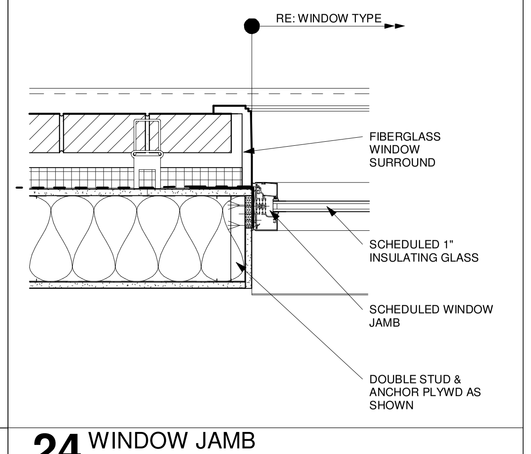
30 WINDOW HEAD
Scale: 1 1/2" = 1'-0"



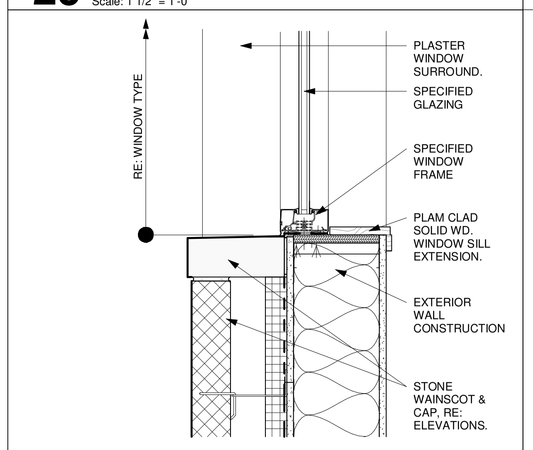
25 WINDOW HEAD
Scale: 1 1/2" = 1'-0"



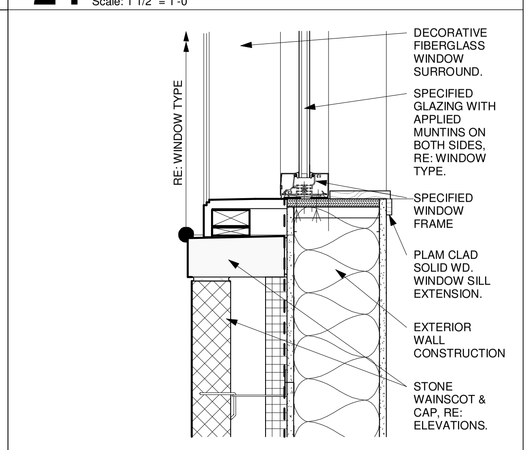
29 WINDOW JAMB
Scale: 1 1/2" = 1'-0"



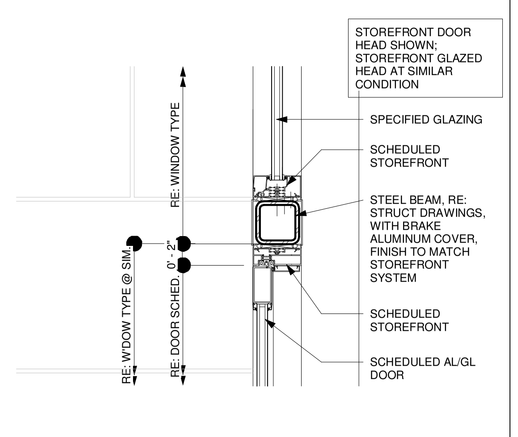
24 WINDOW JAMB
Scale: 1 1/2" = 1'-0"



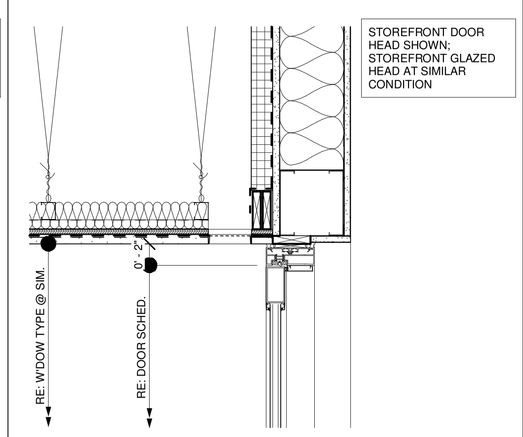
28 WINDOW SILL
Scale: 1 1/2" = 1'-0"



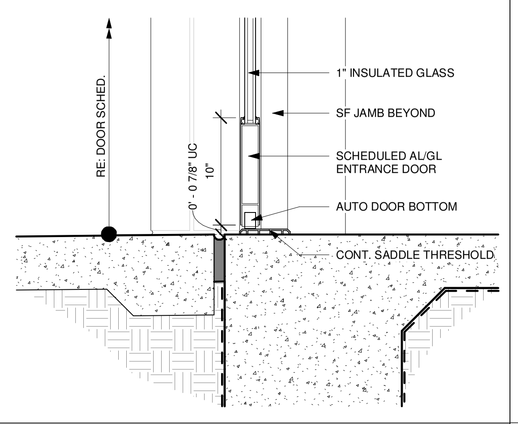
23 WINDOW SILL
Scale: 1 1/2" = 1'-0"



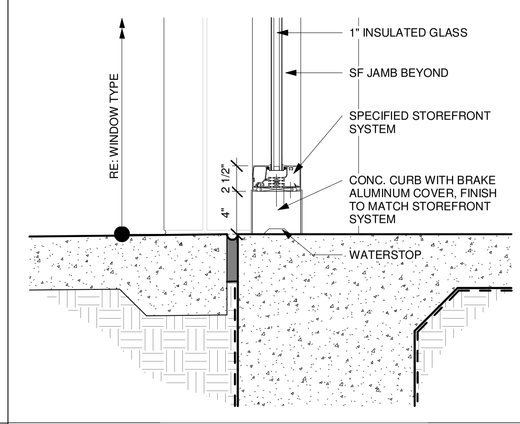
27 SF DOOR HEAD AT STEEL HEADER
Scale: 1 1/2" = 1'-0"



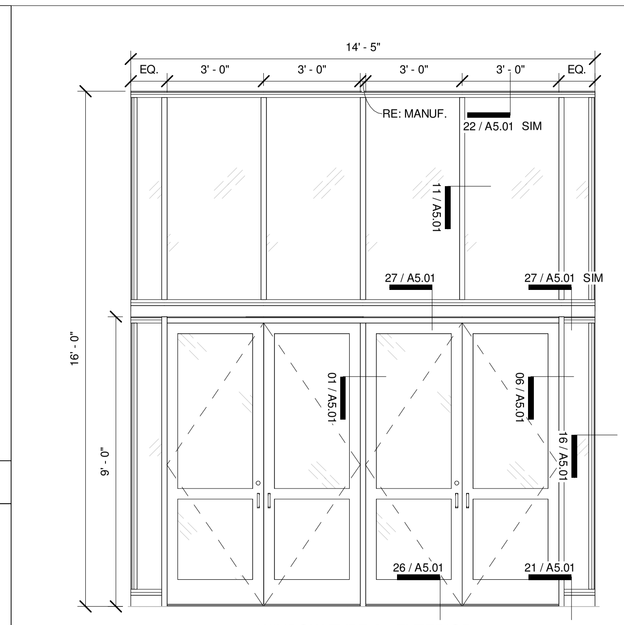
22 HEAD AT STOREFRONT
Scale: 1 1/2" = 1'-0"



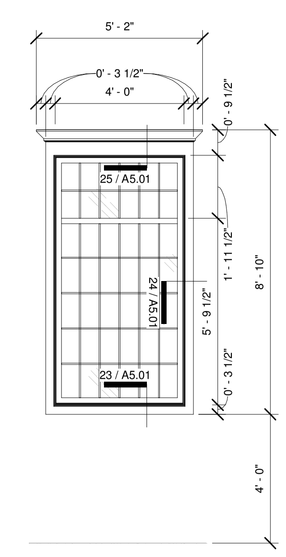
26 STOREFRONT DOOR SILL
Scale: 1 1/2" = 1'-0"



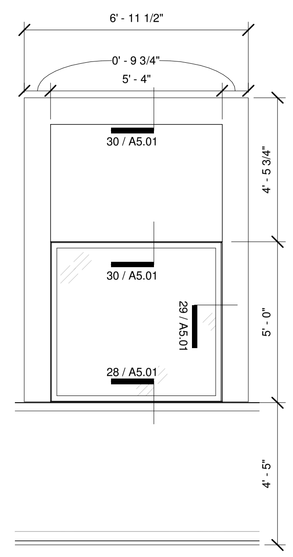
21 STOREFRONT GLAZED SILL
Scale: 1 1/2" = 1'-0"



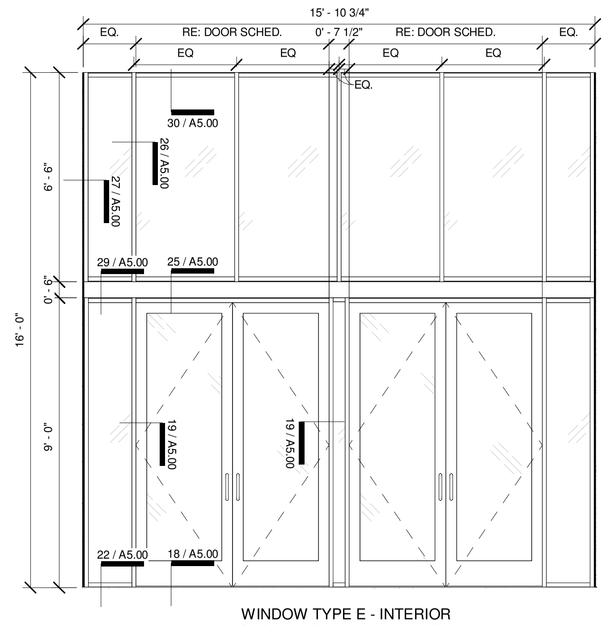
WINDOW TYPE A - EXTERIOR STOREFRONT AT ENTRANCE



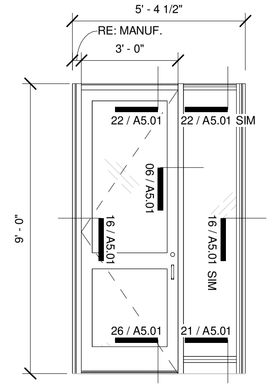
WINDOW TYPE B - EXTERIOR CENTRAL WINDOWS



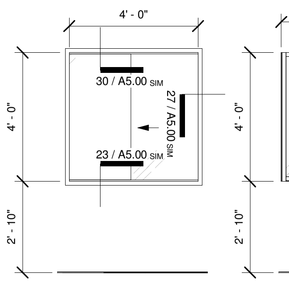
WINDOW TYPE C - TYPICAL EXTERIOR WINDOWS



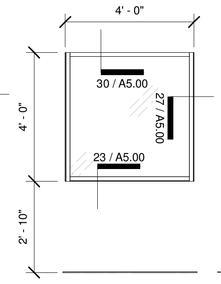
WINDOW TYPE E - INTERIOR STOREFRONT AT ENTRANCE



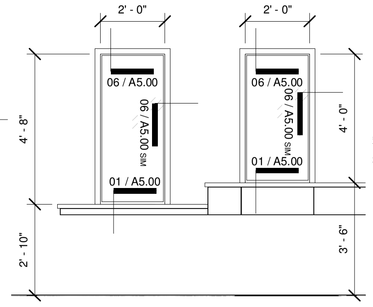
WINDOW TYPE D - EXTERIOR STOREFRONT AT SIDE ENTRANCES



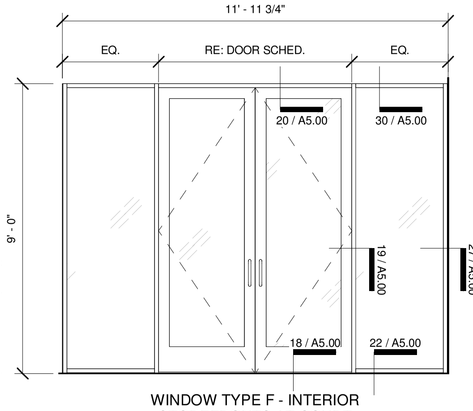
WINDOW TYPE H - SLIDING TRANSACTION WINDOWS



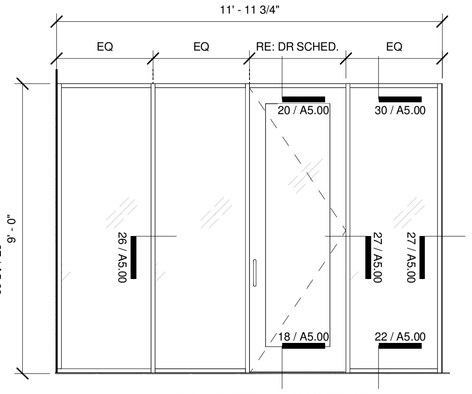
WINDOW TYPE J - INTERIOR VIEWING WINDOW



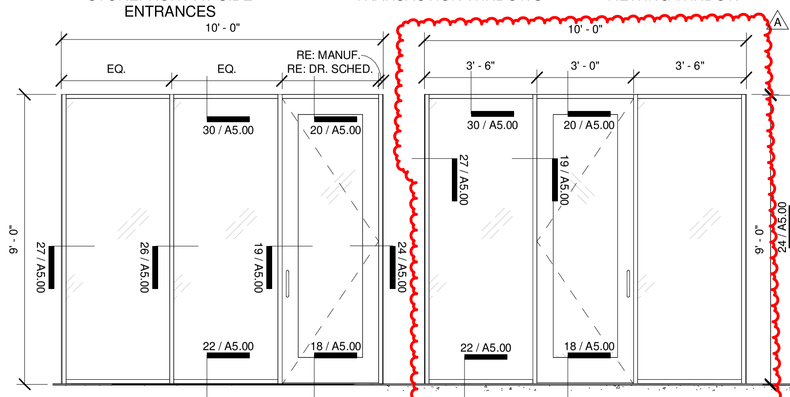
WINDOW TYPES P & Q - SECURITY TRANSACTION WINDOWS AT COURTROOM



WINDOW TYPE F - INTERIOR STOREFRONTS AT COURT ROOM

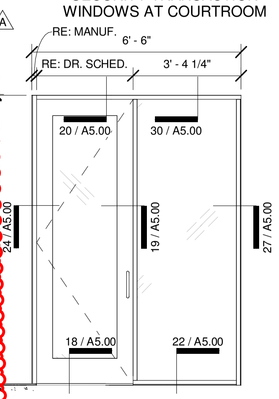


WINDOW TYPE L - TAX OFFICE STOREFRONT

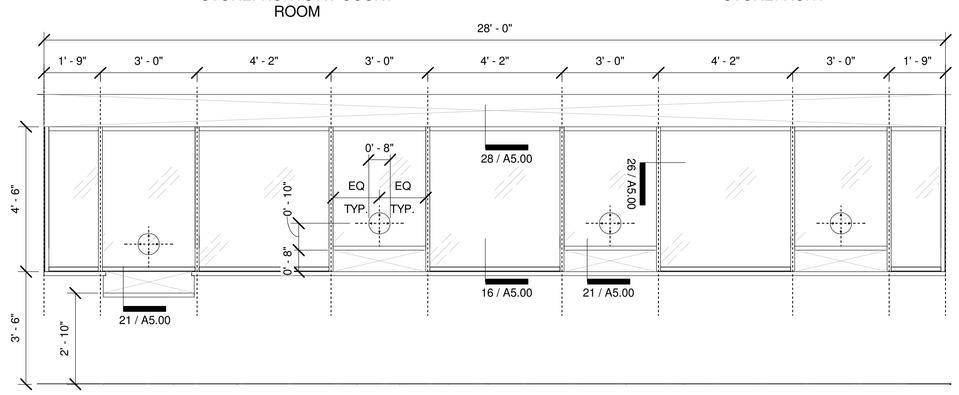


WINDOW TYPE G - INTERIOR STOREFRONT AT WAITING ROOMS

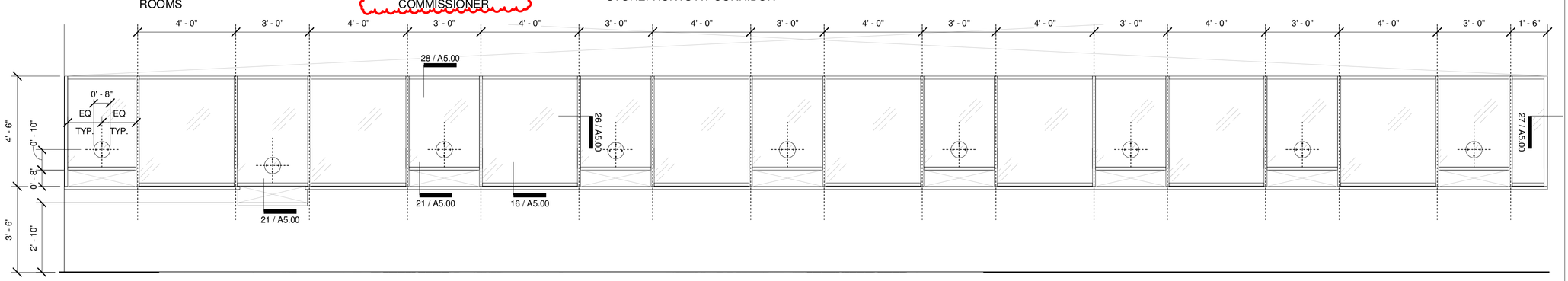
WINDOW TYPE N - INTERIOR STOREFRONT AT COMMISSIONER



WINDOW TYPE R - INTERIOR STOREFRONTS AT CORRIDOR

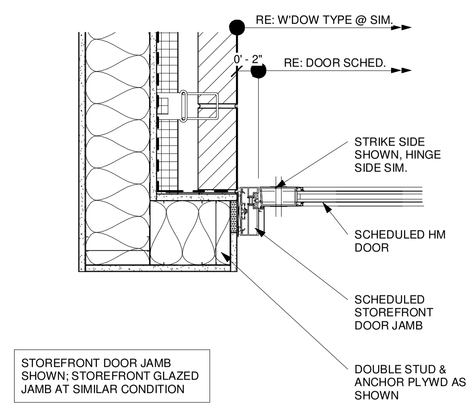


WINDOW TYPE K - CLERK TRANSACTION WINDOWS

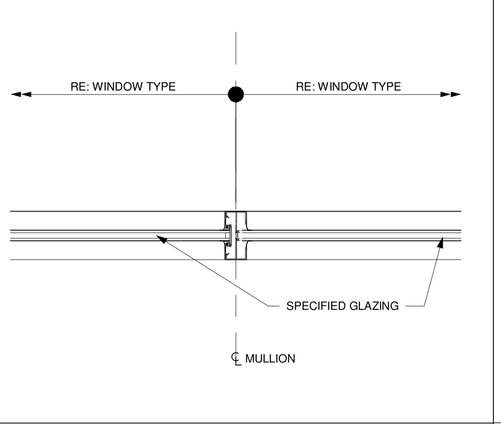


WINDOW TYPE M - TAX OFFICE TRANSACTION WINDOWS

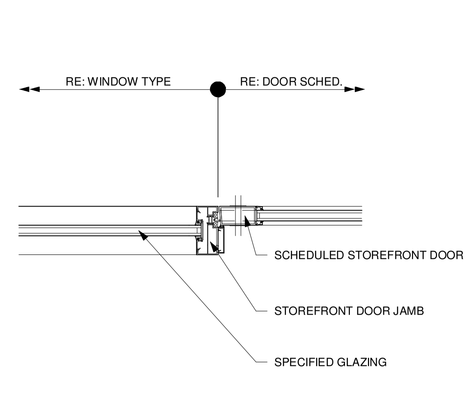
17 WINDOW TYPES
Scale: 3/8" = 1'-0"



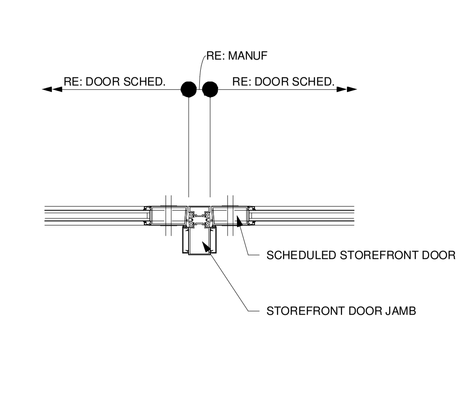
16 STOREFRONT JAMB
Scale: 1 1/2" = 1'-0"



11 STOREFRONT MULLION
Scale: 1 1/2" = 1'-0"



06 STOREFRONT DOOR JAMB
Scale: 1 1/2" = 1'-0"



01 STOREFRONT MEETING STILE
Scale: 1 1/2" = 1'-0"

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PROFESSIONAL SEAL:



FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

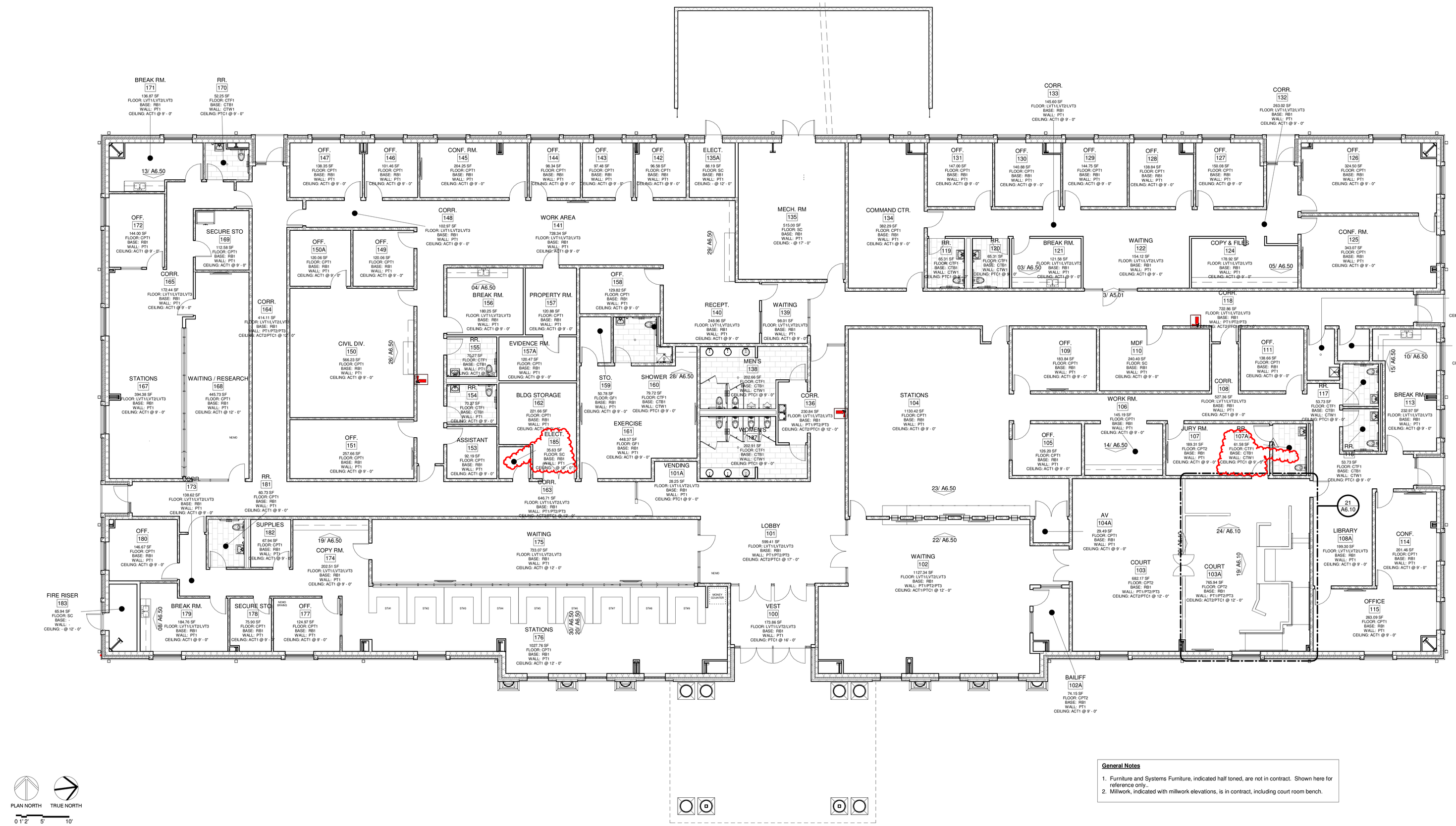
#	Date	ISSUED FOR
	01/23/2023	ISSUED FOR BID, PERMIT, AND CONSTRUCTION
A	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

Drawing Title
OPENING DETAILS

Drawing Number A5.01



PLAN NORTH TRUE NORTH

0 1' 2" 5" 10'

27 FINISH, FURNITURE, & MWK PLAN

Scale: 1/8" = 1'-0"

General Notes

1. Furniture and Systems Furniture, indicated half toned, are not in contract. Shown here for reference only..
2. Millwork, indicated with millwork elevations, is in contract, including court room bench.

26 ROOM FINISH SCHEDULE

Scale: NTS

Number	ROOM Name	Area	Floor	Base	Wall	Ceiling	Ceiling Height	Comments
100	VESTIBULE	174 SF	LVT1/LVT2/LVT3	RB1	PT1	PTC1	16' - 0"	
101	LOBBY	599 SF	LVT1/LVT2/LVT3	RB1	PT1/PT2/PT3	ACT2/PTC1	17' - 0"	
101A	VENDING MACHINES	28 SF	LVT1/LVT2/LVT3	RB1	PT1	PTC1	9' - 0"	
102	WAITING ROOM	1127 SF	LVT1/LVT2/LVT3	RB1	PT1/PT2/PT3	ACT1/PTC1	12' - 0"	
102A	BAILIFF	74 SF	CPT2	RB1	PT1	ACT1	9' - 0"	
103	COURT ROOM	682 SF	CPT2	RB1	PT1/PT2/PT3	ACT2/PTC1	12' - 0"	
103A	COURT	766 SF	CPT2	RB1	PT1/PT2/PT3	ACT2/PTC1	12' - 0"	
104	WORK STATIONS	1130 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
104A	AUDIO VISUAL CLOSET	29 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
105	OFFICE	126 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
106	WORK ROOM	145 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
107	JURY ROOM	189 SF	CPT2	RB1	PT1	ACT1	9' - 0"	
107A	JURY RESTROOM	62 SF	CTF1	CTB1	CTW1	PTC1	9' - 0"	
108	CORRIDOR	527 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
108A	LIBRARY	199 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
109	OFFICE	184 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
110	MDF ROOM	240 SF	SC	RB1	PT1	ACT1	9' - 0"	
111	OFFICE	139 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
112	JANITOR	53 SF	SC	RB1	PT1	ACT1	9' - 0"	
113	BREAK ROOM	233 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
114	CONFERENCE ROOM	201 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
115	OFFICE	263 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
116	RESTROOM	54 SF	CTF1	CTB1	CTW1	PTC1	9' - 0"	
117	RESTROOM	54 SF	CTF1	CTB1	CTW1	PTC1	9' - 0"	
118	CORRIDOR	723 SF	LVT1/LVT2/LVT3	RB1	PT1/PT2/PT3	ACT2/PTC1	12' - 0"	
119	RESTROOM	65 SF	CTF1	CTB1	CTW1	PTC1	9' - 0"	
120	RESTROOM	65 SF	CTF1	CTB1	CTW1	PTC1	9' - 0"	
121	BREAK ROOM	122 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
122	WAITING ROOM	154 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
122A	RECEPTION	36 SF	CPT1	RB1	PT1	ACT1	8' - 0"	
124	COPY & FILE ROOM	179 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
125	CONFERENCE ROOM	343 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
126	OFFICE	324 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
127	OFFICE	150 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
128	OFFICE	139 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
129	OFFICE	145 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
130	OFFICE	141 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
131	OFFICE	147 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
132	CORRIDOR	263 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
133	CORRIDOR	146 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
134	COMMAND CENTER	382 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
135	MECHANICAL ROOM	515 SF	SC	RB1	PT1	-	17' - 0"	
135A	ELECTRICAL ROOM	88 SF	SC	RB1	PT1	-	12' - 0"	
136	CORRIDOR	231 SF	LVT1/LVT2/LVT3	RB1	PT1/PT2/PT3	ACT2/PTC1	12' - 0"	
137	WOMEN'S RESTROOM	203 SF	CTF1	CTB1	CTW1	PTC1	9' - 0"	
138	MEN'S RESTROOM	203 SF	CTF1	CTB1	CTW1	PTC1	9' - 0"	
139	WAITING ROOM	98 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	

Number	ROOM Name	Area	Floor	Base	Wall	Ceiling	Ceiling Height	Comments
140	RECEPTION ROOM	249 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
141	PATROL WORK AREA	728 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
142	OFFICE	97 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
143	OFFICE	97 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
144	OFFICE	98 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
145	CONFERENCE ROOM	204 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
146	OFFICE	101 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
147	OFFICE	138 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
148	CORRIDOR	103 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
149	OFFICE	120 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
150	CIVIL DIVISION	566 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
150A	OFFICE	120 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
151	OFFICE	258 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
152	CORRIDOR	186 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
153	ADMINISTRATIVE ASSISTANT	92 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
154	RESTROOM	70 SF	CTF1	CTB1	PT1	ACT1	9' - 0"	
155	RESTROOM	70 SF	CTF1	CTB1	PT1	ACT1	9' - 0"	
156	BREAK ROOM	180 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
157	PROPERTY ROOM	121 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
157A	EVIDENCE ROOM	120 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
158	OFFICE	130 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
159	STORAGE	51 SF	GF1	RB1	PT1	ACT1	9' - 0"	
160	SHOWER ROOM	80 SF	CTF1	CTB1	CTW1	PTC1	9' - 0"	
161	EXERCISE ROOM	448 SF	GF1	RB1	PT1	ACT1	9' - 0"	
162	BUILDING STORAGE	222 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
163	CORRIDOR	647 SF	LVT1/LVT2/LVT3	RB1	PT1/PT2/PT3	ACT2/PTC1	12' - 0"	
164	CORRIDOR	414 SF	LVT1/LVT2/LVT3	RB1	PT1/PT2/PT3	ACT2/PTC1	12' - 0"	
165	CORRIDOR	172 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
166	COPY ROOM	112 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
167	WORK STATIONS	394 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
168	COUNTY CLERK - WAITING ROOM / PUBLIC RESEARCH	446 SF	CPT1	RB1	PT1	ACT1	12' - 0"	
169	SECURE STORAGE	113 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
170	RESTROOM	52 SF	CTF1	CTB1	CTW1	PTC1	9' - 0"	
171	BREAK ROOM	137 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
172	OFFICE	144 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
173	CORRIDOR	139 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
174	COPY ROOM	203 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
175	WAITING ROOM	733 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	12' - 0"	
176	WORK STATIONS	1028 SF	CPT1	RB1	PT1	ACT1	12' - 0"	
177	OFFICE	125 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
178	SECURE STORAGE	76 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
179	BREAK ROOM	185 SF	LVT1/LVT2/LVT3	RB1	PT1	ACT1	9' - 0"	
180	OFFICE	147 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
181	RESTROOM	61 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
182	SUPPLIES	68 SF	CPT1	RB1	PT1	ACT1	9' - 0"	
183	FIRE RISER ROOM	66 SF	SC	-	-	-	12' - 0"	
184	ELECTRICAL ROOM	36 SF	SC	RB1	PT1	ACT1	12' - 0"	
185	ELECTRICAL ROOM	36 SF	SC	RB1	PT1	ACT1	12' - 0"	

06 FINISH LEGEND

Scale: NTS

Finish Type	Finish Mark	Finish Description	Location	Manufacturer	Model	Size / Format	Color	Spec	Comments
Floor	SC	Sealed Concrete	Service Areas	re: Spec	na	na	na	03 35 00	Clear Sealant for Concrete Slabs, with anti-slip additive.
	CPT1	Carpet	Offices	TBD	TBD	2x2 Carpet Tile	TBD	09 68 00	
	CPT2	Carpet	Court Spaces	TBD	TBD	2x2 Carpet Tile	TBD	09 68 00	
	LVT1	Luxury Vinyl Tile	Typical Field	Armstrong Commercial	Natural Creations	Plank 6" x 36"	TBD	09 67 00	
	LVT2	Luxury Vinyl Tile	Accent 'A'	Armstrong Commercial	Natural Creations	Plank 6" x 36"	TBD	09 67 00	
	LVT3	Luxury Vinyl Tile	Accent 'B'	Armstrong Commercial	Natural Creations	Plank 6" x 36"	TBD	09 67 00	
	GF1	Rubber Gym Floor	Gym	Fit Floors	Galaxy Plus	Sheet Goods	TBD	09 67 00	
	CTF1	Floor Ceramic Tile	Restrooms	Horizon Italian Tile	HIT 120	12"x24" Thinset	TBD	09 30 00	
Base	RB1	Rubber Base	Everywhere but RRs	Roppe	Rubber	Cove at LVT; straight at CPT	TBD	09 65 00	
	CTB1	Ceramic Tile Base	Restrooms	Schluter	DILEX-AHK CT	1/2" Cove	Brushed Chrome	09 65 00	
Wall	CTW1	Wall Ceramic Tile	Restrooms	Horizon Italian Tile	HIT 120	12"x24" Thinset	TBD	09 30 00	
	PT1	Paint	Typical Wall Field	Sherwin Williams	Interior Latex	eggshell	TBD	09 90 00	
	PT2	Paint	Wall Accent 'A'	Sherwin Williams	Interior Latex	eggshell	TBD	09 90 00	
	PT3	Paint	Wall Accent 'B'	Sherwin Williams	Interior Latex	eggshell	TBD	09 90 00	
	FRP1	Fiberglass Reinforced Panels	Janitors' Closet	Marlite	Pebbled FRP	4' x 9' panels	TBD	06 80 00	
Ceilings	ACT1	Acoustical Ceiling Grid / Acoustical Ceiling Tile	re: RCP (2x2)	re: Spec	re: Spec	re: Spec	white	09 51 00	
	ACT2	Acoustical Ceiling Grid / Acoustical Ceiling Tile	re: RCP (2x4)	re: Spec	re: Spec	re: Spec	white	09 51 00	
	PTC1	Paint	Gyp Clgs	Sherwin Williams	Interior Latex	flat	TBD	09 90 00	
Other	PLD1	Plastic Laminate	Flush Wood Doors	Wilsonart	TBD	na	TBD	08 14 00	
	PTD1	Paint	Interior Door Frames & HM Doors	Sherwin Williams	Enamel	na	TBD	08 14 00	
	PL1V	Plastic Laminate	Millwork Vertical Surfaces	TBD	TBD	na	TBD	06 41 16	
	PL1H	Plastic Laminate	Work Tops	TBD	TBD	na	TBD	06 41 16	
	PL2V	Plastic Laminate	Court Rm Millwork Vertical Surfaces	TBD	TBD	na	TBD	06 41 16	
	PL2H	Plastic Laminate	Court Rm Work Tops	TBD	TBD	na	TBD	06 41 16	
	WDV	Wood Veneer	Court Room	TBD	TBD	na	TBD	06 41 16	

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PROFESSIONAL SEAL:



FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
A	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

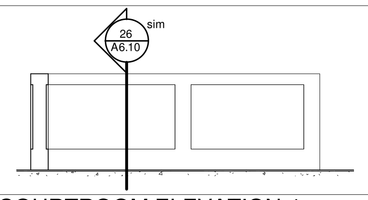
Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

Drawing Title

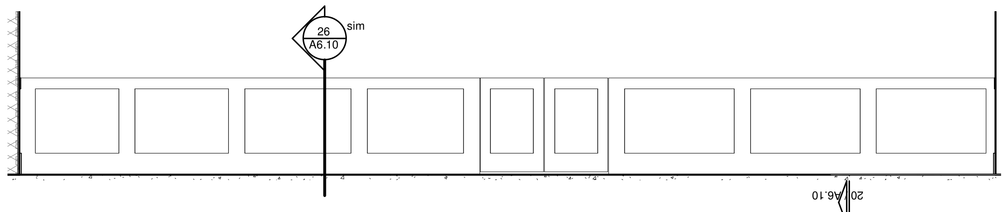
FINISH PLAN

Drawing Number A6.00

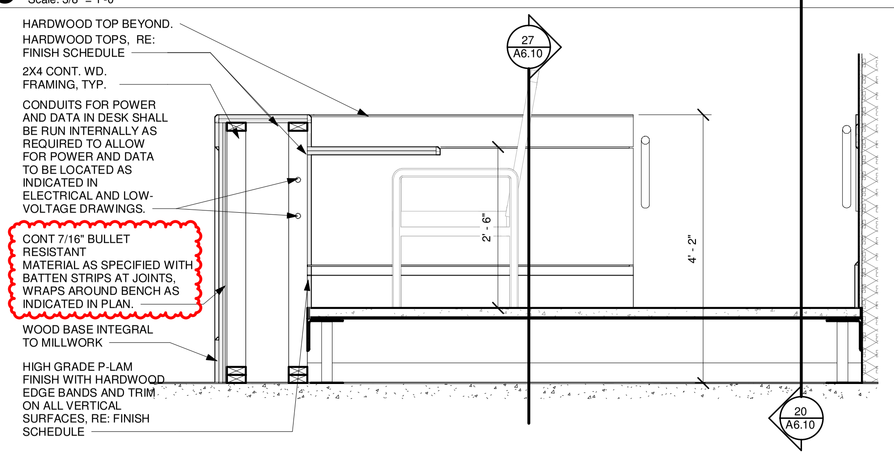
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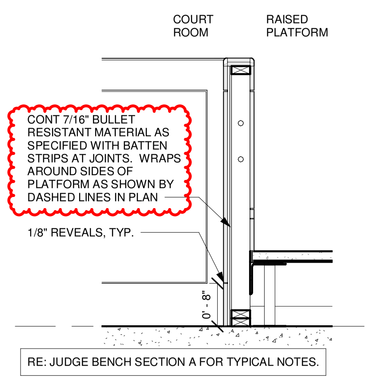
24 COURTROOM ELEVATION 4
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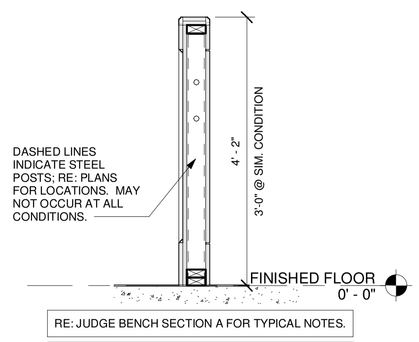
29 COURTROOM ELEVATION 3
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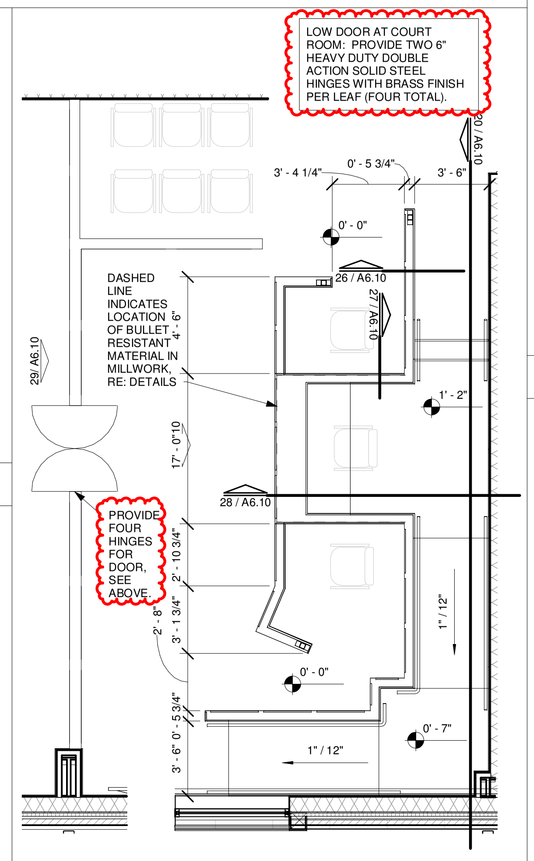
28 JUDGE BENCH SECTION A
Scale: 3/4" = 1'-0"



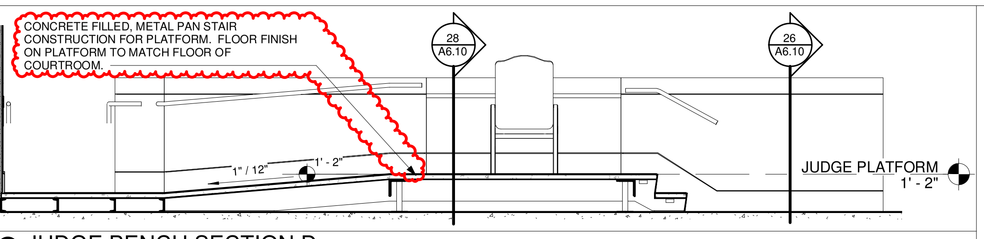
27 JUDGE BENCH SECTION B
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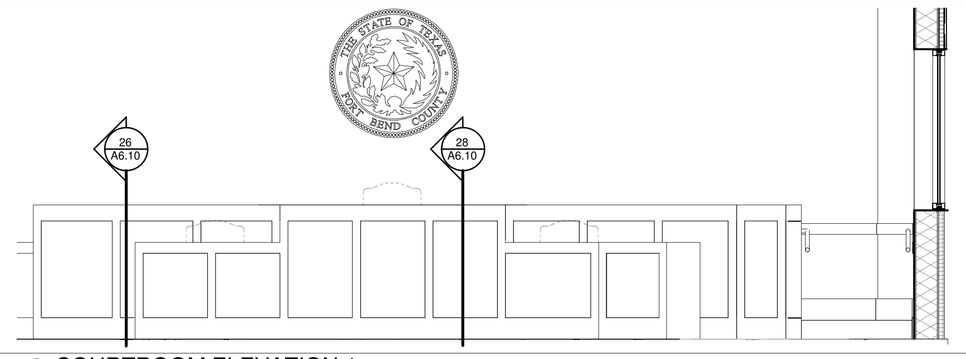
26 JUDGE BENCH SECTION C
Scale: 3/4" = 1'-0"



21 COURT ROOM PLANS
Scale: 1/4" = 1'-0"



20 JUDGE BENCH SECTION D
Scale: 3/8" = 1'-0"



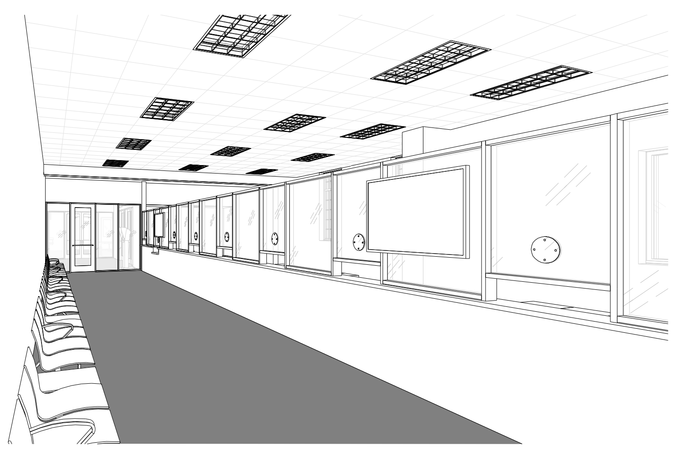
19 COURTROOM ELEVATION 1
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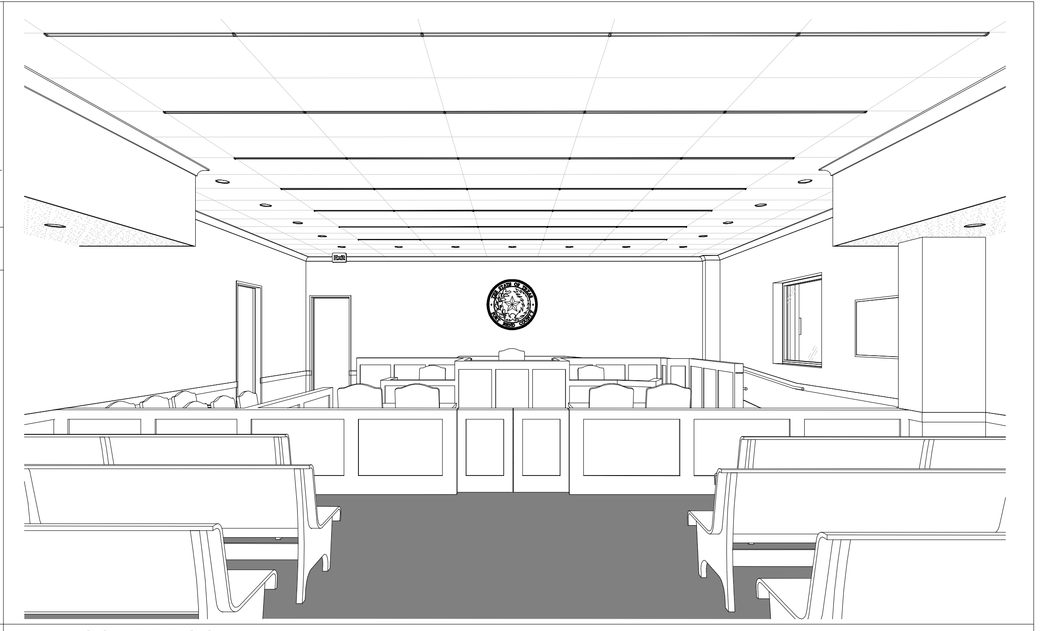
18 COURT ROOM WAITING AREA
Scale: NTS



17 CLERK WAITING ROOM
Scale: NTS



16 TAX OFFICE WAITING ROOM
Scale: NTS



09 COURT ROOM
Scale: NTS



08 COURT ROOM WAITING AREA
Scale: NTS



07 LOBBY
Scale: NTS



06 MAIN ENTRANCE
Scale: NTS

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PROFESSIONAL SEAL:
REGISTERED ARCHITECT
THOMAS E. HUGHES
18611
STATE OF TEXAS
12/15/2022

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
	01/23/2023	ISSUED FOR BID, PERMIT, AND CONSTRUCTION
A	02/15/2023	ADDENDUM 2

TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	Author
Checked By	Checker
Approved By	Approver

Drawing Title
VIGNETTES & COURTROOM

Drawing Number
A6.10

ELECTRICAL SITE NOTES:

UNDERGROUND CONDUIT ROUTING SHALL BE COORDINATED WITH EXISTING PAVEMENT AND UNDERGROUND UTILITIES. COORDINATE WITH CIVIL PLANS FOR MORE INFORMATION. PROVIDE PULL STRING FOR ALL UNDERGROUND EMPTY CONDUITS. REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION METHODS AND MATERIALS.

ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ELECTRICAL SERVICE ENTRANCE FOR THE PROJECT. CONTRACTOR SHALL SUBMIT INFORMATION DEVELOPED BY ENGINEER IN FORM OF SITE PLAN, DRAWINGS, ONE LINE DIAGRAM, AND LOAD ANALYSIS TO THE POWER COMPANY REPRESENTATIVE FOR PROCESSING SERVICE REQUEST. LOCATION OF TRANSFORMER SHALL BE COORDINATED WITH POWER COMPANY AS SHOWN ON THE PLAN. CONTRACTOR IS ALSO RESPONSIBLE FOR FILING ALL REQUESTS AND APPLICATIONS FOR SERVICE TO THE POWER COMPANY. DETERMINATION OF LENGTH, QUANTITIES, PULL BOXES/MANHOLES AND STANDARD OF CONSTRUCTION FOR UNDERGROUND PRIMARY LINES (AS REQUIRED) AND TRANSFORMER PAD SHALL BE RESPONSIBILITIES OF THE CONTRACTOR. DETAILS FOR ELECTRICAL SERVICE TRANSFORMERS PAD AND UNDERGROUND PRIMARY CONDUIT SHOWN ON THESE DOCUMENTS SHALL BE APPROVED BY POWER COMPANY BEFORE ANY CONSTRUCTION BEGINS. CONTRACTOR SHALL EXPEDITE COORDINATION EFFORT FOR ANY CONTRACTUAL ARRANGEMENTS FOR EASEMENT RELATED TO PRIMARY OVERHEAD OR UNDERGROUND LINES IF REQUIRED BY POWER COMPANY.

PLUMBING SITE NOTES:

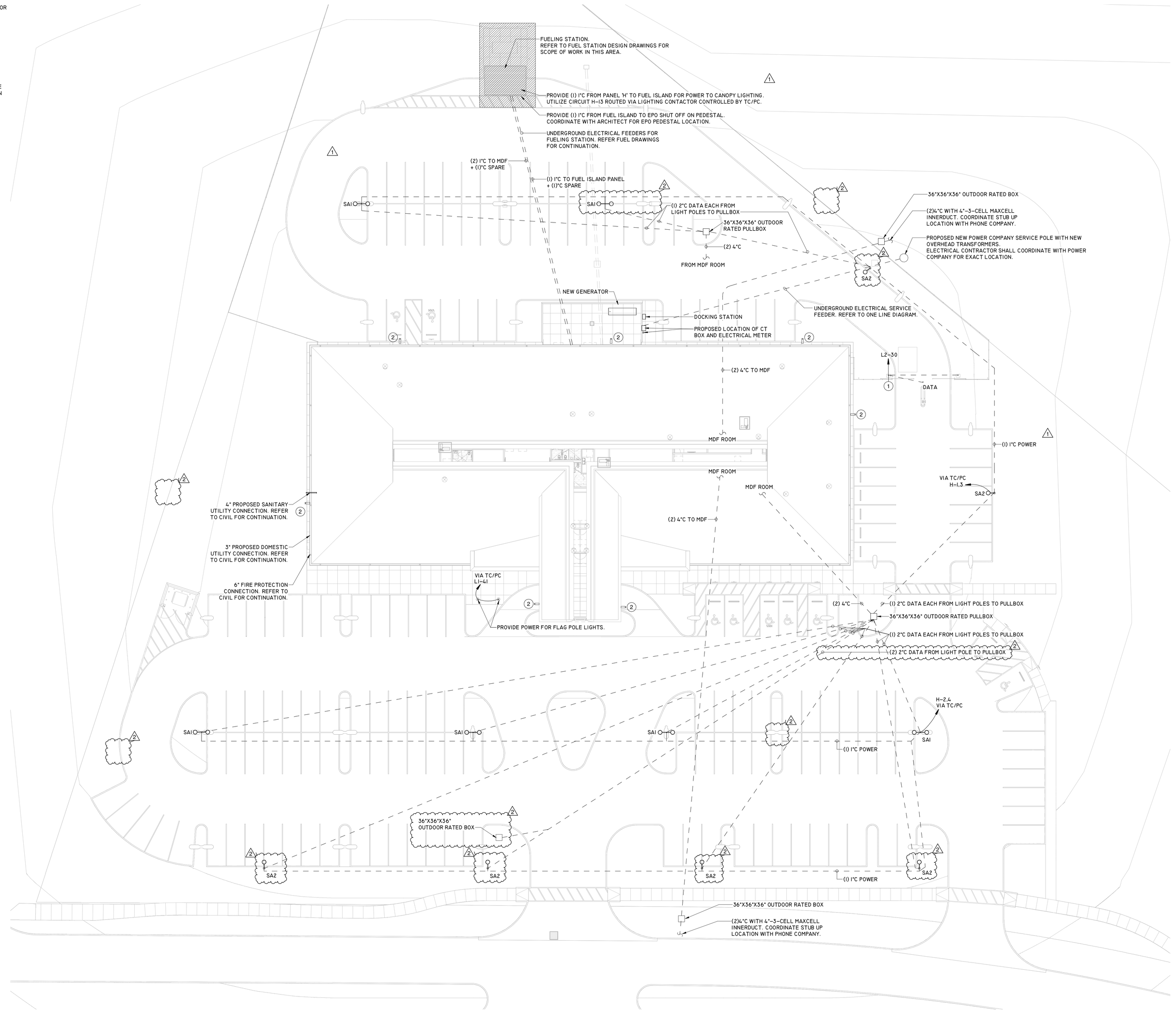
UNDERGROUND PLUMBING ROUTING SHALL BE COORDINATED WITH UNDERGROUND UTILITIES. COORDINATE WITH CIVIL PLANS FOR MORE INFORMATION. REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION METHODS AND MATERIALS.

PLUMBING CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PLUMBING GAS SERVICE ENTRANCE AND PRESSURE REDUCING REGULATORS AS REQUIRED FOR THE PROJECT. CONTRACTOR SHALL SUBMIT INFORMATION DEVELOPED BY ENGINEER IN FORM OF SITE PLAN DRAWINGS TO THE GAS COMPANY REPRESENTATIVE FOR PROCESSING SERVICE REQUEST.

1 PROVIDE MAXCELL MAXBAG SELF-INFLATING SEALING BAG ON EACH END OF CONDUITS PROVIDE WITH MAXCELL INNERDUCT(S).

KEYED NOTE LEGEND

1	PROVIDE (1) 1"C POWER, (1) 1 1/2"C DATA FOR GATE. COORDINATE WITH OWNER FOR EXACT LOCATION
2	PROVIDE 3/4"C DATA FOR CAMERA FROM MDF ROOM. COORDINATE LOCATION WITH ARCHITECT/OWNER.



1 SITE PLAN
Scale: 1" = 20'-0"

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TBPE FIRM REGISTRATION #F-4506
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PROFESSIONAL SEAL:

STATE OF TEXAS
SEVAK KALANTARIANS
97498
LICENSED PROFESSIONAL ENGINEER
2023-02-15

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
	01/23/2022	ISSUE FOR BID, PERMIT, AND CONSTRUCTION
1	02/10/2022	ADDENDUM 1
2	02/15/2023	ADDENDUM 2

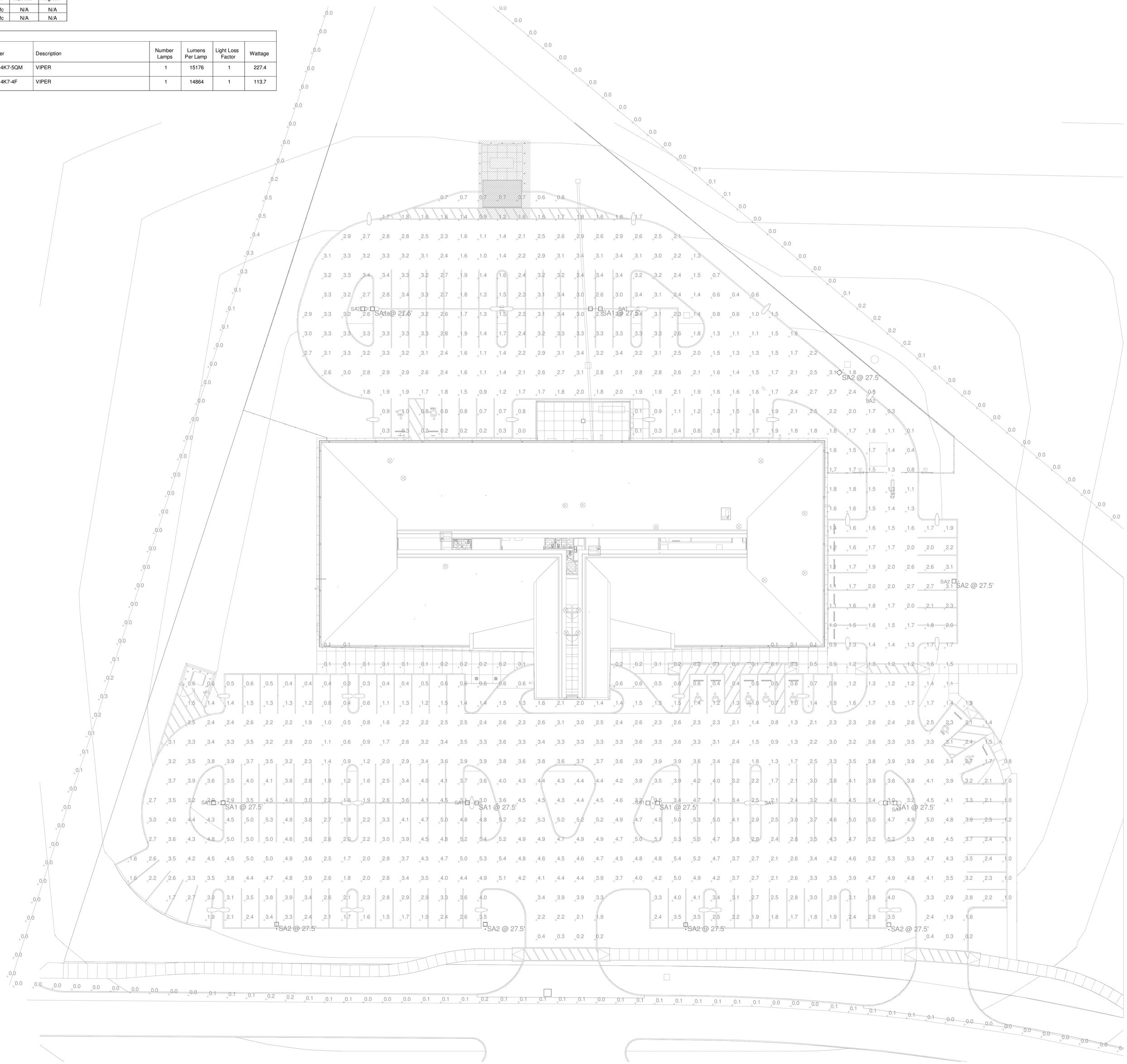
KEY PLAN
TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	JD, KF,
Checked By	RA KT
Approved By	SK
Drawing Title	SITE PLAN

Drawing Number MEP1.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20' BEYOND PL	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A
SITE LIGHTING	+	2.5 fc	5.4 fc	0.0 fc	N/A	N/A

Schedule							
Label	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
SA1	BEACON PRODUCTS	VP-2-72L-115-4K7-5QM	VIPER	1	15176	1	227.4
SA2	BEACON PRODUCTS	VP-2-72L-115-4K7-4F	VIPER	1	14864	1	113.7



1 SITE PLAN - PHOTOMETRIC
Scale: 1" = 20'-0"

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PROFESSIONAL SEAL:

STATE OF TEXAS
SEVAK KALANTARIANS
97498
LICENSED
PROFESSIONAL ENGINEER
2023-02-15

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
2	02/15/2023	ADDENDUM 2

KEY PLAN
TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	JD, KF, RA
Checked By	KT
Approved By	SK

Drawing Title
SITE PLAN - PHOTOMETRIC

Drawing Number
MEP1.01

ELECTRICAL CONTRACTOR TO COORDINATE WITH POWER COMPANY AND VERIFY EXACT TERMINAL POLE LOCATION AND ESTABLISH NEW ELECTRICAL SERVICE PER POWER COMPANY STANDARDS

POWER COMPANY PROVIDED POLE-TOP ON NEW TERMINAL POLE 277/480 3Ø,4W VAC SECONDARY

(2 EACH) 4" RGS SERVICE WEATHER-HEADS

(M) (PT) CT — (1 EACH) BUSSED CT/METER COORDINATE WITH POWER COMPANY REFER TO DETAIL SHEETS.

(2 SETS) 3#500KCMIL (A/B/C) Cu/XHHW-2 1#500KCMIL (N) CU/XHHW-2 4"C SCHED-80-PVC MINIMUM -48" BFG +(1) 4" SPARE MINIMUM 2" RED CONCRETE ENCASED RE: DETAILS

800 AF 800 AT 3 P 100% + LSIG MCB — EPM — MAIN DISTRIBUTION PANEL MDP (SQUARE D I-LINE) 480Y/277 VAC, 3Ø, 4W, 800A Cu+Sn HORIZONTAL BUS, 65 KAIC NEMA-1 ENCLOSURE

TVSS — 60 AT 3 P — MCB, EPM, SPD & PULL SECTION — TVSS (N, G) — #3/0

01 — 100 AT 3 P — (1 SET) 3#2 (A/B/C) Cu/THHN 1#2 (N) Cu/THHN 1#8 (G) Cu/THHN 1-1/2"C IMC — PANEL H, MCB 100 A

02 — 300 AT 3 P — (1 SET) 3#350 KCMIL (A/B/C) Cu/THHN 1#350 KCMIL (N) Cu/THHN 1#2 (G) Cu/THHN 3"C IMC — PANEL M, MCB 300 A, SEC 2

03 — 100 AT 3 P — (1 SET) 3#1 (A/B/C) Cu/THHN 1#6 (G) Cu/THHN 1-1/2"C IMC — (1 EACH) HARMONIC-MITIGATING Z1, 480Δ : 208Y/120ZZ VAC, 75 kVA, Cu-WOUND, 0° PHASE-SHIFT, 150°C RISE, 220°C CLASS R INSUL, NEMA-2 ENCLOSURE — #1/0 — (1 SET) 3#300 KCMIL (A/B/C) Cu/THHN 1#300 KCMIL (N) Cu/THHN 1#2 (G) Cu/THHN 3"C IMC — PANEL L1, MCB 225 A, SEC 2

04 — 100 AT 3 P — (1 SET) 3#1 (A/B/C) Cu/THHN 1#6 (G) Cu/THHN 1-1/2"C IMC — (1 EACH) HARMONIC-MITIGATING Z2, 480Δ : 208Y/120ZZ VAC, 75 kVA, Cu-WOUND, 30° PHASE-SHIFT, 150°C RISE, 220°C CLASS R INSUL, NEMA-2 ENCLOSURE — #1/0 — (1 SET) 3#300 KCMIL (A/B/C) Cu/THHN 1#300 KCMIL (N) Cu/THHN 1#2 (G) Cu/THHN 3"C IMC — PANEL L2, MCB 225 A, SEC 2

05 — 225 AT 3 P — (1 SET) 3#4/0 (A/B/C) Cu/THHN 1#4/0 (N) Cu/THHN 1#2 (G) Cu/THHN 2-1/2"C — TO GEN — (1 EACH) ATS-S, 225 AS 4 P OPEN TRANSITION NEMA-1 ENCLOSURE — (1 SET) 3#4/0 (A/B/C) Cu/THHN 1#4/0 (N) Cu/THHN 1#2 (G) Cu/THHN 2-1/2"C — PANEL SH, MCB 225 A — (1 SET) 3#1 (A/B/C) Cu/THHN 1#6 (G) Cu/THHN 1-1/2"C IMC — (1 EACH) HARMONIC-MITIGATING TS, 480Δ : 208Y/120ZZ VAC, 75 kVA, Cu-WOUND, 30° PHASE-SHIFT, 150°C RISE, 220°C CLASS R INSUL, NEMA-2 ENCLOSURE — #1/0 — (1 SET) 3#300 KCMIL (A/B/C) Cu/THHN 1#300 KCMIL (N) Cu/THHN 1#2 (G) Cu/THHN 3"C IMC — PANEL SL, MCB 225 A — (1 SET) 3#6 (A/B/C) Cu/THHN 1#6 (N) Cu/THHN 1#8 (G) Cu/THHN 2"C SCHED-40-PVC (BFF) /RGS (AFF) — PANEL ISL, MCB 60 A — FOR FUEL ISLAND. REFER TO FUEL DRAWINGS FOR CONTINUATION.

06 — 60 AT 3 P — (1 SET) 3#6 (A/B/C) Cu/THHN 1#6 (N) Cu/THHN 1#10 (G) Cu/THHN 1-1/2"C IMC — TO DOCKING STATION — (1 EACH) ATS-E, 60 AS 4 P OPEN TRANSITION BYPASS-ISOLATION NEMA-1 ENCLOSURE — (1 SET) 3#6 (A/B/C) Cu/THHN 1#6 (N) Cu/THHN 1#10 (G) Cu/THHN 1-1/2"C IMC — PANEL EH, MF 60 A — (1 SET) 3#10 (A/B/C) Cu/THHN 1#10 (G) Cu/THHN 3/4"C IMC — (1 EACH) HARMONIC-MITIGATING TE, 480Δ : 208Y/120ZZ VAC, 15 kVA, Cu-WOUND, 0° PHASE-SHIFT, 150°C RISE, 220°C CLASS R INSUL, NEMA-2 ENCLOSURE — #10 — (1 SET) 3#6 (A/B/C) Cu/THHN 1#6 (N) Cu/THHN 1#10 (G) Cu/THHN 1"C IMC — PANEL EL, MCB 60 A

(1 EACH NEW) 480Y/277 VAC, 105°C ALTERNATOR, 125 kW / 156 kVA (0.8 PF), NATURAL-GAS / SPARK-IGNITED, CRITICAL-GRADE MUFFLER ENCLOSURE: LEVEL 2 SOUND ATTENUATING WEATHER PROOF, BASIS OF DESIGN: CUMMINS C125N6 WITH UC3F

GENERATOR 125 kW / 156 kVA NATURAL GAS ENGINE GENERATOR 480Y/277 VAC ALTERNATOR — 225 AT 3 P — 60 AT 3 P (K)

BOND NEUTRAL TO GROUND AT THE GENERATOR

DOCKING STATION (K) — TO ATS-E — (1 SET) 3#6 (A/B/C) Cu/XHHW-2 1#6 (N) Cu/XHHW-2 1#8 (G) Cu/THHN 1"C RGS (AFF) / SCHED-40-PVC (BFF)

TO ATS-S — (1 SET) 3#4/0 (A/B/C) Cu/XHHW-2 1#4/0 (N) Cu/XHHW-2 1#2 (G) Cu/THHN 2 1/2"C RGS (AFF) / SCHED-40-PVC (BFF)

1 ONE LINE DIAGRAM

Scale:NOT TO SCALE

DRY-TYPE TRANSFORMER SCHEDULE

Tag	Capacity (kVA)	System Voltage (VAC)		Windings									Enclosure			Mounting	Location
		Primary	Secondary (Zig-Zag)	Conductor Material	NEMA Insulation Rating		Temp Rise (°C)	K Rating	Harmonic		Impedance		NEMA Type	Material	Cooling Class		
					Class	Temp (°C)			HMT	Ø-Shift	%Z ±	X/R ±					
TE	15.0	480D	208Y/120	COPPER	R	220	130	20	YES	0°	6.5	7.20	2	STEEL	AA	SUSPENDED	ELECTRICAL ROOM 135A
TS	75.0	480D	208Y/120	COPPER	R	220	105	20	YES	30°	3.75	7.20	2	STEEL	AA	CONC PAD	ELECTRICAL ROOM 135A
Z1	75.0	480D	208Y/120	COPPER	R	220	130	20	YES	0°	6.5	7.20	2	STEEL	AA	CONC PAD	ELECTRICAL ROOM 184
Z2	75.0	480D	208Y/120	COPPER	R	220	130	20	YES	30°	6.5	7.20	2	STEEL	AA	CONC PAD	ELECTRICAL ROOM 185

LIGHT FIXTURE SCHEDULE

Type	Manufacturer	Model Number	Description	Mounting	Lamp	Wattage	Voltage	Dimmable	Controls	Notes
A1	COLUMBIA LIGHTING	LCAT24-35MLG-EDU	2'x4' LED TROFFE	RECESSED	LED	40 W	UNV	0-10V DIMMING		
A1E	COLUMBIA LIGHTING	<VARIES>	<VARIES>	RECESSED	LED	40 W	UNV	0-10V DIMMING		
A2	COLUMBIA LIGHTING	LCAT24-35VLG-EDU	2'x4' LED TROFFE	RECESSED	LED	60 W	UNV	0-10V DIMMING		
A2E	COLUMBIA LIGHTING	LCAT24-35VLG-EDU	2'x4' LED TROFFE	RECESSED	LED	60 W	UNV	0-10V DIMMING		
B1	3G LIGHTING	4RLI-L750-S80-35K-UNV-DIM-GCX-FL	RECESSED LINEAR	RECESSED	LED	20 W	UNV	0-10V DIMMING		
B1E	3G LIGHTING	4RLI-L750-S80-35K-UNV-DIM-GCX-FL	RECESSED LINEAR	RECESSED	LED	20 W	UNV	0-10V DIMMING		
C1	INTENSE LIGHTING	SD4DR-L3-35-DI0I-VOLT-WF-IC430-HZ-SFW	LED DOWNLIGHT	RECESSED	LED	19 W	UNV	0-10V DIMMING		
C1E	INTENSE LIGHTING	SD4DR-L3-35-DI0I-VOLT-WF-IC430-HZ-SFW	LED DOWNLIGHT - CONNECTED TO EMERGENCY POWER GENERATOR	RECESSED	LED	19 W	UNV	0-10V DIMMING		
C2	INTENSE LIGHTING	SD4DR-L3-359-DI0I-VOLT-WF-IC432-W-SFW-SB	6" LED DOWNLIGHT FIXTURE SUITABLE FOR WET LOCATIONS - EMERGENCY	RECESSED	LED	19 W	UNV	0-10V DIMMING	TC/PC	
C2E	INTENSE LIGHTING	SD4DR-L3-359-DI0I-VOLT-WF-IC432-W-SFW-SB-EM20	6" LED DOWNLIGHT FIXTURE SUITABLE FOR WET LOCATIONS - EMERGENCY	RECESSED	LED	19 W	UNV	0-10V DIMMING	TC/PC	
C3	INTENSE LIGHTING	SD4DR-L3-359-DI0I-VOLT-WF-IC432-W-SFW-CR	6" LED DOWNLIGHT FIXTURE SUITABLE FOR WET LOCATIONS - EMERGENCY	RECESSED	LED	14 W	UNV	0-10V DIMMING	TC/PC	
DI	LUMENWERX	VIASR-D-HLO-FH-SW-80-500-35-UNV DI-IC-TXX-W	VIA 5 RECESSED	RECESSED	LED	16 W	UNV	0-10V DIMMING		
F1E	COLUMBIA LIGHTING	LXEM4-40ML-RFA-EDU	ENCLOSED AND GASKET LED LIGHT	SURFACE	LED	40 W	UNV	0-10V DIMMING		
SA1	BEACON	VP-2-72L-115-4K7-SQM	PARKING LOT LIGHTING	POLE	LED	114 W	UNV		TC/PC	
SA2	BEACON	VP-2-72L-115-4K7-4F	PARKING LOT LIGHTING	POLE	LED	228 W	UNV		TC/PC	
W1E	COLUMBIA LIGHTING	LNCZ-1ZLO-4K-4-DB	WALL PACK	WALL	LED	28 W	UNV		TC/PC	
X	EMERGI-LITE	LXN-XXX	EDGE-LIT EXIT SIGN	WALL/CEILING	LED	10 W	UNV			PROVIDE WITH NUMBER OF FACES AND DIRECTIONAL ARROWS AS SHOWN ON PLANS

LIGHTING NOTES:
1. PROVIDE LIGHT FIXTURES IN STAIRWELLS WITH INTEGRAL BATTERY BACKUP, TEST SWITCH, AND GREEN-LED CHARGING INDICATOR FOR EMERGENCY EGRESS OPERATION. THIS IS IN ADDITION TO THEM BEING CIRCUITED TO EMERGENCY LIGHTING PANEL IN AREA.
2. ALL LIGHT FIXTURES APPENDED WITH NL (NIGHT LIGHT) SHALL BE NON-SWITCHED AND CONNECTED TO EMERGENCY LIGHTING PANEL CIRCUIT IN AREA.
3. ALL LIGHT FIXTURES APPENDED WITH E (EMERGENCY) TO HAVE GENERATOR TRANSFER DEVICE FOR AUTOMATIC FULL INTENSITY LIGHTING WHEN NORMAL POWER IS LOST. PROVIDE CONNECTION FROM EMERGENCY LIGHTING PANEL CIRCUIT IN AREA AND UNSWITCHED NORMAL POWER FOR LOSS DETECTION.
4. PROVIDE ADDITIONAL, NON-SWITCHED HOT CIRCUIT LEG TO FIXTURE FOR BATTERY CHARGING AND POWER-LOSS DETECTION FOR ALL EMERGENCY EGRESS OR EXIT SIGN FIXTURES AS PART OF BASE BID.
5. ALL OUTDOOR LIGHTING FIXTURES REQUIRE CORROSION-RESISTANT OPTION.
6. COORDINATE MOUNTING HEIGHT OF ALL FIXTURES WITH ARCHITECTURAL PLANS.
7. COORDINATE FINISH OF ALL FIXTURE WITH ARCHITECT PRIOR TO ORDERING.
8. REFER TO ARCHITECTURAL PLANS FOR GRID/FLANGE AREAS, PRIOR TO BIDDING OF LIGHT FIXTURES. ORDER CORRECT QUANTITY OF EACH VARIATION.

LOAD ANALYSIS

Description	Qty		Rate		Total	
Lighting - Offices (220.12)	26000	ft²	1.3	VA/ft²	34	kVA
Receptacle - Office (220.14-K)	26000	ft²	1	VA/ft²	26	kVA
Exterior Lighting	10	kW	1.25	kVA/kW	13	kVA
Cooling	80	Ton	1	kVA/Ton	80	kVA
Heating	250	kW	1	kVA/kW	250	kVA
Largest Motor	10	hp	0.325	kVA/hp	3	kVA
Air Handling Units	15	hp	1.3	kVA/hp	20	kVA
Water Heater	20	kW	1	kVA/kW	20	kVA
Vehicle Fueling Station	30	kW	1	kVA/kW	30	kVA
Total Power					**395**	**kVA**
Total Current at 480Y/277 VAC					**475**	**A**

Utility Transformer Secondary

Parameter	Symbol	Value	Units
System Voltage	VLL	480	VAC
Phases	np	3	ϕ
Rated Power	S	500	KVA
Base Impedance	%Z	1.70%	%Z
Impedance Ratio	X/R	10	Ω/Ω

Connection		Feeder					Motors [hp]	Impedance							Fault Current	
Source Panel	Target Panel	Conductor		Sets	Length (ft)	Conduit Material		Feeder [μΩ/ft]			Cumulative [mΩ]				Available [A]	Rating [kA]
		AWG	Material					R	jX	X/R	Z	R	jX	X/R		
-	UTILITY			-			N/A	N/A			23.50	2.34	23.38	10.00	35377	-
UTILITY	MDP	#500	CU	2	150	PVC	-	13.50	19.50	1.44	26.67	4.36	26.31	6.03	31175	35
MDP	H	#2	CU	1	10	IMC	-	200.00	57.00	0.29	27.62	6.36	26.88	4.22	30098	35
MDP	M	#350	CU	1	10	IMC	-	39.00	50.00	1.28	27.23	4.75	26.81	5.64	30535	35
MDP	ATS-S	#1/0	CU	1	20	IMC	-	120.00	55.00	0.46	28.23	6.76	27.41	4.05	29449	35
ATS-S	SH	#1/0	CU	1	10	IMC	-	120.00	55.00	0.46	29.07	7.96	27.96	3.51	28598	35
MDP	ATS-E	#6	CU	1	20	IMC	-	490.00	64.00	0.13	31.01	14.16	27.59	1.95	26808	35
ATS-E	E	#6	CU	1	10	IMC	-	490.00	64.00	0.13	34.06	19.06	28.23	1.48	24407	35

Power Generation

Loads Summary Report
Project - FBC Precint 03 Annex
Comments -

Project Requirements

Frequency, Hz	: 60.0	**Generators Running in Parallel**	: 1
Duty	: Standby	**Site Altitude, ft(m)**	: 361(110)
Voltage	: 277/480, Series Wye	**Site Temperature, °C**	: 25
Phase	: 3	**Max. Altr Temp Rise, °C**	: 125
Fuel	: NaturalGas	**Project Voltage Distortion Limit, %**	: 10
Emissions	: No Preference		

Loads Summary List

***Note: Detailed Loads and Step Report available below**

Step No.	Load Name	Quantity	Running		Starting		Peak		Dip Limits, %		VTHD% Limit
			kW	kVA	kW	kVA	kW	kVA	Vdip	Fdip	
Step01	Fire Alarm	1	0.57	0.6	0.57	0.6	0.6	0.6	35.0	10.0	0.0
Step01	Light Load	1	15.0	15.79	15.0	15.79	None	None	35.0	10.0	10.0
Step Summary			16.0	16.0	16.0	16.0	0.6	0.6	35.0	10.0	10.0
Step02	FUEL ISLAND	1	15.0	16.67	15.0	16.67	None	None	35.0	10.0	0.0
Step Summary			15.0	17.0	15.0	17.0	0.6	0.6	35.0	10.0	10.0
Step03	General Receptacle Load 1	1	25.0	27.78	25.0	27.78	None	None	35.0	10.0	0.0
Step03	AC unit	1	21.5	24.16	67.5	153.4	None	None	35.0	10.0	0.0
Step Summary			47.0	52.0	93.0	181.0	0.6	0.6	35.0	10.0	10.0
Project Summary			Running		Max Starting		Cumulative Step		Cumulative Peak		Project VTHD% Limit
			kW	kVA	kW	kVA	kW	kVA	kW	kVA	
			77.1	85.0	92.5	181.2	123.1	214.2	77.1	85.0	10.0

***Note: Detailed Loads and Step Report available below**

Loads and Steps Detail Report — 08-Nov-2022 — Page 1

Power Generation

Recommended Generator Report - C125 N6
Project - FBC Precint 03 Annex
Comments -

Project Requirements

Frequency, Hz	: 60.0	**Generators Running in Parallel**	: 1
Duty	: Standby	**Site Altitude, ft(m)**	: 361(110)
Voltage	: 277/480, Series Wye	**Site Temperature, °C**	: 25
Phase	: 3	**Max. Altr Temp Rise, °C**	: 125
Fuel	: NaturalGas	**Project Voltage Distortion Limit, %**	: 10
Emissions	: No Preference		

Calculated Individual Generator Set Load Running and Peak Requirements

Running kW	: 77.1	**Max. Step kW**	: 92.5 In Step 3	**Cumulative Step kW**	: 123.1
Running kVA	: 85.0	**Max. Step kVA**	: 181.2 In Step 3	**Cumulative Step kVA**	: 214.2
Running PF	: 0.91	**Peak kW**	: 0.6	**Cumulative Peak kW**	: 77.1
Running NLL kVA	: 15.8	**Peak kVA**	: 0.6	**Cumulative Peak kVA**	: 85.0
Alternator kW	: 84.7			**Pct Rated Capacity**	: 61.6

Generator Set Configuration

Alternator	: UC3E	**Engine**	: QSJ8.9G-G2
BCode	: B943	**Fuel**	: NaturalGas
Excitation	: Shunt	**Displacement, cu in. (Litre)**	: 543.0(8.9)
Voltage Range	: 220/440-240/480	**Cylinders**	: 6
Number of Leads	: 6	**Altitude Knee, ft(m)**	: 5900(1798)
Reconnectable	: Yes	**Altitude Slope, % per 985ft(300.2m)**	: 4
Full Single Phase Output	: No	**Temperature Knee, °F(°C)**	: 104(40)
Increased Motor Starting	: No	**Temperature Slope, % per 18°F(10.0°C)**	: 2
Extended Stack	: No	**Emissions**	: EPA NSPS Part 60
		Cooling Package	:

Set Performance		Load Requirements	
Running At	: 61.6% Rated Capacity		
Max. Step Voltage Dip, %	: 17	**Max. Allowed Step Voltage Dip**	: 35 In Step 3
Max. Step Frequency Dip, %	: 9	**Max. Allowed Step Frequency Dip**	: 10 In Step 3
Peak Voltage Dip, %	: 1	**Peak Voltage Dip Limit %**	: 10.0
Peak Frequency Dip, %	: 1	**Peak Frequency Dip Limit %**	: 10
Site Rated Standby kW/kVA	: 125 / 156	**Running kW**	: 77.1
		Running kVA	: 85.0
Site Rated Max. SkW	: 221	**Effective Step kW**	: 119.7
Max. SkVA	: 422	**Effective Step kVA**	: 213.5
Temp Rise at Full Load, °C	: 120	**Percent Non-Linear Load**	: 19.0
Voltage Distortion	: 2.4	**Voltage Distortion Limit**	: 10
Site Rated Max Step kW Limit	:	**Max Step kW**	:

*Note: Higher temperature rise at full rated load.
*Note: All generator set power derates are based on open generator sets.
Note: GenSize output for lean burn natural gas generator sets is based on tests using natural gas with LHV of 33.44 mJ/Nm3 (905 BTU/ft3), and coolant return temperatures within the stated data sheet limits. For operation on gas with lower heating values or with fill lower than stated Data Sheet limit or coolant return temperatures greater than Data Sheet limits, consult application engineering.

Recommended Generator Report — 08-Nov-2022 — Page 1

FORT BEND COUNTY

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PROFESSIONAL SEAL:
STATE OF TEXAS — SEVAK KALANTARIANS — 97498 — LICENSED PROFESSIONAL ENGINEER
2023-02-15

FORT BEND COUNTY - PRECINCT 3 ANNEX

STADIUM DRIVE & IMPERIAL BLVD
FORT BEND COUNTY, TX

#	Date	ISSUED FOR
	01/23/2022	ISSUE FOR BID, PERMIT, AND CONSTRUCTION
2	02/15/2023	ADDENDUM 2

KEY PLAN — TRUE NORTH PLAN NORTH

Project Number	21018
Drawn By	JD
Checked By	KT
Approved By	SK

Drawing Title: ONE LINE DIAGRAM

Drawing Number: E0.10

EXHIBIT C

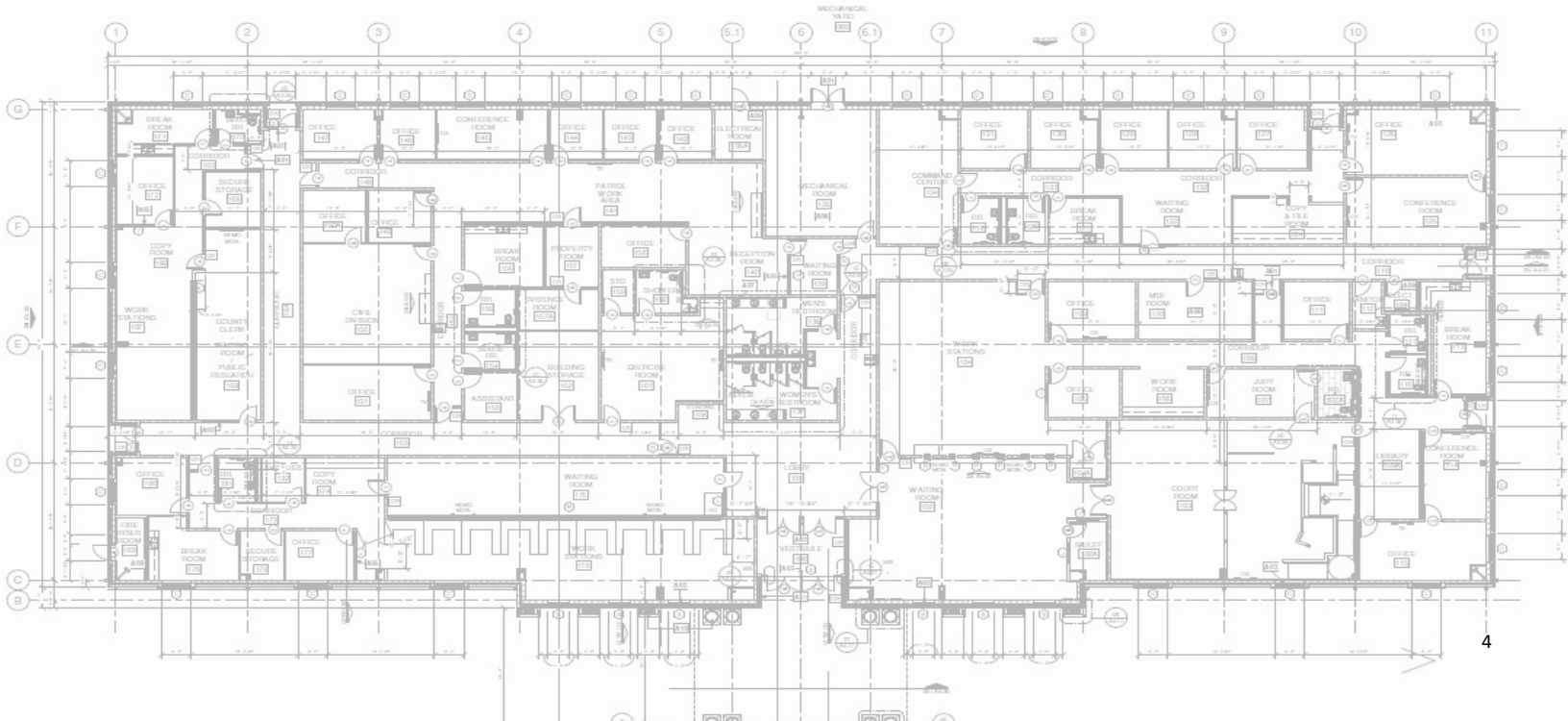
(Contractor's Understanding of Scope of Work and Proposed Construction Schedule - 3 Pages)

Understanding Scope of Work

After careful review of the published request for proposal and in consideration of Crain Group's vast experience in working with Fort Bend County we feel that not only are we qualified for the services requested, but also have a full understanding of the project requirements. One key benefit in utilizing Crain Group for this project is that we have extensive project experience with the County and similar governmental agencies constructing pre-engineered metal buildings with architecturally appealing exterior finishes, site improvements, and interior office finish-outs. These projects have allowed us the continued opportunity to have a better understanding of the needs and satisfying the expectations of Fort Bend County.

The new Precinct 3 Annex will be constructed on Stadium Drive in Sugarland, Texas, within the Imperial Development. The 25,145sf facility will consist of a pre-engineered metal building superstructure with masonry, stucco, fiberglass columns and cornices, glass, and standing seam roofing system over metal decking. The interior will generally consist of office and meeting spaces, along with a new Court Room and County Offices with accommodations for a public lobby, men's/women's restrooms, break rooms and an exercise room. The interior finishes include carpet, LVT, and tile; with acoustical ceiling tile throughout. The mechanical system will include a conventional split DX system with VAV terminals controlled by a DDC controller system. All electrical service and lighting will be powered by a pole mounted transformer service with a backup 125kw natural gas generator. The site improvements concrete drives and parking spaces with accommodations of a fuel filing system with canopy; with decorative ornamental fencing and landscaping.

Although this facility is being constructed on an open site, it is in close proximity to a residential neighborhoods, therefore careful logistic planning will be required to avoid disruptions to the general public near the site. A key benefit in providing adequate communication will be our Crain Group standard bi-monthly progress meetings to establish communication hierarchy and document project needs/requests to ensure timely completion of necessary tasks. Each meeting agenda will include, at a minimum, the current state of the project, time-sensitive matters, request for information and submittal tracking, along with our detailed two-week look ahead schedule based off the critical path schedule. Each meeting will provide insight on the project status and will assist in coordination required between the parties to maintain the project schedule.



Understanding Scope of Work

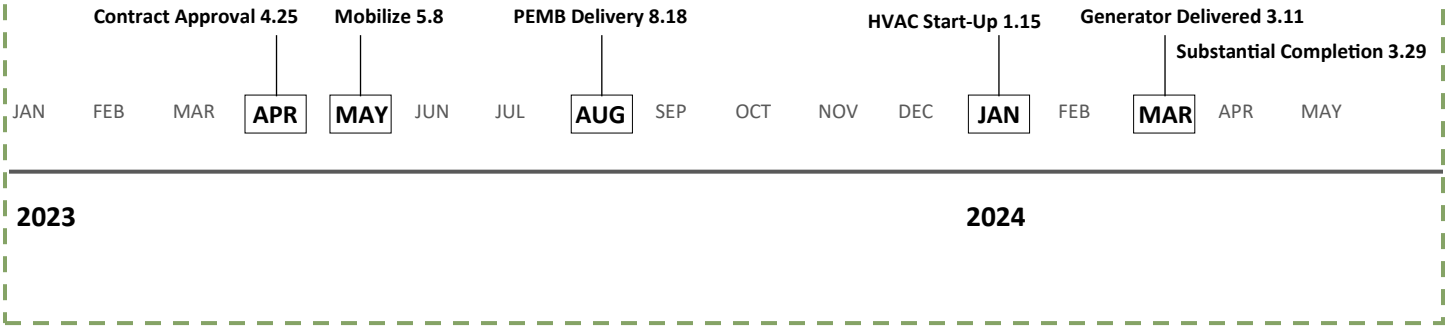
Continued . . .

Our first course of action once the "Notice to Proceed" is issued will be to release the generator and pre-engineered metal building manufacturer to produce shop drawings to ensure timely delivery of the steel, along with procuring all the subcontractors and suppliers to begin the submittal approval process, with an immediate focus on mechanical, electrical and plumbing, site utilities, and special finishes to not hinder the critical path schedule. Generators continue to be an industry-wide long lead item with procurement estimated at 46 weeks from approved shop drawings. The electrical system will need to be coordinated with the engineer to ensure this Generator lead time does not impact permanent power and conditioned air required for interior buildout. We will proactively coordinate review meetings with the County and design team of key components to the facility to allow for adequate review time that will ensure the accuracy of the material selection and installation, avoid potential conflicts, and give ample fabrication time for a higher quality finish.

As indicated, and further detailed in the CPM schedule included within, we will sequence our construction commencement with the delivery of the pre-engineered metal building so the County does not have to incur any unnecessary overhead expenses. Once commencement occurs, we will expeditiously begin grading the site to produce positive drainage and install storm utilities to lessen the impact for inclement weather and coordinate the installation of the offsite utility extension to the facility. Secondly, we will begin constructing the building pad, installing under-slab utilities, and form/place the foundation to reduce the opportunity for delays if inclement weather occurs. Once the slab is in place and the steel is delivered, the building will be expeditiously erected to eliminate the concern for inclement weather delays as the project continues. The timely procurement of the steel discussed previously will ensure that the building is "dried-in" quickly to reduce potential delays. After the buildings are "dried-in" we will then focus on completing the MEP infrastructure followed by installing the interior building finishes; in conjunction with installing the exterior building cladding and finishes. With our prior collaboration and resolution of product submittal approvals, our schedule will not be hindered during this phase of construction. With that, we anticipate the total project schedule to be 11 months starting from the "Notice to Proceed" to "Substantial Completion".

The requirements for this project are clear and concise and provide adequate information for us to "hit the ground running" once selected for this project. Our track record to provide the County **quality customer service, competitively priced and on-time delivery** exemplifies our commitment to a partnership approach on another successful project.

Key Milestones



ID	Task Name	Duration	Start	Finish
1	**FBC PRECINCT 3 ANNEX SCHEDULE**	**295 days**	**Tue 2/28/23**	**Mon 4/15/24**
2	**Milestones**	**284 days**	**Tue 2/28/23**	**Fri 3/29/24**
3	Bid Due	0 days	Tue 2/28/23	Tue 2/28/23
4	Evaluation	5 days	Mon 3/6/23	Fri 3/10/23
5	Commissioner Court Approval	0 days	Tue 3/28/23	Tue 3/28/23
6	Contract Approval	0 days	Tue 4/25/23	Tue 4/25/23
7	NTP	0 days	Tue 4/25/23	Tue 4/25/23
8	Permit Received	0 days	Tue 4/25/23	Tue 4/25/23
9	PEMB Delivery	0 days	Fri 8/18/23	Fri 8/18/23
10	Building Dried-In	0 days	Fri 1/12/24	Fri 1/12/24
11	HVAC Start-up	0 days	Mon 1/15/24	Mon 1/15/24
12	Generator Delivered	0 days	Mon 3/11/24	Mon 3/11/24
13	Substantial Completion	0 days	Fri 3/29/24	Fri 3/29/24
14	**Procurement**	**230 days**	**Tue 4/25/23**	**Mon 3/11/24**
15	PEMB Drawings	4 wks	Tue 4/25/23	Mon 5/22/23
16	PEMB Submittal Approval	1 wk	Tue 5/23/23	Mon 5/29/23
17	PEMB Fabrication	12 wks	Mon 5/29/23	Fri 8/18/23
18	Generator	46 wks	Tue 4/25/23	Mon 3/11/24
19	**Building Superstructure**	**224 days**	**Mon 5/8/23**	**Fri 3/15/24**
20	Mobilize	0 days	Mon 5/8/23	Mon 5/8/23
21	Underground Utilities	15 days	Tue 5/9/23	Mon 5/29/23
22	Construct Building Pad	15 days	Tue 5/30/23	Mon 6/19/23
23	Drill & Place Piers	20 days	Tue 6/20/23	Mon 7/17/23
24	Grade Beams	10 days	Tue 7/18/23	Mon 7/31/23
25	Slab on Grade	10 days	Tue 8/1/23	Mon 8/14/23
26	Site Paving	25 days	Tue 8/15/23	Mon 9/18/23
27	PEMB Delivery	0 days	Fri 8/18/23	Fri 8/18/23
28	PEMB Erection	15 days	Mon 8/21/23	Fri 9/8/23
29	Install Roof Deck	5 days	Mon 9/11/23	Fri 9/15/23
30	Install Roofing	10 days	Mon 9/18/23	Fri 9/29/23
31	Install Exterior Framing	20 days	Mon 9/25/23	Fri 10/20/23
32	Install Sheathing	5 days	Mon 10/23/23	Fri 10/27/23
33	Install Water Proofing	5 days	Mon 10/30/23	Fri 11/3/23
34	Install Masonry	30 days	Mon 11/6/23	Fri 12/15/23
35	Install Stucco	15 days	Mon 12/11/23	Fri 12/29/23
36	Install Exterior Windows	10 days	Mon 1/1/24	Fri 1/12/24
37	Install Storefront	15 days	Mon 1/15/24	Fri 2/2/24
38	Install Building Signage	5 days	Mon 2/5/24	Fri 2/9/24
39	Install Exterior Fiberglass Columns/Corni	10 days	Mon 2/5/24	Fri 2/16/24
40	Irrigation	10 days	Mon 2/19/24	Fri 3/1/24
41	Landscaping	10 days	Mon 3/4/24	Fri 3/15/24
42	**Building Interior**	**143 days**	**Mon 9/18/23**	**Wed 4/3/24**
43	MEP Overhead Rough-in	20 days	Mon 9/18/23	Fri 10/13/23
44	Interior Framing / One-Side	10 days	Mon 10/16/23	Fri 10/27/23
45	MEP Wall Rough-in	15 days	Mon 10/23/23	Fri 11/10/23
46	Two Side / Finish Partitions	15 days	Mon 11/13/23	Fri 12/1/23
47	Install Ceiling Grid	10 days	Mon 12/4/23	Fri 12/15/23
48	Interior Glazing	15 days	Mon 12/4/23	Fri 12/22/23
49	HVAC Start-up	5 days	Mon 1/15/24	Fri 1/19/24
50	Install Light Fixtures	10 days	Mon 12/18/23	Fri 12/29/23
51	Elevated Floor at Judges Area	15 days	Mon 1/1/24	Fri 1/19/24
52	Painting	20 days	Mon 1/1/24	Fri 1/26/24
53	Install Flooring	20 days	Mon 1/29/24	Fri 2/23/24
54	Install Accessories	5 days	Mon 2/26/24	Fri 3/1/24
55	MEP Trim	10 days	Mon 2/26/24	Fri 3/8/24
56	Install Doors & Hardware	10 days	Mon 2/26/24	Fri 3/8/24
57	Millwork	20 days	Mon 2/26/24	Fri 3/22/24
58	Final Inspections	5 days	Mon 3/25/24	Fri 3/29/24
59	Final Clean	3 days	Mon 4/1/24	Wed 4/3/24
60	**Closeout**	**11 days**	**Mon 4/1/24**	**Mon 4/15/24**
61	Commissioning	5 days	Mon 4/1/24	Fri 4/5/24
62	Owner / Architect Punchlist	1 day	Mon 4/1/24	Mon 4/1/24
63	Delivery Owner Closeout	10 days	Tue 4/2/24	Mon 4/15/24
64	Complete Owner Punchlist	10 days	Tue 4/2/24	Mon 4/15/24
65	Project Completion	0 days	Mon 4/15/24	Mon 4/15/24

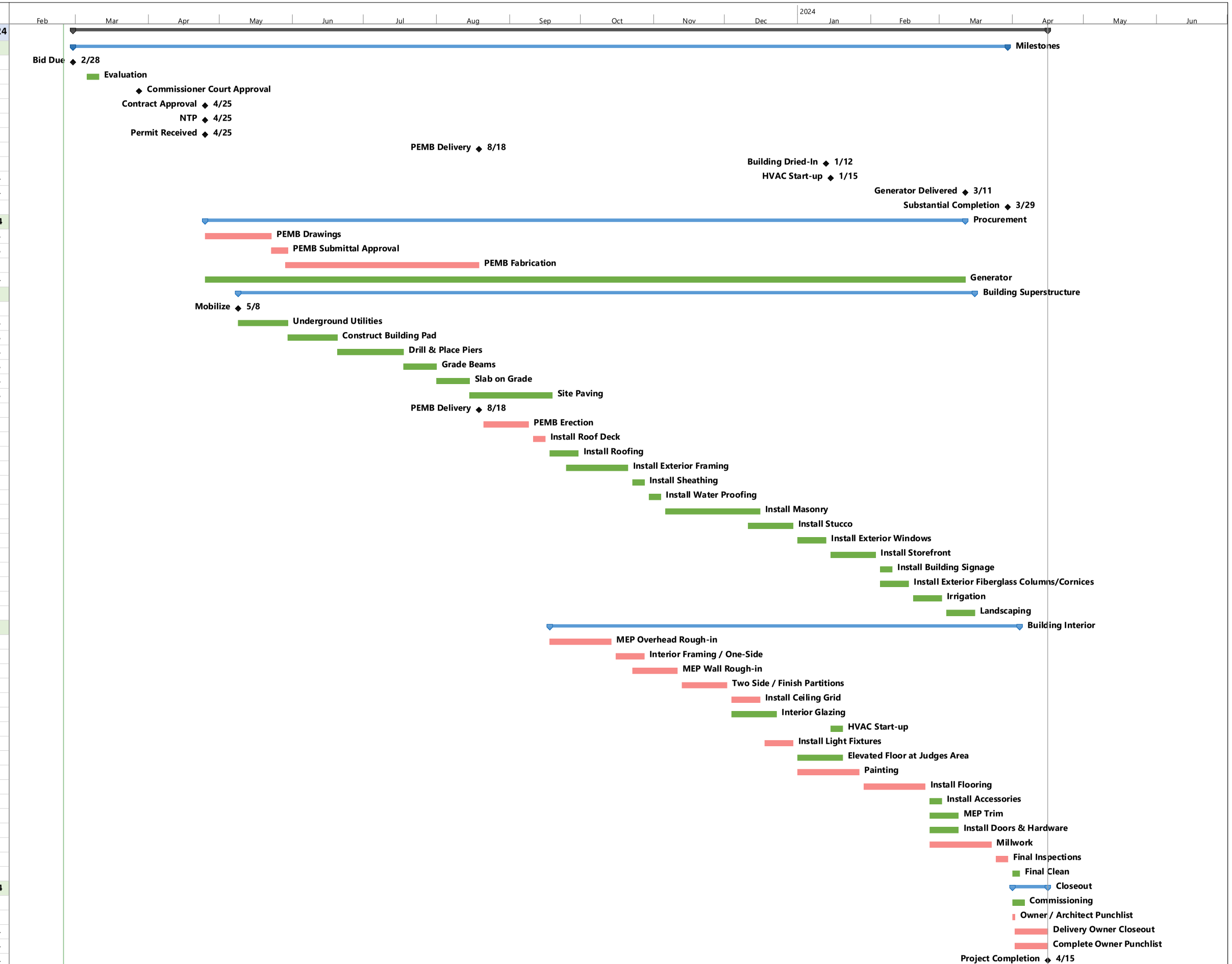


EXHIBIT D

(Prevailing Wage Rate - 7 pages)

"General Decision Number: TX20230247 01/13/2023

Superseded General Decision Number: TX20220247

State: Texas

Construction Type: Building

County: Fort Bend County in Texas.

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

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least $16.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2023.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least $12.15 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2023.

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

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

Modification Number	Publication Date
0	01/06/2023
1	01/13/2023

ASBE0022-009 06/01/2022

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (Duct, Pipe and Mechanical System Insulation)	$ 26.88	15.41

BOIL0074-003 01/01/2021

	Rates	Fringes
BOILERMAKER	$ 29.47	24.10

CARP0551-008 04/01/2021

	Rates	Fringes
CARPENTER (Excludes Acoustical Ceiling Installation,Drywall Hanging, Form Work and Metal Stud Installation)	$ 25.86	9.08

ELEC0716-005 08/30/2021

	Rates	Fringes
ELECTRICIAN (Excludes Low Voltage Wiring and Installation of Alarms)	$ 33.20	10.37

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* ELEV0031-003 01/01/2023

	Rates	Fringes
ELEVATOR MECHANIC	$ 49.15	37.335+a+b

FOOTNOTES:

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

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

ENGI0450-002 04/01/2014

	Rates	Fringes
POWER EQUIPMENT OPERATOR Cranes	$ 34.85	9.85

IRON0084-002 06/01/2022

	Rates	Fringes
IRONWORKER (ORNAMENTAL AND STRUCTURAL)	$ 26.76	7.88

PLAS0783-001 04/01/2021

	Rates	Fringes
PLASTERER	$ 26.04	9.02

PLUM0068-002 10/01/2022

	Rates	Fringes
PLUMBER	$ 37.83	11.71

PLUM0211-010 10/01/2021

	Rates	Fringes
PIPEFITTER (Including HVAC Pipe Installation)	$ 37.03	12.56

SHEE0054-003 04/01/2020

	Rates	Fringes
SHEET METAL WORKER (Excludes HVAC Duct and Unit Installation)	$ 29.70	13.85

* SUTX2014-023 07/21/2014

	Rates	Fringes
ACOUSTICAL CEILING MECHANIC	$ 16.41	3.98
BRICKLAYER	$ 19.86	0.00
CAULKER	$ 15.36 **	0.00
CEMENT MASON/CONCRETE FINISHER	$ 13.82 **	0.00
DRYWALL FINISHER/TAPER	$ 16.30	3.71
DRYWALL HANGER AND METAL STUD INSTALLER	$ 17.45	3.96
ELECTRICIAN (Alarm Installation Only)	$ 17.97	3.37
ELECTRICIAN (Low Voltage Wiring Only)	$ 18.00	1.68
FLOOR LAYER: Carpet	$ 20.00	0.00
FORM WORKER	$ 11.87 **	0.00
GLAZIER	$ 19.12	4.41
INSULATOR - BATT	$ 14.87 **	0.73
IRONWORKER, REINFORCING	$ 12.10 **	0.00
LABORER: Common or General	$ 10.79 **	0.00
LABORER: Mason Tender - Brick	$ 13.37 **	0.00
LABORER: Mason Tender - Cement/Concrete	$ 10.50 **	0.00

LABORER: Pipelayer.....$ 12.94 ** 0.00

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

LABORER: Landscape and Irrigation.....$ 9.49 ** 0.00

LATHER.....$ 19.73 0.00

OPERATOR: Backhoe/Excavator/Trackhoe.....$ 14.10 ** 0.00

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

OPERATOR: Bulldozer.....$ 20.77 0.00

OPERATOR: Drill.....$ 16.22 0.34

OPERATOR: Forklift.....$ 15.64 ** 0.00

OPERATOR: Grader/Blade.....$ 13.37 ** 0.00

OPERATOR: Loader.....$ 13.55 ** 0.94

OPERATOR: Mechanic.....$ 17.52 3.33

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

OPERATOR: Roller.....$ 16.00 ** 0.00

PAINTER (Brush, Roller and Spray), Excludes Drywall Finishing/Taping.....$ 16.77 4.51

ROOFER.....$ 15.40 ** 0.00

SHEET METAL WORKER (HVAC Duct Installation Only).....$ 17.81 2.64

SHEET METAL WORKER (HVAC Unit Installation Only).....$ 16.00 ** 1.61

SPRINKLER FITTER (Fire Sprinklers).....$ 22.17 9.70

TILE FINISHER.....$ 12.00 ** 0.00

TILE SETTER.....$ 16.17 ** 0.00

TRUCK DRIVER: 1/Single Axle Truck.....$ 14.95 ** 5.23

TRUCK DRIVER: Dump Truck.....$ 12.39 ** 1.18

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

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

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

WATERPROOFER.....$ 14.39 ** 0.00

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

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 ($16.20) or 13658 ($12.15). Please see the Note at the top of the wage determination for more information.

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

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

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

Union Rate Identifiers

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

Union prevailing wage rates are updated to reflect all rate

changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

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

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

Union Average Rate Identifiers

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

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

WAGE DETERMINATION APPEALS PROCESS

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

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

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

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

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

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

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

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

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

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

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

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END OF GENERAL DECISIO"