

Holly Gray, Mayor Pro-Tem
David Brundage, Councilmember
John Pullen, Councilmember



Brian Darby, Councilmember
David Thompson, Councilmember
Ernie Adams, Councilmember

ROANOKE CITY COUNCIL AGENDA REGULAR MEETING

**JUNE 9, 2026
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL CITY COUNCIL TO ORDER

Invocation and Pledge of Allegiance

B. ANNOUNCEMENTS

C. PUBLIC INPUT

This item is available for citizens to address the City Council on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

D. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the regular City Council meeting held on May 26, 2026.
2. Consider and take action on Ordinance No. 2026-125, providing for a reasonable limit on the amount of time to be spent without charge for repeat open records requestors.



AGENDA FOR THE MEETING
OF THE ROANOKE CITY COUNCIL

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E. OLD BUSINESS

1. Consider approval to award a bid to Dickerson Construction Company, Inc. for waterline improvements on Highway 377, including the installation of a new waterline crossing Highway 377, completing a loop in the system by connecting the Westside waterlines to the Eastside waterlines, for an amount not to exceed \$110,550.00.
2. Notice of Withdrawal of Application by Kevin Kriston of Texas Lehigh Cement Co., LP, to amend the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning from Business Park to Business Park – Specific Use Permit (SUP) to allow the installation of equipment to a maximum height of 150 feet. The property is generally located at 400 US Hwy 377. (SUP-2026-01, Ordinance No. 2026-101)

The applicant has rescinded the application; therefore, no action by the City Council is required.

F. NEW BUSINESS

1. **Consider and take action** on a Site Plan request by Christopher Webb, on behalf of Scout Cold Storage Roanoke, L.P., for an Albertsons Warehouse to be located on a portion of an approximately 128.294 acre parcel on Lot 1, Block 1, Alliance-Gateway Food Lion, an addition to the City of Roanoke, Denton County, Texas. The property is addressed as 743 Henrietta Creek Parkway. (SP-2026-04)
2. **Consider and take action** on a Site Plan request by Sandy Brantley, on behalf of QuikTrip Corporation, for a Quik Trip to be located on an approximately 6.168-Acre tract located in the W.Beall Survey, Abstract No. 82, City of Roanoke, Denton County, Texas. The property is generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (SP-2026-03).
3. Consideration and action on approval of a façade grant application Greg Polson of the Roanoke Tavern located at 309 South Oak Street, Roanoke, TX 76262.
4. Consideration and action on approval of Amendment #03 to a Design Build Agreement (DBA) by and between Roanoke Convention Center Hotel Local Development Corporation and Brasfield & Gorrie for the balance of the Guaranteed Maximum Price (GMP) contract to enable



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Brasfield & Gorrie to proceed with the work for the full build out of the Hotel & Convention Center in the amount of \$97,560,722 for a total GMP value of \$103,779,047.

G. **EXECUTIVE SESSION**

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

-Oak Street Cafe

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary.

The City Council reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

H. **ADJOURNMENT**

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, June 3, 2026, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Lindsay Rawlinson, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**



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A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests

Holly Gray, Mayor Pro-Tem
David Brundage, Council Member
John Pullen, Council Member



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
David Thompson, Council Member
Ernie Adams, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
MAY 26, 2026
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr., Mayor Pro Tem Holly Gray, Council Members: Brian Darby, David Brundage, David Thompson, John Pullen, and Ernie Adams; City Manager Cody Petree, Assistant City Manager Jeriahme Miller, and City Secretary Lindsay Rawlinson.

DEPT. STAFF: Chief of Police Jeff Williams, Fire Chief Chris Addington, Finance Director Kyle Lester, Information Technology Manager Blake Gore, Economic Development Manager Siale Langi, Human Resources Manager Jamie Seil, Library & Museum Director Kelly Schenkel, Public Engagement Manager Sandra Pettigrew, and City Planner Ashlie Tolliver.

ABSENT: None.

A. CALL CITY COUNCIL TO ORDER

Mayor Gierisch called the meeting to order at 7:00 p.m.

Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

Library & Museum Director Kelly Schenkel announced that the Living Library Festival will be held on Saturday, June 6, 2026, from noon to 8:00 p.m. with events and story characters throughout the day.

C. PUBLIC INPUT

Charles Overfield, 2001 Holley Parkway, Apt. 816, Roanoke, introduced Sergeant First Class Morales and, in honor of Memorial Day, spoke of honor and sacrifice and listed members of the military killed in the line of duty who hailed from Roanoke.

David Flowers, 207 Houston Street, Roanoke, spoke in opposition to agenda item F2 related to a rezoning request. He expressed concern regarding additional traffic and noise as the property is directly next door to him.



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OF THE ROANOKE CITY COUNCIL**

**May 26, 2026
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D. CONSENT AGENDA

All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the special called canvassing meeting and regular City Council meeting, both held on May 12, 2026.
2. Consider approval to award a bid to Dickerson Construction Company, Inc. for waterline improvements on Highway 377, including the installation of a new waterline crossing Highway 377, completing a loop in the system by connecting the Westside waterlines to the Eastside waterlines, for an amount not to exceed \$110,550.00.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Adams to remove item 2 from the Consent Agenda for separate discussion.

Motion carried unanimously.

1. Consider approval of the minutes from the special called canvassing meeting and regular City Council meeting, both held on May 12, 2026.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Brundage to approve the minutes from the special called canvassing meeting and regular City Council meeting, both held on May 12, 2026.

Motion carried unanimously.

2. Consider approval to award a bid to Dickerson Construction Company, Inc. for waterline improvements on Highway 377, including the installation of a new waterline crossing Highway 377, completing a loop in the system by connecting the Westside waterlines to the Eastside waterlines, for an amount not to exceed \$110,550.00.

Council Member Adams expressed concern regarding the overall bid tabulation and the proposed award of bid.

Motion made by Council Member Adams and seconded by Mayor Pro Tem Gray to table award a bid to Dickerson Construction Company, Inc. for waterline improvements on Highway 377, including the installation of a new waterline crossing Highway 377, completing a loop in the system by connecting the Westside waterlines to the Eastside waterlines, for an amount not to exceed \$110,550.00 to the June 9, 2026 City Council meeting for additional consideration and staff review.

Motion carried unanimously.



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OF THE ROANOKE CITY COUNCIL**

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E. OLD BUSINESS

1. Continuation of a request to consider and make a decision on an application by Kevin Kriston of Texas Lehigh Cement Co., LP, to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (SUP-2026-01, Ordinance No. 2026-101)

Applicant Kevin Kriston is requesting a Specific Use Permit to allow for the expansion of the existing concrete facility to include a new bucket elevator, stair tower, air slide conveyor system, and bag filters. The Business Park Zoning District allows a maximum height of 40 feet, which may be increased through the Specific Use Permit process only. As reflected in the renderings, the existing equipment reaches a height of almost 90 feet.

On February 2, 2026, the Planning & Zoning Commission conducted a public hearing on the request. The Planning & Zoning Commission voted unanimously to recommend approval of the SUP with the following conditions:

1. The applicant should provide City Council with renderings that show potential screening solutions.
2. Limitation of operating hours to one shift during daytime business hours.

On March 10, 2026, City Council tabled the item until concerns related to fire safety could be addressed. At the May 12, 2026 City Council meeting, it was confirmed that the fire related concerns have been addressed by the applicant and is in agreement with the Fire Department to purchase any required equipment necessary to address those concerns. City Council asked if the applicant had entered into an agreement with City Staff related to hours of operation. However, City Staff is unable to create that agreement. City Council may approve the SUP application with conditions related to operating hours. If the applicant fails to conform to those requests, the result would be enforcement by City Staff of a zoning violation.

Mr. Kriston was in attendance with the Vice President of Operations for Texas Lehigh Cement Company to address any questions.

Discussion ensued regarding the proposed limitation of operating hours. The Vice President of Operations is not agreeable to decreasing their operating hours.

The City Council reiterated that the overall goal is noise reduction for nearby residents from 7:00 p.m. to 7:00 a.m.

The Vice President advised that he would need to consult with their attorneys.



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Motion made by Mayor Pro Tem Gray and seconded by Council Member Darby to table the item until the June 9, 2026 City Council meeting to allow continued staff review.

Motion carried unanimously.

F. NEW BUSINESS

1. Consideration and action on approval of Amendment #02 to a Design Building Agreement (DBA) by and between Roanoke Convention Center Hotel Local Development Corporation and Brasfield & Gorrie for an Early Work Package to enable work through the preparation of shop drawings and submittals, for early-engaged trades, and procurement of long-lead equipment to maintain the schedule in the amount of \$1,711,173.02.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve Amendment #02 to a Design Building Agreement (DBA) by and between Roanoke Convention Center Hotel Local Development Corporation and Brasfield & Gorrie for an Early Work Package to enable work through the preparation of shop drawings and submittals, for early-engaged trades, and procurement of long-lead equipment to maintain the schedule in the amount of \$1,711,173.02.

Motion carried unanimously.

2. **Conduct a public hearing and consider and make a decision on a rezoning request** for Lots 1, 2, and 3, Block 30, of the Brand and Bowen's Addition, and the remainder of Lot 3, Block 30, of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 N. Oak Street, by changing the zoning for said tracts of land from Oak Street Corridor Zoning District - Oak Street Zone to Oak Street Corridor Zoning District - Oak Street Zone - Specific Use Permit, to allow Live/Work Unit Use. (SUP-2026-02/Ordinance No. 2026-102).

The applicant is requesting a Specific Use Permit to allow 32 upper-floor multi-family units, and 12 first floor live-work units fronting Oak Street.

The subject property is zoned Oak Street Corridor — Neighborhood Transition Zone and is generally located at 605 N. Oak Street. The Neighborhood Transition Zone allows Live/Work units and Upper-floor residential uses with a Specific Use Permit. Zoning Ordinance Section 12.500 defines a Live-Work unit as "a dwelling unit that is also used for work purposes, provided that the "work" component is restricted to the uses of a professional office, artist's workshop, studio, or other similar uses and is located on the street level. The "live" component may be located on the street level (behind the work component) or any other level of the building.

On January 5, 2026, the Planning & Zoning Commission unanimously voted to recommend approval of the request.



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Mayor Gierisch opened the public hearing at 7:32 p.m. and asked to hear from any proponents followed by opponents of the case.

Applicant John Delane, 361 W. Byron Nelson Boulevard, Roanoke, spoke in favor of the rezoning request. He advised that the company has a long history with the City and will pay to reroute a large 24-inch sewer line to allow the property to more easily developed.

Taylor Tharden, 1205 Trophy Club Drive, Trophy Club, spoke in favor of the rezoning request.

Architect Don Wilder advised that most units will face Oak Street and will not impose on neighbors.

Josh Bunning, 309 Denton Drive, Roanoke, expressed concern regarding the potential impact on property values, as well as the anticipated increase in traffic, student enrollment, and the overall demand on the school district.

Jonathan Ackmann, 1309 Pine Ridge Road, Roanoke, expressed concern regarding whether the units will be leased or owned.

Mr. Delane confirmed that the units would be leased and addressed concerns regarding property values, stating that the Oak Street Corridor needs people and diverse development for greater success.

Clark Terborg, 111 South Pine Street, Roanoke, expressed concern regarding apartment vacancies in the area as well as the cost of the sewer relocation.

Mr. Delane confirmed that the developer will pay to relocate the sewer and advised that the units are expected to be at approximately 90 percent occupancy.

David Flowers, 207 Houston Street, Roanoke, expressed concerns regarding parking availability and the use of vacant lots by apartment residents as areas for pet relief, citing potential impacts on the appearance and maintenance of surrounding properties.

Mayor Gierisch closed the public hearing at 8:06 p.m.

Discussion ensued regarding parking concerns and retail marketability.

City Manager Cody Petree advised that Catalyst Commercial will submit their completed Oak Street Corridor report for City Council consideration soon and recommended tabling this item as well as the following two agenda items until after the report is received.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Adams to table the item until the August 11, 2026 City Council meeting to allow Catalyst Commercial to submit the Oak Street Corridor report for further Council and staff review.

Motion carried unanimously.



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3. **Conduct a public hearing and consider and make a decision on a request** to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending section 12.492 of the Code of Ordinances entitled "Schedule of Uses," to amend the "Residential Uses" to provide for a new use entitled "Ground Floor Residential Use" as a Specific Use Permitted within the Oak Street Corridor - Civic/Mixed Use Zone (ZTA-2026-01).

Mayor Gierisch opened the public hearing at 8:09 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Gierisch closed the public hearing at 8:06 p.m.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Adams to table the item until the August 11, 2026 City Council meeting to allow Catalyst Commercial to submit the Oak Street Corridor report for further Council and staff review.

Motion carried unanimously.

4. **Conduct a public hearing and consider and a make a decision on a request** to amend the comprehensive zoning ordinance of the City of Roanoke, Texas, for Lot F, Roanoke City Center Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Civic/Mixed Use Zone District - Specific Use Permit, to allow first and second floor residential use (SUP- 2026-03)

Mayor Gierisch opened the public hearing at 8:11 p.m. and asked to hear from any proponents followed by opponents of the case.

Hearing none, Mayor Gierisch closed the public hearing at 8:11 p.m.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to table the item until the August 11, 2026 City Council meeting to allow Catalyst Commercial to submit the Oak Street Corridor report for further Council and staff review.

Motion carried unanimously.

G. EXECUTIVE SESSION

The City Council held a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:



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Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

-743 Henrietta Creek Rd - US LBM Holdings, LLC

City Council convened into closed session at 7:28 p.m. and reconvened into regular session at 7:50 p.m.

Motion made by Mayor Pro Tem Gray and seconded by Council Member Thompson to approve the First Amendment to Chapter 380 Economic Development Agreement between the City of Roanoke and US LBM Holding, LLC to extend the project completion deadline from June 20, 2026 to December 31, 2026 as discussed in Executive Session.

Motion carried unanimously.

H. ADJOURNMENT

Motion made by Mayor Pro Tem Gray and seconded by Council Member Darby to adjourn the meeting at 8:19 p.m.

Motion carried unanimously.

Carl E. "Scooter" Gierisch, Jr., Mayor

Lindsay Rawlinson, City Secretary



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Ordinance No. 2026-125

MEETING DATE: June 9, 2026

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consider and take action on Ordinance No. 2026-125, providing for a reasonable limit on the amount of time to be spent without charge for repeat open records requestors.

INFORMATION:

The Texas Legislature, in recognition of the fact that a municipality may expend significant resources in responding to requests for public information without recovering its costs, enacted section 552.275 of the Texas Government Code, which authorizes the governmental body of a municipality to establish a reasonable limit on the amount of time that personnel of the governmental body are required to spend producing public information for inspection by a requestor or providing copies of public information to a requestor.

In accordance with Section 552.275 of the Texas Government Code, the City Council may establish a limit of thirty-six (36) hours as the amount of personnel time that City employees are required to devote, without charge, to producing public information for inspection or duplication or providing copies of public information to any individual requestor. This limit shall apply during each fiscal year beginning October 1 and ending September 30 of each year and shall become effective upon adoption of this ordinance.

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:



AGENDA ITEM

1. Ordinance No. 2026-125 public records limit

ORDINANCE NO. 2026-125

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, PROVIDING FOR A REASONABLE LIMIT ON THE AMOUNT OF TIME TO BE SPENT WITHOUT CHARGE FOR REPEAT OPEN RECORDS REQUESTORS; REQUIRING PAYMENT FOR TIME AND EXPENDITURES INCURRED BEYOND THIS LIMIT; PROVIDING FOR EXCEPTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Legislature, in recognition of the fact that a municipality may expend significant resources in responding to requests for public information without recovering its costs, enacted section 552.275 of the Texas Government Code, which authorizes the governmental body of a municipality to establish a reasonable limit on the amount of time that personnel of the governmental body are required to spend producing public information for inspection by a requestor or providing copies of public information to a requestor; and

WHEREAS, Section 552.275 of the Government Code authorizes a municipality to require repeat requestors to pay for the municipality's costs to respond to requests for public information after its employees have worked over 36 hours in a fiscal year to research and respond to one person's requests; and

WHEREAS, the City Council desires to adopt a policy in this regard to provide a method of maximizing its human and financial resources while striking a reasonable balance with the obligation of the City to make available public information, and has determined that 36 hours is a reasonable limit to be imposed under Section 552.275.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, THAT:

SECTION 1.

In accordance with Section 552.275 of the Texas Government Code, the City Council establishes a limit of thirty-six (36) hours as the amount of personnel time that City employees are required to devote, without charge, to producing public information for inspection or duplication or providing copies of public information to any individual requestor. This limit shall apply during each fiscal year beginning October 1 and ending September 30 of each year and shall become effective upon adoption of this ordinance.

SECTION 2.

- A. The City Secretary or the City Secretary's designee shall provide the requestor with a written statement of the amount of personnel time spent complying with each request and the cumulative amount of time spent complying

with requests from that requestor during the applicable twelve month period. The time spent preparing the written statement of total time spent may not be included.

- B. When the time spent on responding to a particular requestor's requests equals or exceeds the time limit imposed by Section 1, the City Secretary or the City Secretary's designee shall provide the requestor with a written estimate of the total cost, including materials, personnel time, and overhead expenses necessary to comply with the request. The estimate must be provided on or before the tenth (10th) day after the date on which the public information was requested. The amount of the cost shall be established by rules prescribed by the attorney general.
- C. If the City Secretary or the City Secretary's designee determines that additional time is required to prepare the written estimate of costs required by Section 2(B) and provides the requestor with a written statement of that determination, the City Secretary or the City Secretary's designee must provide the written estimate of costs required by Section 2(B) as soon as practicable, but on or before the 10th day after the date the City provides the written statement that additional time is required.

SECTION 3.

- A. After the City Secretary or the City Secretary's designee has provided the requestor with the written estimate of costs under Section 2, the requestor may respond within ten (10) days of receiving the estimate by submitting a written statement in which the requestor commits to pay the lesser of:
 - 1) the actual costs incurred in complying with the requestor's request, including the cost of materials and personnel time and overhead; or
 - 2) the amount stated in the written statement provided.
- B. If the requestor fails or refuses to submit the written statement of commitment to pay, the requestor shall be considered to have withdrawn the requestor's pending request for public information.

SECTION 4.

Any time spent complying with a request in the name of a minor is to be included in the calculation of the cumulative amount of time spent complying with a request for public information by a parent, guardian, or other person who has control of the minor under a court order and with whom the minor resides, unless that parent, guardian or other person establishes that another person submitted that request in the name of the minor.

SECTION 5.

The City Secretary or the City Secretary's designee may treat requests submitted by different individuals as requests submitted by a single requestor when authorized by Section 552.275 of the Texas Government Code and when the facts reasonably indicate that the requests are intended to circumvent the limitations established by this Ordinance.

SECTION 6.

- A. This Ordinance does not apply if the requestor is an individual who, for a substantial portion of the individual's livelihood or for substantial financial gain, gathers, compiles, prepares, collects, photographs, records, writes, edits, reports, investigates, processes, or publishes news or information for and is seeking the information for:
- 1) a radio or television broadcast station that holds a license issued by the Federal Communications Commission; or
 - 2) a newspaper that is qualified under section 2051.044 of the Texas Government Code to publish legal notices or is a free newspaper of general circulation and that is published at least once a week and available and of interest to the general public in connection with the dissemination of news; or
 - 3) A newspaper of general circulation that is published on the Internet by a news medium engaged in the business of disseminating news or general information to the general public; or
 - 4) A magazine that is published at least once a week or on the Internet by a news medium engaged in the business of disseminating news or information to the general public.
- B. This Ordinance does not apply if the requestor is a representative of a publicly funded legal services organization that is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as amended, by being listed as an exempt entity under Section 501(c)(3) of that code.
- C. This Ordinance does not apply if the requestor is an elected official of the United States, this state, or a political subdivision of this state.

SECTION 7. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional

phrase, clause, sentence, paragraph or section.

**SECTION 8.
REPEALER CLAUSE**

Any provision of any prior ordinance of the City whether codified or uncoded which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**SECTION 9.
EFFECTIVE DATE**

This Ordinance shall become effective upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this June 9, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

Lindsay Rawlinson, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Consider approval to award a bid to Dickerson Construction Company, Inc. for waterline improvements on Highway 377.

MEETING DATE: June 9, 2026

DEPARTMENT: Public Works

ITEM SUMMARY:

Consider approval to award a bid to Dickerson Construction Company, Inc. for waterline improvements on Highway 377, including the installation of a new waterline crossing Highway 377, completing a loop in the system by connecting the West side waterlines to the Eastside waterlines, for an amount not to exceed \$110,550.00.

INFORMATION:

The approval of this project will include the elimination of dead end mains by connecting the two waterlines in the system, thereby creating redundancy in the northern section of overall system.

STAFF RECOMMENDATION:

Staff Recommends Approval

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

The total financial impact is one hundred ten thousand five hundred fifty dollars and zero cents. (\$110,550.00)

ATTACHMENTS:

1. Recommendation Letter
2. Bid Summary
3. Tabulation of Bids



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

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CRAIG M. KERKHOFF, P.E.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.
JUSTIN R. IVY, P.E.
COOPER E. REINBOLD, P.E.
CHASE CRAWFORD, R.P.L.S.

May 1, 2026

Mr. Shawn Wilkinson, P.E.
Director of Public Services
City of Roanoke
265 Marshall Creek
Roanoke, TX 76262

Re: U.S. Highway 377 Waterline Crossing
Recommendation for Council Award

Dear Mr. Wilkinson:

Sealed bids for the City of Roanoke U.S. Highway 377 Waterline Crossing project were received and opened Thursday, April 16, 2026 at 2:00 p.m. Seven (7) proposals were received by the City, and we are enclosing one (1) copy of the bid summary and the itemized Bid Tabulation for the city's files and references.

Dickerson Construction Company, Inc. submitted their bid in the amount of \$ 110,550.00. We checked several references that Dickerson Construction provided and found no irregularities on the Contractor from the references. We also reviewed the Contractor's statement of qualifications, and the equipment list provided with the bidding documents. It appears that Dickerson Construction has successfully completed similar construction projects in cities such as the City of Anna, Celina, Denison, Denton, and Leonard, Texas. The contractor's references for municipal projects provided overall positive feedback on the projects listed and completed. Based on our review of the bidder's statement of qualifications and their past performance record known to us on previous work in North Central Texas, it is our opinion Dickerson Construction has the equipment and experience to properly pursue this project. We recommend the City accept the bid and award Dickerson Construction Company, Inc. the construction contract for the U.S. Highway 377 Waterline Crossing project in the amount of \$110,550.00.

We are available to discuss this project and our recommendation further at your convenience.

Sincerely yours,

Andrew Mata Jr., P.E.

Enclosures
cc:

**CITY OF ROANOKE
U.S. HIGHWAY 377 WATERLINE CROSSING**

BID SUMMARY

Bids Received at 2:00 p.m., Thursday, April 16, 2026

<u>Contractor</u>	<u>Total Amount Bid</u>
1. Dickerson Construction, Company, Inc. 1130 N. Louisiana Drive Celina, Texas 75009 Blake Dickerson 972-382-2123	<u>\$ 110,550.00</u>
2. Lilley Industrial Construction, Inc. 7899 US Hwy. 190 W Livingston, Texas 77351 Douglas Lilley 936-967-3941	<u>\$ 121,868.50</u>
3. JWC Excavation, LLC 2214 W. Blackjack Road Aubrey, Texas 76227 Chelsey Wilson 940-305-2300	<u>\$ 149,378.00</u>
4. Hayes Construction, LLC 205 Cody Lane Sherman, Texas 75092 Lara Jackson 469-512-7290	<u>\$ 152,134.75</u>
5. Dagger Contracting, LLC 1862 Keller Parkway Keller, Texas 76248 Andy Nord 817-481-4545	<u>\$ 154,965.00</u>
6. S-Co, Inc. 2329 County Road 348 Jewett, Texas 75846 John Sigford 940-249-2303	<u>\$ 170,441.00</u>
7. GRod Construction, LLC 889 E. Rock Island Avenue Boyd, Texas 76023 Guillermo Rodriguez 682-302-3219	<u>\$ 178,025.00</u>

TABULATION OF BIDS				BID OF		BID OF		BID OF		BID OF	
Date: April 16, 2026 Project: CITY OF ROANOKE U.S. HIGHWAY 377 WATERLINE CROSSING BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas				Dickerson Construction, Company, Inc. 1130 N. Louisiana Drive Celina, Texas 75009 Blake Dickerson 972-382-2123 bddzip@gmail.com		Lilley Industrial Construction, Inc. 7899 US Hwy. 190 W Livingston, Texas 77351 Douglas Lilley 936-967-3941 lilley.industrial@gmail.com		JWC Excavation, LLC 2214 W. Blackjack Road Aubrey, Texas76227 Chelsey Wilson 940-305-2300 Chelsey@jwcexcavation.com		Hayes Construction, LLC 205 Cody Lane Sherman, Texas 75092 Lara Jackson 469-512-7290 lara@hayesconstruction.org	
Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
1	1	L.S.	For Mobilization, Insurance, Bonds, Shop Drawings (5% max of Bid)	\$5,000.00	\$ 5,000.00	\$5,600.00	\$ 5,600.00	\$6,750.00	\$ 6,750.00	\$5,000.00	\$ 5,000.00
2	100	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with 16-inch Steel Encasement (3/8-inch wall thickness) by Other than Open Cut, Including all Appurtenances	\$550.00	\$ 55,000.00	\$537.50	\$ 53,750.00	\$777.00	\$ 77,700.00	\$875.00	\$ 87,500.00
3	35	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with 16-inch Steel Encasement (3/8-inch wall thickness) by Open Cut, Including all Appurtenances	\$250.00	\$ 8,750.00	\$234.50	\$ 8,207.50	\$312.00	\$ 10,920.00	\$461.00	\$ 16,135.00
4	20	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with Class B-1 Embedment by Open Cut, Including all Fittings & Embedment	\$250.00	\$ 5,000.00	\$78.50	\$ 1,570.00	\$160.00	\$ 3,200.00	\$160.00	\$ 3,200.00
5	4	Ea.	Furnish & Install 8-inch Resilient Seated Gate Valve	\$3,000.00	\$ 12,000.00	\$3,780.00	\$ 15,120.00	\$3,400.00	\$ 13,600.00	\$3,000.00	\$ 12,000.00
6	1	Ea.	Furnish & Install 6-inch Resilient Seated Gate Valve	\$2,150.00	\$ 2,150.00	\$2,770.00	\$ 2,770.00	\$2,000.00	\$ 2,000.00	\$2,000.00	\$ 2,000.00
7	1	Ea.	Remove and Relocate Existing Fire Hydrant Assembly, including 8 L.F. of 6-inch C900 DR18 PVC Lead	\$7,600.00	\$ 7,600.00	\$7,332.00	\$ 7,332.00	\$3,272.00	\$ 3,272.00	\$8,000.00	\$ 8,000.00
8	2	Ea.	Connect to Existing 8-inch Waterline, incuding All Fittings and Appurtenances	\$4,000.00	\$ 8,000.00	\$7,784.50	\$ 15,569.00	\$9,700.00	\$ 19,400.00	\$1,500.00	\$ 3,000.00
9	1	Ea.	Cut, Plug, and Abandon Existing Waterline	\$1,500.00	\$ 1,500.00	\$2,350.00	\$ 2,350.00	\$5,203.00	\$ 5,203.00	\$3,750.00	\$ 3,750.00
10	100	S.Y.	Furnish, Install, Water, and Establish Hydromulch	\$10.00	\$ 1,000.00	\$20.00	\$ 2,000.00	\$7.00	\$ 700.00	\$20.00	\$ 2,000.00
11	1	L.S.	Furnish, Install, Maintain, and Remove Erosion Control Devices	\$1,000.00	\$ 1,000.00	\$2,500.00	\$ 2,500.00	\$2,200.00	\$ 2,200.00	\$2,500.00	\$ 2,500.00
12	1	L.S.	Furnish Trench Safety System Plan	\$1,000.00	\$ 1,000.00	\$2,500.00	\$ 2,500.00	\$940.00	\$ 940.00	\$500.00	\$ 500.00
13	55	L.F.	Trench Safety System Implementation	\$10.00	\$ 550.00	\$20.00	\$ 1,100.00	\$40.00	\$ 2,200.00	\$55.45	\$ 3,049.75
14	1	L.S.	Furnish, Install, Maintain, and Remove Traffic Control Devices	\$2,000.00	\$ 2,000.00	\$1,500.00	\$ 1,500.00	\$1,293.00	\$ 1,293.00	\$3,500.00	\$ 3,500.00
			TOTAL AMOUNT BID (Items 1 through 14)		\$ 110,550.00		\$ 121,868.50		\$ 149,378.00		\$ 152,134.75

	Bid Item #3 - Bidder wrote "Price in Words" as \$234.50 & "Price in Figures" as \$234.00. In the event of discrepancy the words control. (= Difference of +\$17.50) Total Amount Bid says \$121,851.00 (Actual = \$121,868.50)
	Bid Item #13 - Bidder added the "Extended Amount" incorrectly. Says \$3,050.00 Actual is \$3,049.75. (= Difference of -25 cents) Total Amount Bid says \$152,135.00 (Actual = \$152,134.75)

TABULATION OF BIDS				BID OF		BID OF		BID OF	
Project: CITY OF ROANOKE U.S. HIGHWAY 377 WATERLINE CROSSING				BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas		Dagger Contracting, LLC 1862 Keller Parkway Keller, Texas 76248 Andy Nord 817-481-4545 nord@daggercontracting.com		S-Co, Inc. 2329 County Road 348 Jewett, Texas 75846 John Sigford 940-249-2303 j.hutchinson@scoinc.net	
Date: April 16, 2026				GRod Construction, LLC 889 E. Rock Island Avenue Boyd, Texas 76023 Guillermo Rodriguez 682-302-3219 grod@grodconstruction.com					
Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
1	1	L.S.	For Mobilization, Insurance, Bonds, Shop Drawings (5% max of Bid)	\$7,500.00	\$ 7,500.00	\$8,000.00	\$ 8,000.00	\$10,000.00	\$ 10,000.00
2	100	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with 16-inch Steel Encasement (3/8-inch wall thickness) by Other than Open Cut, Including all Appurtenances	\$760.00	\$ 76,000.00	\$1,081.00	\$ 108,100.00	\$800.00	\$ 80,000.00
3	35	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with 16-inch Steel Encasement (3/8-inch wall thickness) by Open Cut, Including all Appurtenances	\$425.00	\$ 14,875.00	\$211.00	\$ 7,385.00	\$400.00	\$ 14,000.00
4	20	L.F.	Furnish & Install 8-inch C900 DR18 PVC Water Line with Class B-1 Embedment by Open Cut, Including all Fittings & Embedment	\$375.00	\$ 7,500.00	\$200.00	\$ 4,000.00	\$275.00	\$ 5,500.00
5	4	Ea.	Furnish & Install 8-inch Resilient Seated Gate Valve	\$4,250.00	\$ 17,000.00	\$3,683.00	\$ 14,732.00	\$3,125.00	\$ 12,500.00
6	1	Ea.	Furnish & Install 6-inch Resilient Seated Gate Valve	\$3,250.00	\$ 3,250.00	\$2,781.00	\$ 2,781.00	\$2,275.00	\$ 2,275.00
7	1	Ea.	Remove and Relocate Existing Fire Hydrant Assembly, including 8 L.F. of 6-inch C900 DR18 PVC Lead	\$4,785.00	\$ 4,785.00	\$4,400.00	\$ 4,400.00	\$6,500.00	\$ 6,500.00
8	2	Ea.	Connect to Existing 8-inch Waterline, including All Fittings and Appurtenances	\$4,500.00	\$ 9,000.00	\$4,860.00	\$ 9,720.00	\$7,500.00	\$ 15,000.00
9	1	Ea.	Cut, Plug, and Abandon Existing Waterline	\$2,500.00	\$ 2,500.00	\$575.00	\$ 575.00	\$1,500.00	\$ 1,500.00
10	100	S.Y.	Furnish, Install, Water, and Establish Hydromulch	\$25.00	\$ 2,500.00	\$33.00	\$ 3,300.00	\$25.00	\$ 2,500.00
11	1	L.S.	Furnish, Install, Maintain, and Remove Erosion Control Devices	\$2,500.00	\$ 2,500.00	\$1,950.00	\$ 1,950.00	\$7,500.00	\$ 7,500.00
12	1	L.S.	Furnish Trench Safety System Plan	\$2,500.00	\$ 2,500.00	\$1,300.00	\$ 1,300.00	\$5,000.00	\$ 5,000.00
13	55	L.F.	Trench Safety System Implementation	\$1.00	\$ 55.00	\$2.00	\$ 110.00	\$150.00	\$ 8,250.00
14	1	L.S.	Furnish, Install, Maintain, and Remove Traffic Control Devices	\$5,000.00	\$ 5,000.00	\$4,088.00	\$ 4,088.00	\$7,500.00	\$ 7,500.00
			TOTAL AMOUNT BID (Items 1 through 14)		\$ 154,965.00		\$ 170,441.00		\$ 178,025.00

	Bid Item #3 - Bidder wrote "Price in Words" as \$234.50 & "Price in Figures" as \$234.00. In the event of discrepancy the words control. (= Difference of +\$17.50) Total Amount Bid says \$121,851.00 (Actual = \$121,868.50)
	Bid Item #13 - Bidder added the "Extended Amount" incorrectly. Says \$3,050.00 Actual is \$3,049.75. (= Difference of -25 cents) Total Amount Bid says \$152,135.00 (Actual = \$152,134.75)



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Site Plan request for an Albertsons Warehouse

MEETING DATE: June 9, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consider and make a recommendation on a Site Plan request by Christopher Webb, on behalf of Scout Cold Storage Roanoke, L.P., for an Albertsons Warehouse to be located on a portion of an approximately 128.294 acre parcel on Lot 1, Block 1, Alliance-Gateway Food Lion, an addition to the City of Roanoke, Denton County, Texas. The property is addressed as 743 Henrietta Creek Parkway. (SP-2026-04)

INFORMATION:

The proposed site plan is located on an approximately 128.294 acre parcel. The property is zoned Business Park. The proposed use is a 31,714 square foot warehouse with truck docks on both the northern and southern facades of the structure. There are existing warehouse uses on the property. The addition of the proposed warehouse does not impact any city development standards, and all standards are met.

On May 18, 2026, the Planning & Zoning Commission voted to recommend approval of the site plan.

STAFF RECOMMENDATION:

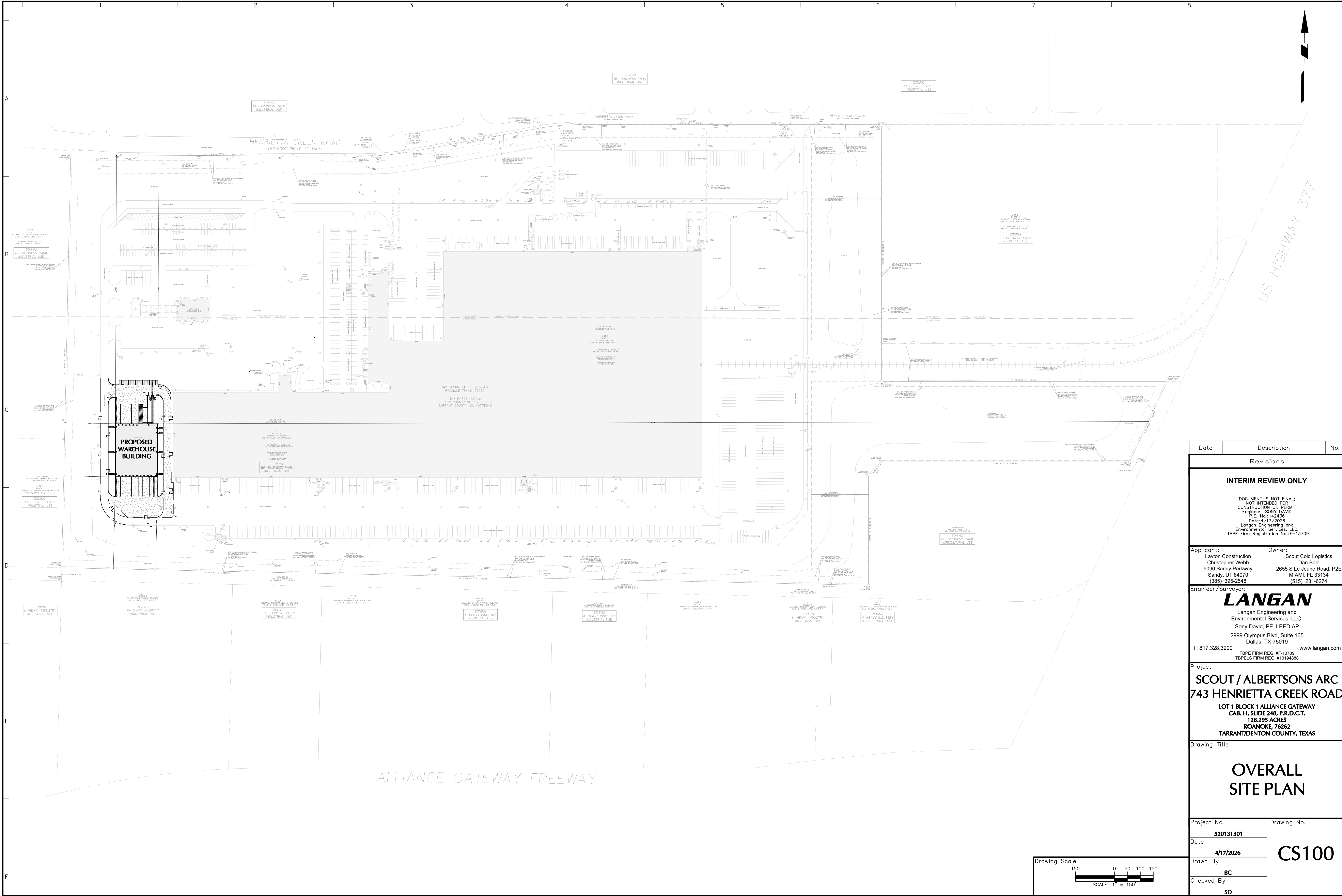
Staff recommends approval.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

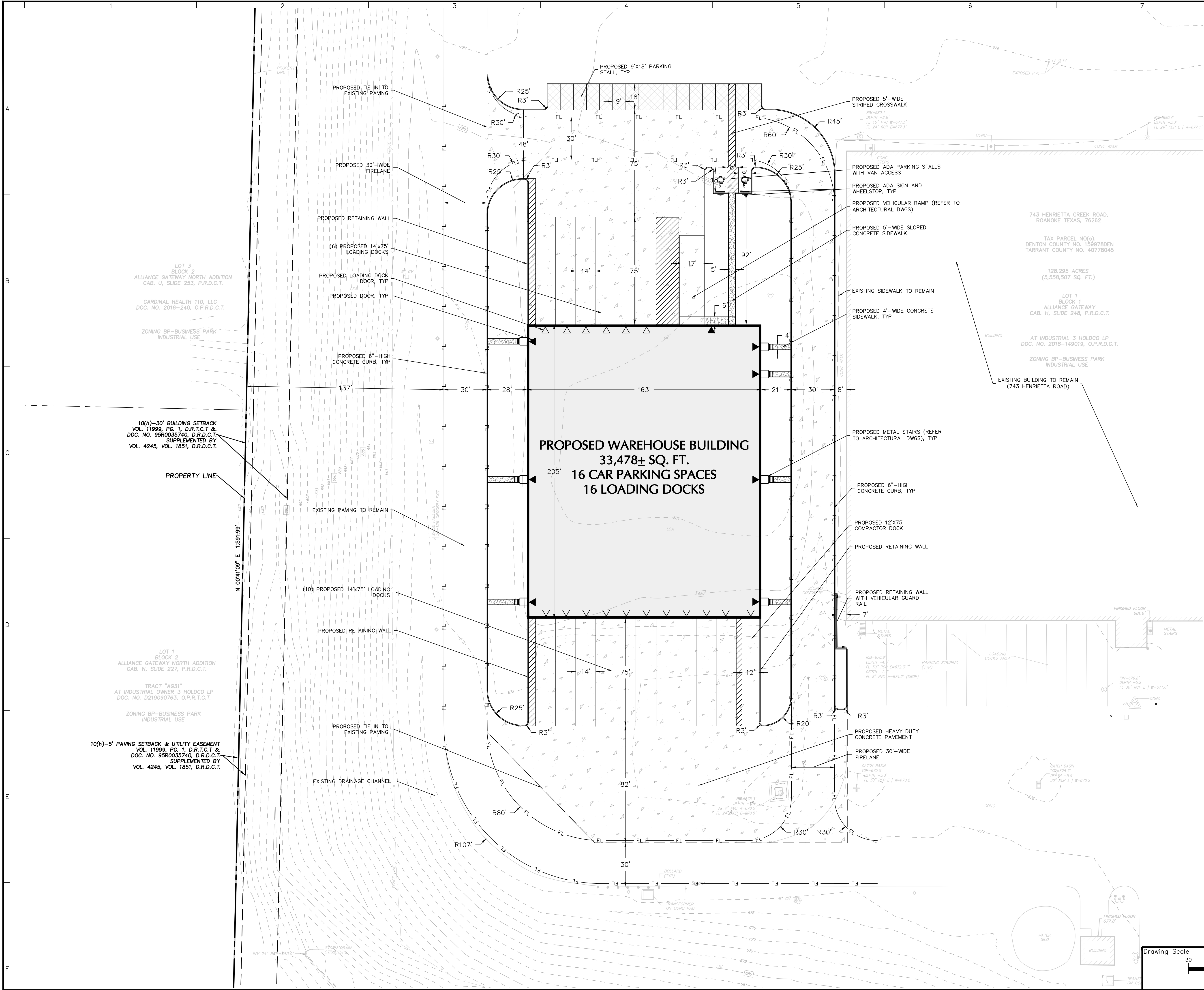
ATTACHMENTS:

1. Exhibit



Date	Description	No.
Revisions		
INTERIM REVIEW ONLY		
DOCUMENT IS NOT FINAL; NOT INTENDED FOR CONSTRUCTION OR PERMIT Engineer: SONY DAVID P.E. No. 142436 Date: 4/17/2026 Langan Engineering and Environmental Services, LLC TBPE Firm Registration No.: F-13709		
Applicant:		Owner:
Layton Construction Christopher Webb 9090 Sandy Parkway Sandy, UT 84070 (385) 395-2548		Scout Cold Logistics Dan Barr 2655 S Le Jeune Road, P2E MIAMI, FL 33134 (515) 231-6274
Engineer/Surveyor:		
LANGAN Langan Engineering and Environmental Services, LLC. Sony David, PE, LEED AP 2999 Olympus Blvd, Suite 165 Dallas, TX 75019 T: 817.328.3200 TBPE FIRM REG. #F-13709 www.langan.com TBPELS FIRM REG. #10194888		
Project		
SCOUT / ALBERTSONS ARC 743 HENRIETTA CREEK ROAD LOT 1 BLOCK 1 ALLIANCE GATEWAY CAB. H, SLIDE 248, P.R.D.C.T. 128.295 ACRES ROANOKE, 76262 TARRANT/DENTON COUNTY, TEXAS		
Drawing Title		
OVERALL SITE PLAN		
Project No.		Drawing No.
520131301		
Date		
4/17/2026		
Drawn By		CS100
BC		
Checked By		SD
SD		

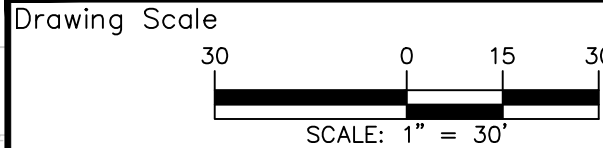




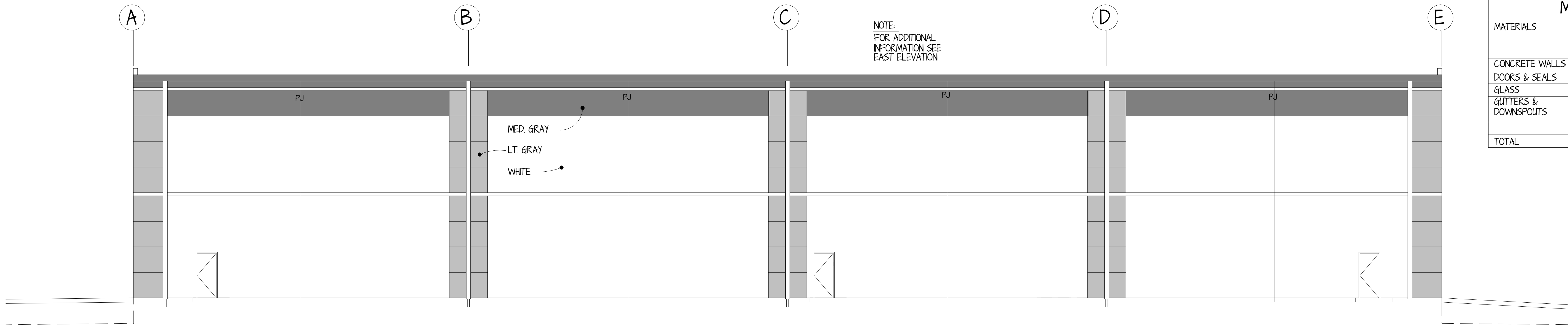
SITE DATA TABLE		
ZONING	EXISTING	PROPOSED
TOTAL SITE ACREAGE	BP-BUSINESS PARK	BP-BUSINESS PARK
TOTAL BUILDING COVERAGE	1,263,711 SF	33,478 SF
OFFICE SPACE	15,900 SF	617 SF
WAREHOUSE SPACE	1,247,811 SF	31,714 SF
REQUIRED OFFICE PARKING		(3 Required)
1 PER 300 SF OF FLOOR AREA	53	5
REQUIRED WH PARKING		(11 Required)
1 PER 3000 SF OF FLOOR AREA	416	11
REQUIRED ADA PARKING		1 PER 25 SPACES
TRAILER PARKING PROVIDED	276	
TOTAL IMPERVIOUS COVERAGE	58.35 AC (46.52%)	60.71 AC (48.41%)
BUILDING HEIGHT		40'-0"

PAVEMENT LEGEND	
	4,000 PSI 7" THICK HEAVY DUTY CONCRETE
	4,000 PSI 5" THICK LIGHT DUTY CONCRETE
	3,000 PSI 4" THICK SIDEWALK CONCRETE
NOTE: SEE CS501 FOR ADDITIONAL PAVING DETAILS	

Date	Description	No.
Revisions		
INTERIM REVIEW ONLY		
DOCUMENT IS NOT FINAL; NOT INTENDED FOR CONSTRUCTION OR PERMIT Engineer: SONY DAVID P.E. No: 142436 Date: 4/17/2026 Langan Engineering and Environmental Services, LLC TBPE Firm Registration No.: F-13709		
Applicant: Layton Construction Christopher Webb 9090 Sandy Parkway Sandy, UT 84070 (385) 395-2548		Owner: Scout Cold Logistics Dan Barr 2655 S Le Jeune Road, P2E MIAMI, FL 33134 (515) 231-6274
Engineer / Surveyor: LANGAN Langan Engineering and Environmental Services, LLC. Sony David, PE, LEED AP 2999 Olympus Blvd, Suite 165 Dallas, TX 75019 T: 817.328.3200 TBPE FIRM REG. #F-13709 www.langan.com TBPELS FIRM REG. #10194888		
Project SCOUT / ALBERTSONS ARC 743 HENRIETTA CREEK ROAD LOT 1 BLOCK 1 ALLIANCE GATEWAY CAB. H, SLIDE 248, P.R.D.C.T. 128.295 ACRES ROANOKE, 76262 TARRANT/DENTON COUNTY, TEXAS		
Drawing Title SITE AND PAVING PLAN		
Project No. 520131301		Drawing No. CS101
Date 4/17/2026		
Drawn By BC		
Checked By SD		



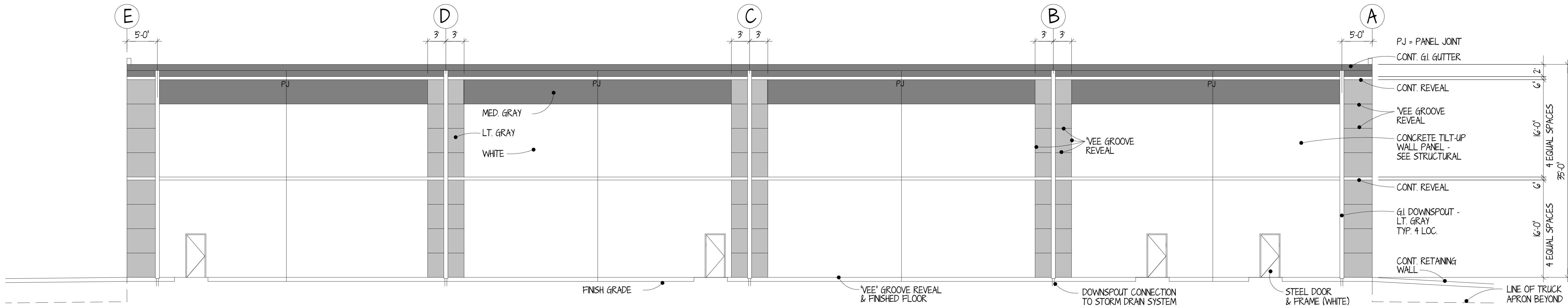
COPYRIGHT NOTICE: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF BOSZ ARCH, INC. AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF BOSZ ARCH, INC.



MATERIALS	MATERIAL PERCENTAGES							
	ELEVATIONS							
	NORTH		EAST		SOUTH		WEST	
CONCRETE WALLS	82%	5,82 SF	95%	6,726 SF	77%	5,89 SF	95%	6,747 SF
DOORS & SEALS	17%	1,09 SF	1%	84 SF	23%	150 SF	1%	63 SF
GLASS	1%	88 SF						
GUTTERS & DOWNSPOUTS			4%	297 SF			4%	297 SF
TOTAL	100%	6,509 SF	100%	7,107 SF	100%	6,699 SF	100%	7,107 SF

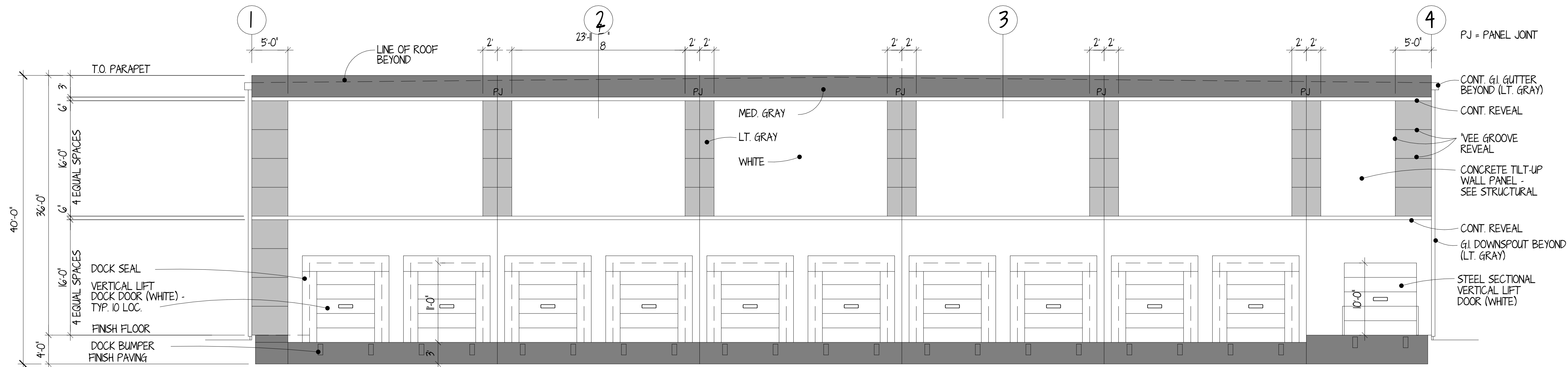
REFERENCING SCALE
1/ A-0A V8' = 1'-0'

WEST ELEVATION



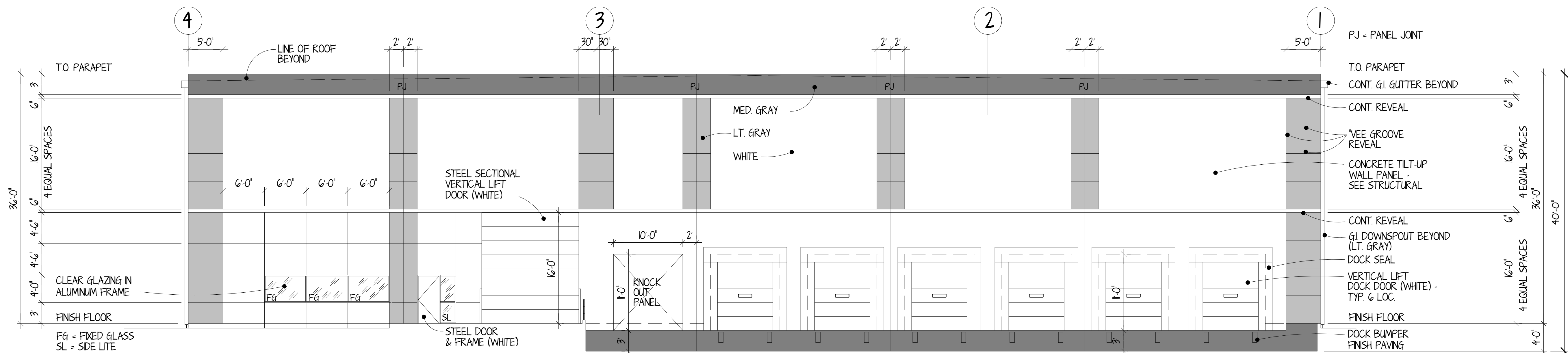
REFERENCING SCALE
1/ A-0A V8' = 1'-0'

EAST ELEVATION



REFERENCING SCALE
1/ A-0A V8' = 1'-0'

SOUTH ELEVATION



REFERENCING SCALE
1/ A-0A V8' = 1'-0'

NORTH ELEVATION

A3-2A

Layton

Scout

BOSZ ARCH, INC.
Architecture • Design
Interior • Exterior
Temporary-Controlled Specialists
PO BOX 699
Brazos Beach, TX 77626
817-264-1105
info@boszarch.com

4/17/2026 5:46:28 AM

NEW BUILDING FOR:
ALBERTSONS (ARC)
743 HENRIETTA CREEK ROAD
ROANOKE, TX 76262

EXTERIOR ELEVATIONS

JOB #
26-01
SCALE
PROJECT START: 15261 V8' = 1'-0'
SHEET 3 OF 3 SHEETS
A3-2A



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Site Plan request for a Quik Trip

MEETING DATE: June 9, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consider and take action on a Site Plan request by Sandy Brantley, on behalf of QuikTrip Corporation, for a Quik Trip to be located on an approximately 6.168-Acre tract located in the W.Beall Survey, Abstract No. 82, City of Roanoke, Denton County, Texas. The property is generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. (SP-2026-03).

INFORMATION:

Sandy Brantley, on behalf of Quik Trip Corporation, is requesting approval of a site plan for a Quik Trip Gasoline Station, proposed to be located on a 6.168-Acre tract generally located at the northeast corner of the intersection of US Hwy 377 and Bobcat Blvd. The property is zoned "R" - Retail, and the proposed use is permitted by right. The store is proposed to be 6,445 square feet, and will also have 16 gasoline pump stations. The Preliminary Plat was approved on June 1, 2026 by the Planning & Zoning Commission.

<u>Development Standard</u>	<u>City Ordinance Requirement</u>	<u>Requirement Met?</u>	<u>Comments</u>
Minimum Front Yard Setback	25 Feet	Yes	N/A
Minimum Side Yard Setback	15 Feet	Yes	N/A
Minimum Rear Yard Setback	15 Feet	Yes	N/A



AGENDA ITEM

Parking Spaces	Minimum 33	Yes	N/A
Landscape Buffer	25 feet tapered to 15 feet	Yes	N/A
Signs	2 attached, 1 monument	Proposing 3 attached and 1 monument sign	The City Sign Ordinance needs to be updated. The proposed signage is consistent with the standard and design for this type of use in the area.

Signage

Zoning Ordinance Section 12.855 permits this project to have a total of 2 attached signs, 1 per street frontage. The total area allowed is 15% of the facade area, which would allow the following maximum sign area per facade with road frontage:

Front Elevation - Approximately 298 SF of Signage

Side Elevation - Approximately 164 SF of Signage

The applicant is proposing 2 attached signs on the front elevation. The total area of signage on the front elevation would be approximately 200 SF. While they are requesting 2 attached signs, the total sign area proposed is 98 square feet less than the maximum sign area allowed based on the facade area. The south side elevation has road frontage along Bobcat Blvd, and is allowed by right to have a total sign area of approximately 164 square feet. The applicant is proposing 1 sign, of approximately 57 square feet.



AGENDA ITEM

While the applicant is requesting a total of 3 attached signs, 1 more than what is allowed by right, the aggregate total of proposed sign area is still significantly less than what would be allowed if the applicant was proposing 1 large sign per road frontage facade.

STAFF RECOMMENDATION:

Staff recommends approval of the site plan. On June 1, 2026, Planning & Zoning voted to recommend approval of the Site Plan with the condition that City Council review the signage.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Exhibit (1)
2. QT Site Plan Review Letter



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

SITE PLAN APPLICATION

FEE OF \$400.00 IS DUE WITH SUBMITTAL

Name of Applicant Sandy Brantley	Address of Applicant 9800 Hillwood Pkwy, Suite 250 Fort Worth TX 76177	Phone Number and Email [REDACTED]
Legal Interest Engineering Consultant		
Owner QuikTrip Corporation	Address 8700 Freeport Pkwy, Suite 115, Irving, TX 75063	Phone Number & Email [REDACTED]
Firm preparing Site Plan Package Westwood Professional Services, Inc.	Address	Phone Number [REDACTED]
		Email [REDACTED]
Location of Property NEC of Bobcat Blvd and US Hwy 377	Name of Addition/Subdivision Beall Survey Abstract 82	Lot / Block Tract 1
Present Zoning		

Proposed Site Plan Contains:

LAND USE	NUMBER OF LOTS	ACRES FOR USE
Single Family		
Multi-Family		
Planned Development		
Office		
Retail		
Commercial	1	
Industrial		
Flood Plain		

A copy of the final plat including public right-of-way crossing and adjacent property to the subject property shall be included.

If the property is subject to a Plan Development a statement showing that the proposed use conforms to the Plan Development.

An electronic copy (pdf) Site Plan fee is \$400.00. Fees are subject to change as amended by Ordinance.

Sandy Brantley
Digitally signed by Sandy Brantley
DN: C=US, E=sandy.brantley@westwoodps.com, O=Westwood Professional Services, CN=Sandy Brantley
Date: 2026.02.17 09:40:35-06'00'
Applicants Signature

02/13/2026

Date

FOR OFFICE USE ONLY

Site Plan Fee 400.00	P&Z Meeting 05/18/2026	CC Meeting 05/26/2026	File for Record SP- 2026 - 03
----------------------	------------------------	-----------------------	----------------------------------

07/20/2023

City of Roanoke Site Plan Checklist



Submission Requirements

- ☒ Completed Application Form/Filing Fee
- ☒ Transmittal Letter
- ☒ Electronic Copy (PDF)

Print Requirements

- ☒ Staff Review
One (1) electronic copy for staff discussion. (Plans shall be received thirty (30) days prior to P&Z meeting.)
- ☒ Planning & Zoning Commission
One (1) electronic copy (Plans shall be received thirty (30) days prior to P&Z meeting.)

Meetings are held on the 1st and 3rd Monday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date.

- ☐ City Council
One (1) electronic copy (PDF) of the complete site package with revisions recommended by the Planning & Zoning Commission.

Meetings are held on the 2nd and 4th Tuesday at 7:00 p.m. of each month. All information must be received one week prior to the meeting date. These prints should contain any revisions made by staff or Planning & Zoning Commission.

Site Plan

- ☒ Title block, titled Site Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☒ Names, addresses, phone numbers and emails of the owner, applicant and engineer or architect.
- ☒ North arrow and scale.
- ☒ Site Data Table / Scale 1" = 50'
 - Existing Zoning
 - Proposed Use
 - Square footage of each proposed use
 - Building area (gross sq. ft.)
 - Building height
 - Required & Provided parking per each use
 - Proposed lot coverage

Site Plan Continued

- ☒ Property boundaries with dimensions.
- ☒ Zoning districts adjacent to the property.
- ☒ Adjoining streets including existing and proposed median openings, curbs, sidewalks, street intersections, driveways, and alleys within 300 hundred feet of the property.
- ☒ Indicate spacing between driveways within the subject property and adjacent properties.
- ☒ Parking layout and driveways, including loading areas, dedicated fire lanes if required, access easements, and parking space dimensions.
- ☒ All existing and proposed drainage and utility easements.
- ☒ Topography with contour intervals of two (2) feet in 100 feet and minimum finished floor elevations, both referenced to mean sea level datum.
- NA ☐ Show location of the FEMA 100 year flood plain.
- ☒ Refuse facilities and mechanical equipment, including height, materials, and elevations or proposed screening.
- ☒ Lighting facilities, security lighting, screening, and glare shields.
- ☒ Proposed attached and monuments signs, showing elevations, dimensions, total square footage, materials, colors, font and lighting source. (sign information may be include on separate sheet)
- ☒ Preliminary Engineering. (conceptual utility and drainage)
- ☒ Show all existing and proposed sidewalks.
- ☒ Show Fire hydrant layout.
- ☒ Show existing and proposed Water & Waste Water.
- ☒ Any additional information as needed.

Building Elevations-Color Facade include any attached (wall-mounted) signage

- ☒ North, South, East and West building elevations.
- ☒ Proposed building materials that include manufacturer's specifications.
- ☒ Building height.
- ☒ Percentage of proposed materials.

Landscape Plan

- ☒ Title block, titled Landscaping Plan, lower right corner including subdivision name, block & lot numbers, and date of preparation.
- ☒ Names, addresses, phone numbers and emails of the owner, applicant and landscaping design proffessional.
- ☒ North arrow and scale. (same scale as site plan)
- ☒ Property boundaries with dimensions.

Landscape Plan Cont.

☒ Landscape Data Table showing required and provided square footage for each category as follows:

	Required	Provided
Perimeter Landscape	_____	_____
Number of Trees	_____	_____
Interior Landscape	_____	_____
Number of Trees	_____	_____
Non-vehicular Landscape	_____	_____
Number of Trees	_____	_____

Total Site Area devoted to landscape: _____ %

- ☒ Plant Table listing the number of each of tree and shrub species, providing scientific and common name and including caliper inches.
- ☒ A Plant Legend, if symbols or abbreviations are used.
- ☒ Show all areas of landscaped areas and plant materials on plan designated to fulfill interior, perimeter, and non-vehicular landscape requirements.
- ☒ Show location of trees to be preserved. **NO EXISTING TREES**
- ☒ Show spacing of plant material to be used.
- ☒ Show description of maintenance provisions for the Landscape Plan.
- ☒ Show proposed and existing sidewalks and utility easements.
- ☒ Show irrigation system if applicable.
- ☒ Show rain and freeze protection.

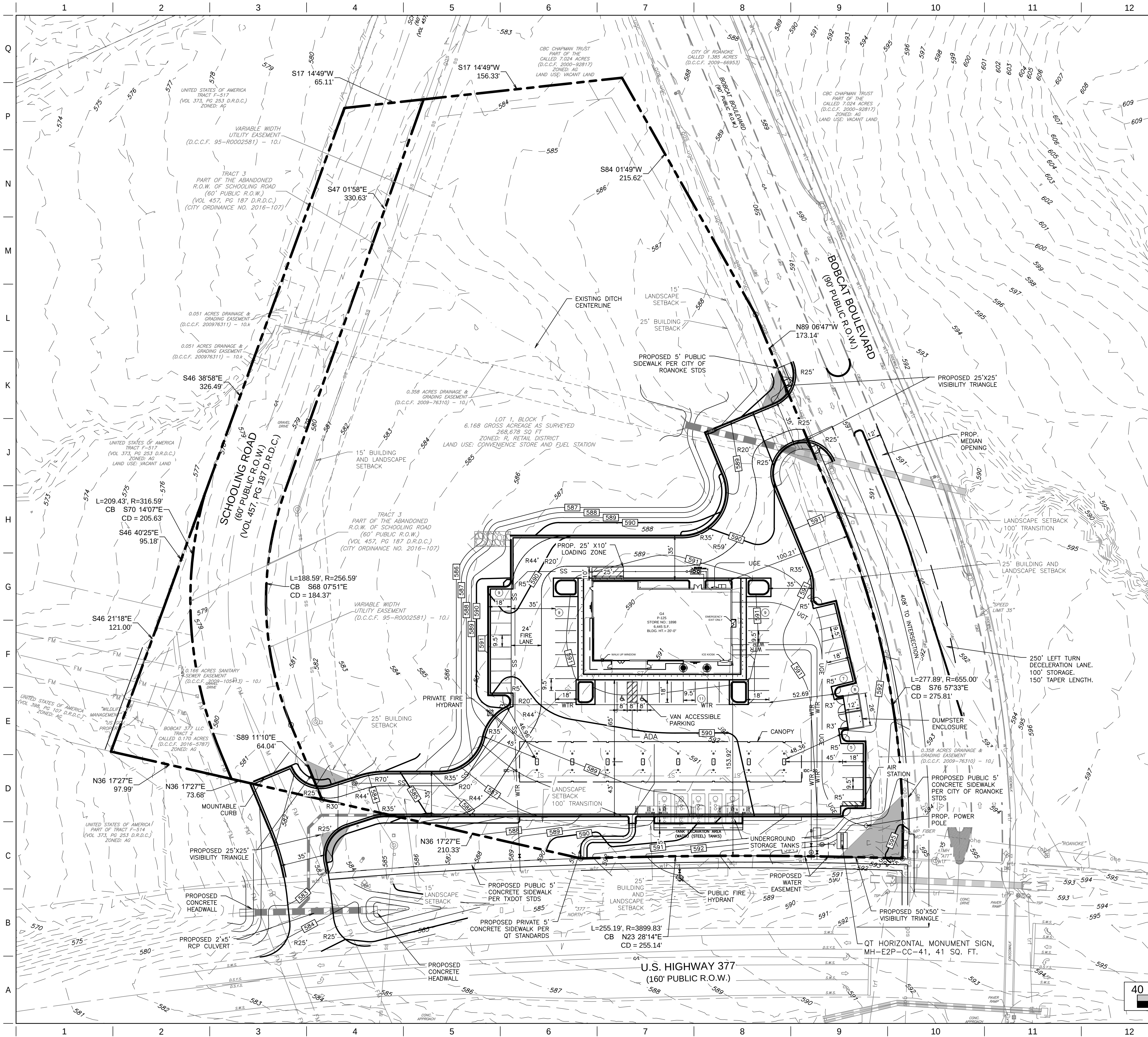
SITE PLAN APPROVAL CONDITIONS FOR RETAIL & OFFICE PROJECTS OUTSIDE INDUSTRIAL AREAS

These conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan.

- ☒ Utility meters shall not be visible except in areas clearly intended as service areas where the public is generally excluded.
- ☒ All mechanical equipment including units located on rooftops shall be screened.

This checklist is provided as a supplement only. It is the applicant's responsibility to review and comply with the requirements of the Zoning Ordinance, Subdivision regulations and Construction specifications. Concept plans for Zoning Changes or Specific Use Permits require all items on the checklist (only civils may be excluded).

FILE LOCATION: N:\0069294\08\06 CAD\DWG\Site Design\Site Plan\08-1898_Civil (P-123).dwg TAB NAME: Site (Prelim) USER: SBrontley SAVED: 4/29/2026 1:30 PM PLOTTED: 4/29/2026 1:39 PM



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE DATA TABLE

LOT AREA (SF)(ACRES)	268,678 SF / 6.168 ACRES
EXISTING ZONING	R--RETAIL DISTRICT
PROPOSED USE	CONVENIENCE STORE/FUEL STATION
SQUARE FOOTAGE OF USE (SF)	6,445 SF
BUILDING AREA (SF)	6,445 SF
BUILDING HEIGHT (FT)	21'-5"
REQUIRED PARKING	6,445 SF/200 = 33 SPACES
PROVIDED PARKING	50 SPACES
PROPOSED LOT COVERAGE (%)	43.14%

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSE. THEY ARE PREPARED BY OR UNDER THE SUPERVISION OF:

JONATHAN E. SCHINDLER 100864 04/29/2026
T: 817.562.3350 F: 888.937.5150

PROJECT NO.: R0069294.03

Westwood

Westwood Professional Services, Inc.
9800 HILLWOOD PKWY, SUITE 250
FORT WORTH, TX 76177
T: 817.562.3350
F: 888.937.5150

westwoodps.com
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

QuikTrip No. 1898

NEC OF HIGHWAY 377 AND BOBCAT BLVD
ROANOKE, TEXAS



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PROTOTYPE: P-123

DIVISION:

VERSION: 001

DESIGNED BY: JES

DRAWN BY: SB

REVIEWED BY: JES

REV DATE DESCRIPTION

ORIGINAL ISSUE DATE:

SITE PLAN

6.168 ACRE TRACT, LOCATED IN THE W. BEALL SURVEY, ABSTRACT 82, IN DENTON COUNTY, TEXAS,

DATE OF PREPARATION: April 29, 2026

OWNER/DEVELOPER:
BUSINESS NAME: QUIKTRIP CORPORATION
CONTACT NAME: BRANDON OSTMEYER
PHONE: 469-583-7591
EMAIL: BOSTMEYER@QUIKTRIP.COM

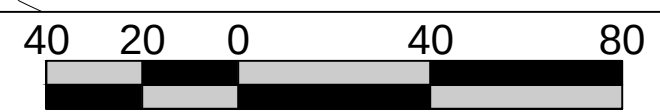
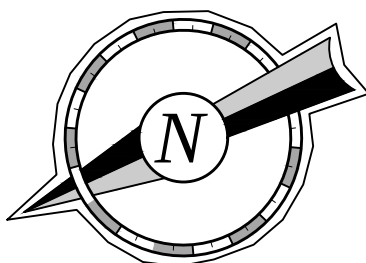
ENGINEER/APPLICANT:
BUSINESS NAME: WESTWOOD
CONTACT NAME: JONATHAN SCHINDLER, PE
PHONE: 817-562-3350
EMAIL: JONATHAN.SCHINDLER@WESTWOODPS.COM

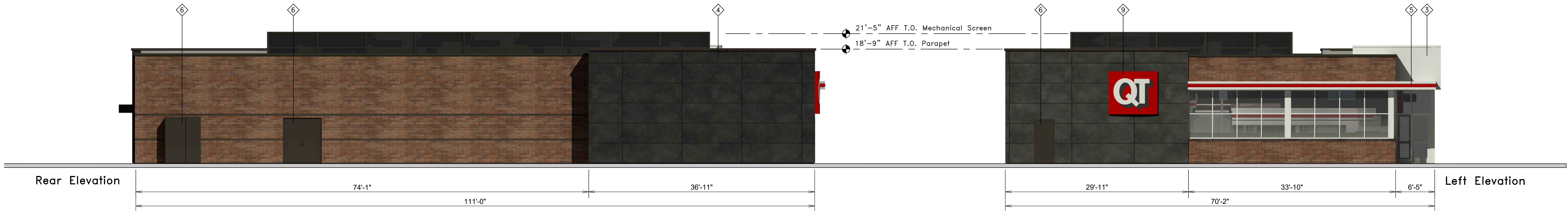
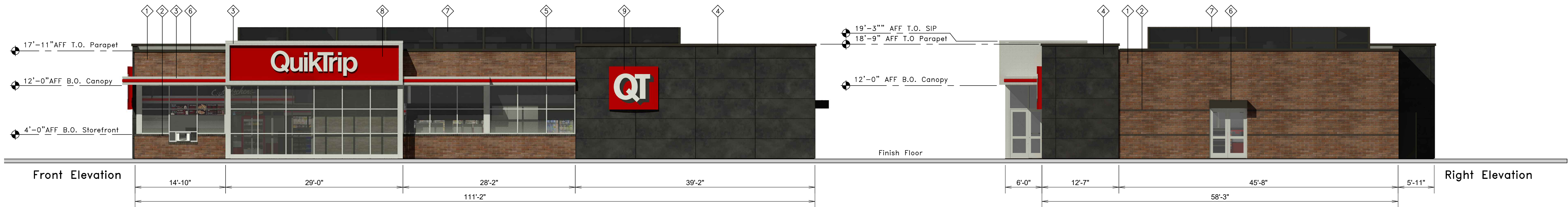
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

1







QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		G4 Building Elevations		Address:		City, State:	
Serial #	Scale: 1/8"=1'-0"	Issue Date:	Drawn By: JK	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.		

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	PASCIA
4	OSSIDO NERO	CROSSVILLE	STONE PANELS
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

Draft Print

03/30/2026 4:32:00 PM

MH15-E2P-CC-41
Horizontal Monument Sign

- QT Logo
- Two (2) Product LED Gas Price Sign
- 41 Square Feet Sign Area



Item #QT-MH15-E2P-CC-41

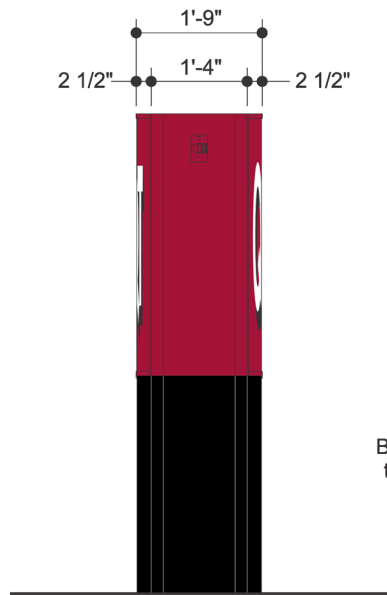
Project Information

Client
QuikTrip
Location

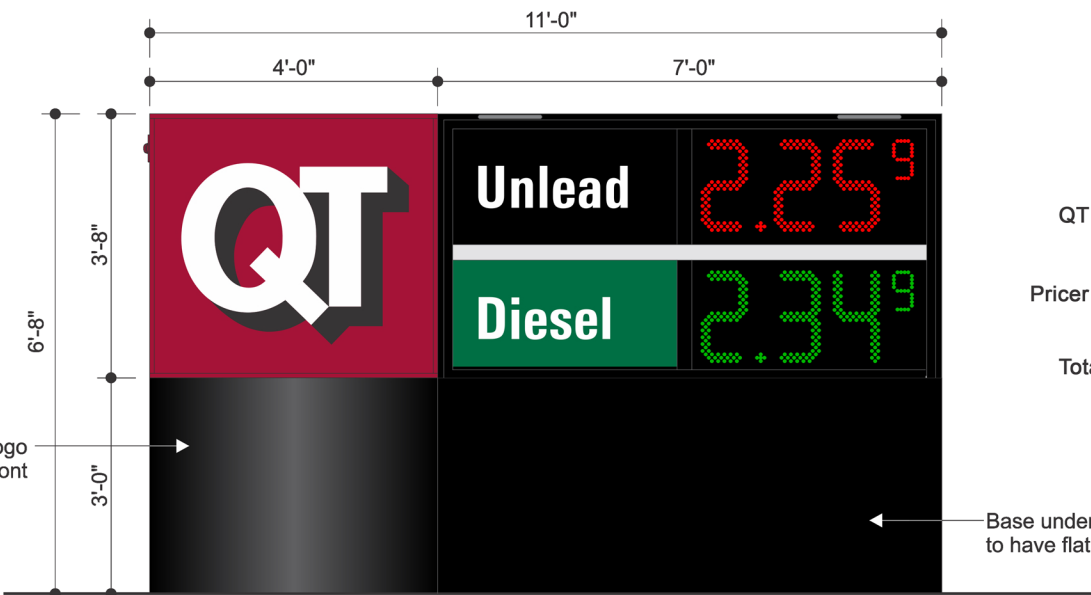
Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.



Top View

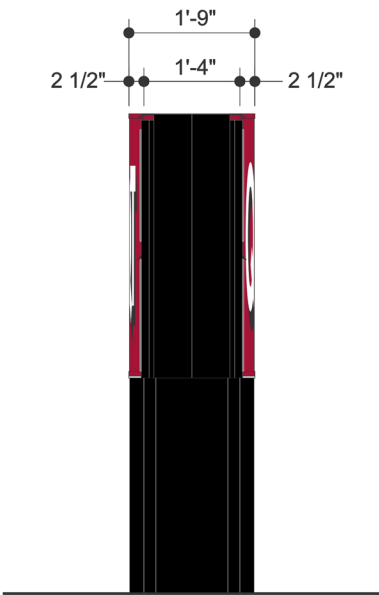


Side Elevation



Front Elevation

Scale: 3/8" = 1'-0"



Side Elevation

QT : 14.7 SF Sign Area

Pricer : 26.3 SF Sign Area

Total : 41 SF Sign Area

Base under QT logo
to have radius front

Base under pricer
to have flat front

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.



FILE NUMBER: E212503

Listed Electric Sign Complies with

UL48

CSA C22.2 No.207

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



GROUNDING
ELECTRICAL
CONNECTIONS

Notes

Store #

1898

Declaration

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1-800-967-2553

www.allenindustries.com

May 19, 2026

Ashlie Tolliver
City of Roanoke
500 S. Oak St
Roanoke, TX 76262

RE: QuikTrip No. 1898 NEC of Bobcat & Hwy 377 - Preliminary Plat & Plans Review; 5/7/2026 Submittal

We have reviewed the submitted Preliminary Plat and Engineering Plans for the QuikTrip No. 1898 NEC of Bobcat & Hwy 377 development in the City of Roanoke.

Our comments and questions are as follows:

Preliminary Plat

1. **TNP 1st Review:** Note 1 on the preliminary plat states Central Zone 4202 and the note at the end of the legal description from the metes and bounds states Central Zone 4203. Verify which Zone is correct and update accordingly.
Westwood Response: Revised as needed.
TNP 2nd Review: Comment satisfied.
2. **TNP 1st Review:** Note 2 on the preliminary plat states that the metes and bounds were prepared for this parcel "by separate instrument." Revise note to state ...prepared for this parcel "and supplied separately."
Westwood Response: Revised as needed.
TNP 2nd Review: Comment satisfied.
3. **TNP 1st Review:** Chapter 9, Section 5(E) of of the City's Code of Ordinance: Preliminary drawings for the proposed subdivision shall be prepared at a scale of not less than 1 inch equals 100 feet. When more than one sheet is necessary to accommodate the entire tract proposed for subdivision, an index map showing the entire subdivision shall be furnished and each portion of the subdivision shall be indicated on the index map. Sheet sizes shall be 22 inches wide by 36 inches long. Sheets shall have a binding margin of not less than 1-½ inches on the left side and margins of not less than ½ inch on the other three sides. Scale is 1"=60', please revise.
Westwood Response: Planner has stated in email plan scale and size are sufficient for this application and review.
TNP 2nd Review: Comment satisfied.
4. **TNP 1st Review:** Chapter 9, Section 5(F)(7) of of the City's Code of Ordinance: The location of lots and blocks, including number designations, proposed for inclusion in the first section of development. Please revise to show lot and block numbers.
Westwood Response: Added to plat.
TNP 2nd Review: Comment satisfied.
5. **TNP 1st Review:** Chapter 9, Section 5(F)(8) of of the City's Code of Ordinance: Show front building setback lines on all lots and sites. Side yard building setback lines at street intersections and crosswalk ways. Please revise.
Westwood Response: Revised.
TNP 2nd Review: Comment satisfied.

6. **TNP 1st Review:** Chapter 9, Section 5(F)(9) of the City's Code of Ordinance: Location of City limits line, the outer border of the City's extraterritorial jurisdiction, and zoning district boundaries, if they traverse the subdivision, form part of the boundary of the subdivision, or are contiguous to such boundary. Please revise to show zoning districts and boundaries adjacent to the property.

Westwood Response: Revised.

TNP 2nd Review: Comment satisfied.

7. **TNP 1st Review:** Chapter 9, Section 5(F)(10) of the City's Code of Ordinance: Please relocate the title block to the bottom right, move the engineering logo to the bottom right, put date of preparation rather than date of submittal. Please revise.

Westwood Response: Revised.

TNP 2nd Review: Comment satisfied.

8. **TNP 1st Review:** In the Legend, revise the sidewalk label to match the label in the plans "S.W." Also revise the legend to include label and description for M.R.D.C.

Westwood Response: Revised.

TNP 2nd Review: Comment satisfied.

Site Plan

9. **TNP 1st Review:** Provide fire lane turning radii.

Westwood Response: See Site Plan and Utility plan.

TNP 2nd Review: Comment satisfied.

10. **TNP 1st Review:** Please revise proposed left turn lane on Bobcat Blvd in accordance with storage and deceleration requirements in Roanoke's Technical Standards.

Westwood Response: Revised driveway spacing and left turn lane dimensions.

TNP 2nd Review: Comment satisfied.

Utility Plan

11. **TNP 1st Review:** Informational: Specify backflow prevention for water line connections.

Westwood Response: Provided.

TNP 2nd Review: Comment satisfied.

12. **TNP 1st Review:** Clarify if an FDC will be provided.

Westwood Response: Provided.

TNP 2nd Review: Comment satisfied.

13. **TNP 1st Review:** Demonstrate fire hydrant spacing does not exceed 300' in industrial, mercantile, and heavily congested residential areas.

Westwood Response: Provided onsite fire hydrant and additional hydrant on highway 377.

TNP 2nd Review: Verify if proposed fire hydrant onsite will be public or private.

Westwood Response: Updated callout to reflect public or private.

TNP 3rd Review: Provide backflow prevention meeting TCEQ requirements for proposed onsite private fire hydrant.

14. **TNP 1st Review:** Provide fire hydrant lead line size in accordance with City requirements.

Westwood Response: Shown on Utility Plan.

TNP 2nd Review: Verify if proposed fire hydrant onsite will be public or private.

Westwood Response: Updated callout to reflect public or private.

TNP 3rd Review: Comment satisfied.

15. **TNP 1st Review:** Informational: Full storm sewer review will be conducted with submission of Civil plans.

Westwood Response: Understood.

TNP 2nd Review: Noted.

Drainage Plans and Calculations

16. **TNP 1st Review:** Offsite drainage areas that flow to the project site have not been delineated. Please include offsite drainage areas for the runoff flowing to the existing culverts under Bobcat Boulevard. Existing culvert capacity may not be used to account for runoff from these areas.

Westwood Response: Offsite drainage calculations now derived from drainage basin calculations or drainage calculations referenced from record drawings. Please see updated DAMs. Calculations and callouts are added on DAMs for reference.

TNP 2nd Review: Please show contours for the new OS-1 drainage area so that the delineation can be confirmed.

Westwood Response:

TNP 3rd Review: Comment satisfied.

17. **TNP 1st Review:** The areas and composite C values shown in the Existing and Ultimate Composite C coefficient tables are inconsistent with the Pre- and Post-Developed Drainage Area Maps. In addition, some impervious/pervious square footage listed on the sheets do not add up to the total drainage area square footage. Please revise areas and C values so that the sheets are consistent with the calculation tables.

Westwood Response: Composite C values have been updated. Drainage Calculations updated and added to DAMs.

TNP 2nd Review: Comment satisfied.

18. **TNP 1st Review:** Flows listed on the Pre- and Post-Developed Drainage Area Maps do not match those calculated on the Preliminary Plat Drainage Calculations tables. Please revise so that the sheets and calculations match.

Westwood Response: All maligned values have been updated on plans.

TNP 2nd Review: Comment satisfied.

19. **TNP 1st Review:** The discharge rates shown in the Pre-/Post-Development Discharge Table on the Drainage Calculations Page for Point 1 do not include the flow rates from Point #2. Runoff from Point 2 will reach Point 1 and should be included at this location. Please update tables to include runoff from Point 2 at Point 1.

Westwood Response: Revised point of interest calculations. Please see updated plans.

TNP 2nd Review: Comment satisfied.

20. **TNP 1st Review:** Runoff at Point 1 increases from Pre- to Post-Development conditions. Please confirm that the existing ditch downstream of the culvert at Point 1 has capacity for the increased flow and calculate the outflow velocity from the existing culvert. If outflow velocity is erosive, please include erosion control measures. Alternatively, if the existing ditch does not have capacity for the increased flow, please provide documentation from the downstream property indicating that the owner understands and accepts the peak discharge increase.

Westwood Response: Revised point of interest calculations. Please see updated plans.

TNP 2nd Review: Comment satisfied. Minor runoff increase is still present, but downstream property is undeveloped and not privately owned.

Westwood Response: Noted.

- 21. TNP 1st Review:** Runoff at Point 3 increases from Pre- to Post-Development conditions. Please confirm that the ditch immediately downstream of Point 3 capacity for the increased flow and calculate the outflow velocity from the proposed culvert at that location. If outflow velocity is erosive, please include erosion control measures.

Westwood Response: TxDOT will require velocities per design standards to limit erosive impacts to the right of way ditches. Design and erosion control measures will be provided as needed during TxDOT permit plan review.

TNP 2nd Review: Noted.

- 22. TNP 1st Review:** Please provide hydraulic calculations for the proposed culvert sizing at the 377/Schooling Road intersection.

Westwood Response: Calculations will be provided during TxDOT permit plan review. The existing 5'x2' RCB culvert at the intersection shows to have more than sufficient capacity for the 10 and 100-year storm event. For preliminary purposes, the proposed culvert is shown as the same size. After final design consideration, plans will be updated as needed.

TNP 2nd Review: Noted.

City of Roanoke Comments are as follows:

Site Plan

- 1. Roanoke Zoning 1st Review:** Section 12.163 – Site Plan Submission Requirements
- Per 12.163(a)(8) Please show the existing zoning and existing/proposed uses on adjacent land.
 - Per 12.163(a) – Please provide proposed building heights and color building façade (elevations) as well proposed attached signage.
 - See 12.167 for items we consider when reviewing and provide updated plans accordingly.

Westwood Response: Plans have been revised to show lot information. Building elevations and sign elevations are included with this submittal. Updated revised plans provided with this submittal.

Roanoke Zoning 2nd Review: Comment satisfied.

- 2. Roanoke Zoning 1st Review:** Site Visibility - Sec. 12.807
- Visual clearance shall be provided in all zoning districts so that no fence, wall, architectural screen, earth mounding, landscaping or other feature obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection. Whenever an intersection of a street(s), alley, and/or driveway occurs, a triangular visibility area shall be created. Landscaping, fences, walls, earthen berms and other features within the triangular visibility area shall be designed so as to provide unobstructed cross-visibility at a level between twenty four inches (24") and eight feet (8') above the ground. The triangular areas are defined as follows:
 - Major street intersection (the intersection of two arterials, Type "B" or above). These areas shall have a triangular visibility area with two (2) sides of each triangle being a minimum of fifty feet (50') in length along the right-of-way lines from the point of the intersection, and the third side being a line connecting the ends of the other two (2) sides (see Illustration 7).

- c. Please indicate all visibility triangles (this includes driveways) on the site plan. Additionally, I believe the monument sign and possibly the air station is located within the visibility triangle. Please relocate if necessary.

Westwood Response: Sight visibility triangles added to site plan.

Roanoke Zoning 2nd Review:

- a. Please revise the visibility triangle at the intersection of Bobcat and 377 to be 50'X50' per 12.807(a)(3). It is measuring at 50X50, so maybe just a mistake in the call out.
- b. Please revise visibility triangle at driveways to be 25'X25' per 12.807(a)(2). Both driveways require a visibility triangle.

Westwood Response: Visibility triangles updated at both driveway entrances to be 25'x25' and 50'x50' at the 377 and Bobcat intersection property corner. Callouts updated as needed.

Roanoke Zoning 3rd Review: Comment satisfied.

3. Roanoke Zoning 1st Review: Setback/Buffer yard Measurements:

- a. Provide distance of fuel canopy and **all improvements** from southern (Bobcat) boundary.
- b. Provide distance of fuel canopy and **all improvements** to western property boundary (377).
- c. Why are there 2 identified landscape buffers reflecting different setbacks along the western boundary, adjacent to 377 (a 25' and 15')?
- d. Sec 12.725(b) – minimum 25-foot landscape buffer adjacent to any arterial right of way (along 377 and Bobcat). Please revise as the southern boundary indicates a 15' setback where 25' applies.

Westwood Response: Dimensions added to plans for canopy and all improvements to boundary lines. Landscape buffer is allowed to transition from 25' to 15' with a 100' transition length between the differing setback widths per code. Callout of transition shown on plans per planning staff's request.

Roanoke Planning 2nd Review: The building setbacks adjacent to Bobcat and 377 is 25-feet from all right-of way, essentially both of these property lines are "front" property lines. The building setback does not reduce after a certain distance like the landscape buffer does. Please revise.

Westwood Response: Building Setback to be 25' updated.

Roanoke Zoning 3rd Review: Comment satisfied.

4. Roanoke Zoning 1st Review: Sidewalk Width/Standards: Please provide the width of all sidewalks on site.

Westwood Response: Widths and standards added to callouts.

Roanoke Zoning 2nd Review: Comment satisfied.

5. Roanoke Zoning 1st Review: Approach: Please remove gravel approach on the western driveway and replace with approach that meets city standards.

Westwood Response: Existing gravel approach label removed from plan.

Roanoke Zoning 2nd Review: Comment satisfied.

6. Roanoke Zoning 1st Review: Parking: Loading Space: 1 loading space is required, may not be located in a fire lane, must be clearly marked. Please revise.

Westwood Response: Loading space included and labeled on site plan.

Roanoke Zoning 2nd Review: Comment satisfied.

7. **Roanoke Zoning 1st Review:** Dumpster & Dumpster Enclosure: Sec 12.771(b&g) – Please revise to reflect compliance with ordinance, provide dimensions. Preferably, the dumpster would be relocated to the rear of the primary building.

Westwood Response: Dumpster has been relocated to be outside of the building setback.
Dimension included.

Roanoke Zoning 2nd Review: Comment satisfied.

8. **Roanoke Zoning 1st Review:** Landscaping: Please see comment 4b. Please provide a tree preservation plan or a tree removal plan as well per Chapter 9, Section 11 and 12.163(a)(9).

Westwood Response: No existing protected trees on site. No plan provided.

Roanoke Zoning 2nd Review: Comment satisfied.

9. **Roanoke Zoning 1st Review:** Monument Sign Elevations/Location

- See comment 1 and 2.
- Overall sign area from grade is approx. 89.21 square feet
- Maximum Surface area is 50 sf per side. Please revise.
- ECC max is 30%. Please call out the area of ECC portion separately as well as overall area calculations.

Westwood Response: Please revised monument sign elevations for new dimensions.

Roanoke Zoning 2nd Review:

- Monument signs have a 10-foot setback from Right-of-Way. I'm measuring approx. 6.5 feet from 377.
- Businesses are permitted 1 attached sign per public street frontage (This project has a maximum of 2 attached signs permitted based on street frontage).
- Please provide the dimensions of all proposed signs. I'm measuring approx. 343 square feet pf signage, max area allowed per 12.855(b)
- Maximum Effective Area. Total effective area of attached signs shall not exceed the following: an attached sign or signs shall not exceed or cover more than fifteen percent (15%) of the façade area of a building face or area of the front of the leasable building space.

Westwood Response: Signage will remain and will be considered at City Council.

Please let me know if you have any questions.
Sincerely,

tnp
teague nall & perkins



Schaeffer Harris, P.E.
Project Manager



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Façade Grant Request: Roanoke Tavern - 309 South Oak Street

MEETING DATE: June 9, 2026

DEPARTMENT: Economic Development

ITEM SUMMARY:

Consideration and action on approval of a façade grant application Greg Polson of Roanoke Tavern located at 309 South Oak Street, Roanoke, TX 76262.

INFORMATION:

A façade grant application was received and reviewed by staff for improvements to the subject property for the full amount allowed by our grant policy: \$15,000. The estimated cost of improvements to the exterior of the property is \$42,076.

The improvements includes the installation of a metal pergola to cover the existing outdoor seating area, a privacy fence, and the installation of patio heaters.

STAFF RECOMMENDATION:

The improvements meet the guidelines set forth by the city's Façade Grant Program policy. The proposed project will enable the applicant to accommodate more guests comfortably through the various seasons, which adds to the vibrancy of the Oak Street District.

SPECIAL CONSIDERATION:

The City Council approved funding in the amount of \$75,000 for the Façade Grant Program for FY2025-2026.

FINANCIAL CONSIDERATION:

The current fund balance for the Façade Grant Program is \$15,555. If approved, a remainder of \$555 will be available for future grant requests. Five grants have been approved and awarded this fiscal year.

ATTACHMENTS:



AGENDA ITEM

1. Façade Grant Application - 309 S Oak St



FAÇADE GRANT PROGRAM APPLICATION

1. Name of Applicant(s): Greg Polson
2. Name of Business: Roanoke Tavern
3. Mailing Address of Applicant: 4820 Bateman rd
4. Project Address: 309 S Oak St
5. Does the applicant own the building? Yes No No

(If the answer to #5 is no, please provide a letter from the building owner declaring approval of the project.)

6. Estimated Project Cost: \$ 39,000.00

(Attach a detailed cost breakdown supported by one or more quotes from recognized contractors or suppliers with a written description of work to be completed. Include photo of the site to be improved and a sketch or photos of planned improvements.)

7. Total Grant Request (not to exceed 50% of project cost or \$15,000) \$ 15,000.00
(Matching funds will be provided up to \$15,000 for applicants, per budget year, who receive grant approval of Roanoke City Council after satisfactory inspection and completion of improvement as per agreement. Work must commence within 90 days after acceptance of grant and should be complete or significantly under progress within one year of issuance of said grant.)

8. Proposed project start date: 5/20/26

9. Proposed project completion date: 5/25/26

10. What is (are) the existing uses of the building? Empty Patio as of now

11. Will the proposed project result in a change of the use of the building?
Yes No No If Yes, please explain the change

GPd

12. The following are attached to this application:

<u>via email</u>	A written description of the proposed project
<u>X</u>	A drawing or rendering of the proposed project
<u>X</u>	A detailed cost breakdown of the proposed project
<u>X</u>	Quotes from contractors or suppliers
<u>via email</u>	An approval letter from the building owner

The undersigned applicant affirms that:

1. The information in the application is true and accurate.
2. The applicant has read and understands the conditions of the Façade Grant Program.
3. The City of Roanoke has reserved the right in its sole discretion to reject this application.

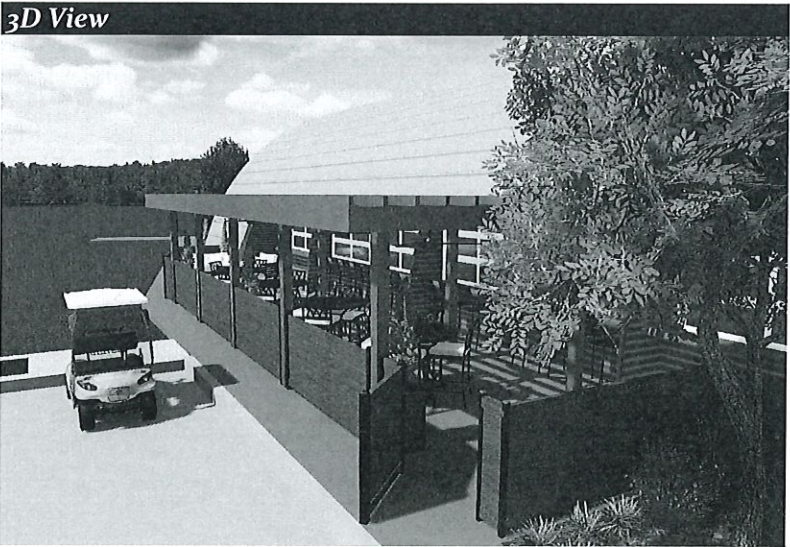
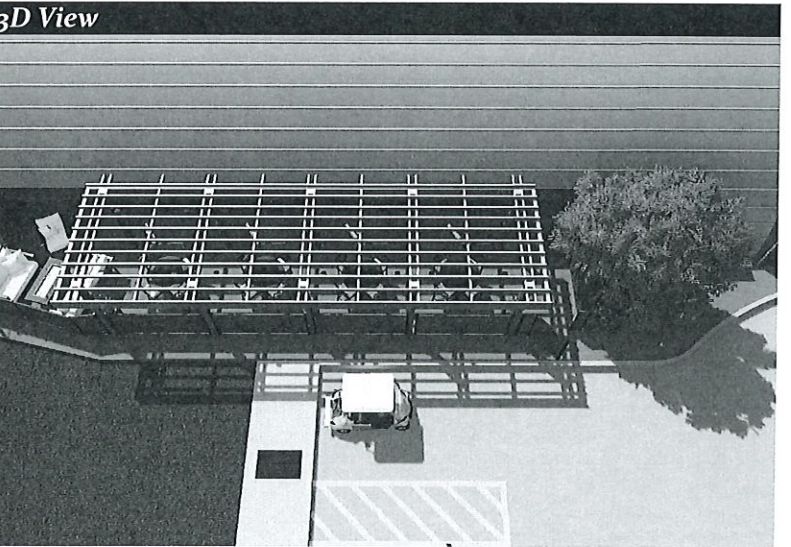
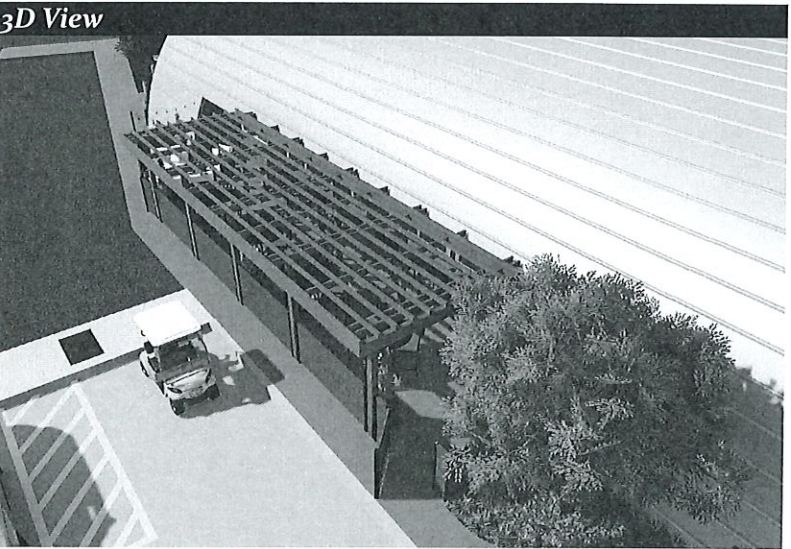
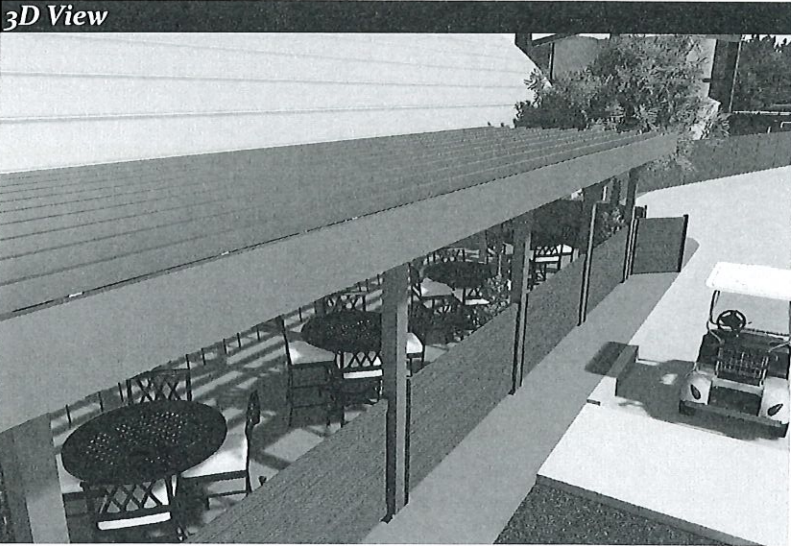
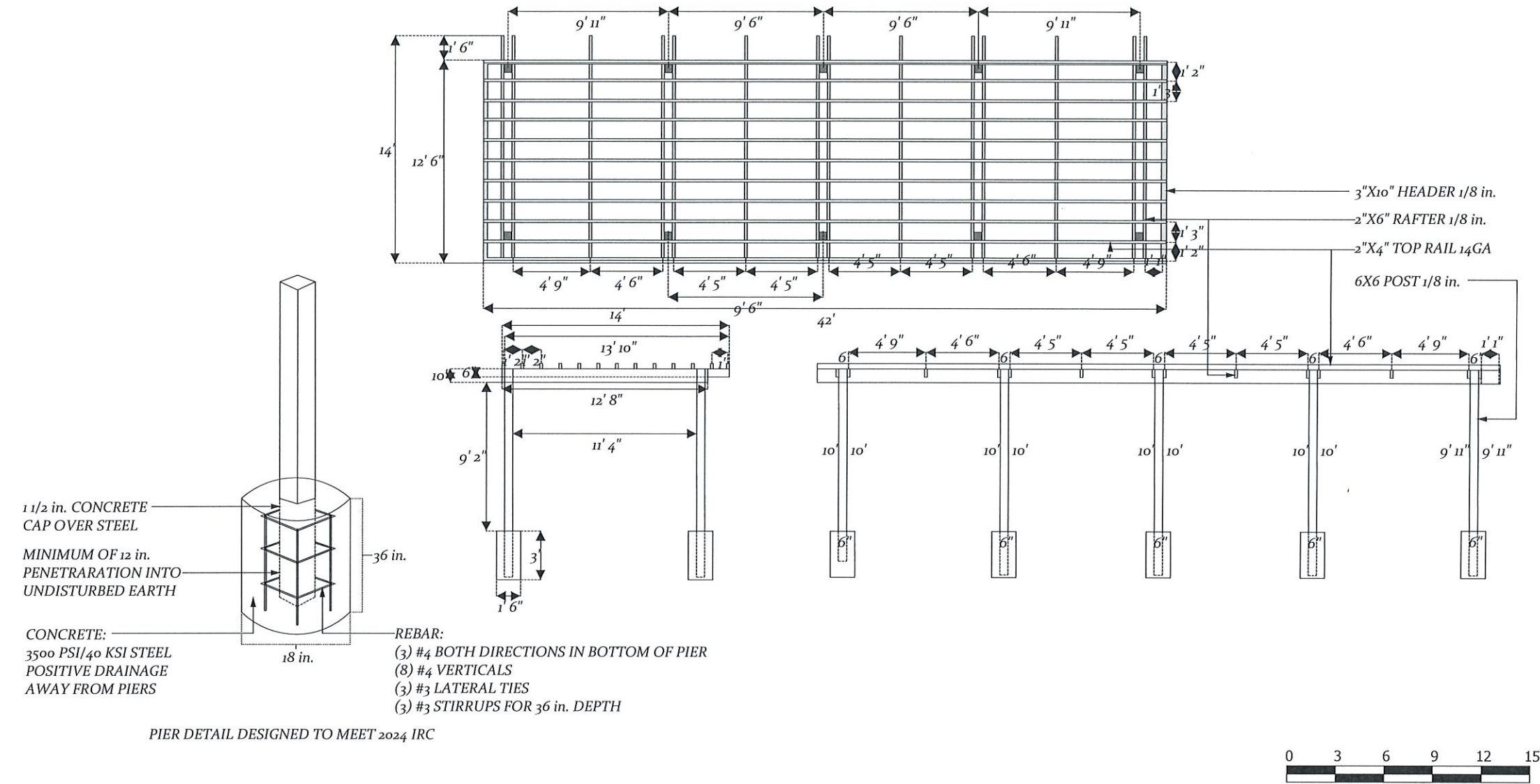
Applicant Signature:  Date: 5/11/26

Business Name: Roanoke Tavern

Address: 309 S Oak St Ste 110

Phone: 817-584-9546

Rendering



**Deposit 0121-5**

Invoice Date February 21, 2026

Payment Due March 23, 2026

PAID**PREPARED BY****Edward Rodriguez**

Fresh Look Concepts LLC

(214) 783-6166

eddie@freshlookconcepts.com

537 S Kealy Ave, Lewisville, TX 75057, USA

PREPARED FOR**Greg Polson**

ROANOKE 309 GROUP

(817) 584-9546

webmaster@gregpolson.com

309 S Oak St, Roanoke, TX 76262, USA

DEPOSIT DETAILS**309 South Oak Street**

309 S Oak St, Roanoke, TX 76262, USA

Pergola/Privacy Fence/Heaters

DESCRIPTION	APPROVED PRICE	ALREADY INVOICED	THIS INVOICE
Permitting/Admin Admin. Fee Permitting (Roanoke) Foundation/Piers, Framing, Engineering.	\$960.12	0%	\$0.00
Concrete (10) Piers/Footings 18"Dia.X24"D 3500PSI 6 Sack Mix. #4 Rebar with #5 corner bars. Saw cut/Demo existing concrete substrate at pier locations.	\$2,550.00	0%	\$0.00
Pergola -42'LX14'WX11'H Overall. 588 SF (per plan) -Open-air Pergola Structure constructed with WRC. -Includes labor, materials, and necessary permitting. Any change of scope as detailed in the plans provided could incur design, re-stamp, and or engineering fees associated with said changes. -Stain finish TBD	\$25,930.80	0%	\$0.00
Patio Heaters Eurofase Heating - EF60240B - 6000 Watt Electric Infrared Dual Element Heater (5) IR Heaters Ceiling Mount: 6" stainless steel mounting kit included Can be wall, ceiling or flush mounted ETL listed Outdoor or indoor use Quartz element Approximate 5,000 hours of use on quartz element 8' to 12' mounting height 0 to 60 mounting angle Approximate 11' x 11' heat coverage Electrical Permitting required: ALLOWANCE for budget purposes only. Final line item cost can be provided upon request. Customer can opt to provide their own fixture	\$6,900.00	0%	\$0.00
Privacy Fence 48" WRC w/ square post 2.5 in -Horizontal Picket -Cedar -6in. picket -Trim and top cap -2x4 rail -Up to 2 gates	\$3,375.00	0%	\$0.00
General Conditions Supervision -Disposal Fees	\$2,360.00	0%	\$0.00

-Logistics/Deliveries
-Final Clean-up

TOTAL		\$14,726.58
PAYMENT MON, FEB 23		\$14,726.58
BALANCE DUE		\$0.00

Cost Proposal



Proposal 0121-2
Issue Date February 18, 2026

APPROVED

PREPARED BY

Edward Rodriguez

Fresh Look Concepts LLC

(214) 783-6166

eddie@freshlookconcepts.com

537 S Kealy Ave, Lewisville, TX 75057, USA

PREPARED FOR

Greg Polson

ROANOKE 309 GROUP

(817) 584-9546

webmaster@gregpolson.com

309 S Oak St, Roanoke, TX 76262, USA

PROPOSAL DETAILS

309 South Oak Street

309 S Oak St, Roanoke, TX 76262, USA

Pergola/Privacy Fence/Heaters

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Permitting/Admin Admin. Fee Permitting (Roanoke) Foundation/Piers, Framing, Engineering.	1 Each	\$960.12	\$960.12
Concrete (10) Piers/Footings 18"Dia.X24"D 3500PSI 6 Sack Mix. #4 Rebar with #5 corner bars. Saw cut/Demo existing concrete substrate at pier locations.	10 Each	\$255.00	\$2,550.00
Pergola -42'LX14'WX11'H Overall. 588 SF (per plan) -Open-air Pergola Structure constructed with WRC. -Includes labor, materials, and necessary permitting. Any change of scope as detailed in the plans provided could incur design, re-stamp, and or engineering fees associated with said changes. -Stain finish TBD	588 Each	\$44.10	\$25,930.80
Patio Heaters Eurofase Heating - EF60240B - 6000 Watt Electric Infrared Dual Element Heater (5) IR Heaters Ceiling Mount: 6" stainless steel mounting kit included Can be wall, ceiling or flush mounted ETL listed Outdoor or indoor use Quartz element Approximate 5,000 hours of use on quartz element 8' to 12' mounting height 0 to 60 mounting angle Approximate 11' x 11' heat coverage Electrical Permitting required: ALLOWANCE for budget purposes only. Final line item cost can be provided upon request. Customer can opt to provide their own fixture	1 Each	\$6,900.00	\$6,900.00
Privacy Fence 48" WRC w/ square post 2.5 in -Horizontal Picket -Cedar -6in. picket -Trim and top cap -2x4 rail -Up to 2 gates	75 Each	\$45.00	\$3,375.00
General Conditions Supervision -Disposal Fees -Logistics/Deliveries -Final Clean-up	1 Each	\$2,360.00	\$2,360.00

TOTAL **\$42,075.92**

PAYMENTS STARTING FROM **\$388/month** on  **Acorn** [Learn More →](#)

PAYMENT SCHEDULE

Name	Amount
Payment 1 (35%)	\$14,726.58
Payment 2 (35%)	\$14,726.58
Payment 3 (20%)	\$8,415.19
Payment 4	\$4,207.57

Proposal Disclosure: This proposal is non-binding. Final pricing is subject to final design selections, scope adjustments, and actual project costs incurred, including materials, labor, and related expenses. Additional work requires written client approval.



AGENDA ITEM

TO: Mayor and City Council

SUBJECT: Amendment #03 to a Design Build Agreement (DBA)

MEETING DATE: June 9, 2026

DEPARTMENT: Administration

ITEM SUMMARY:

Consideration and action on approval of Amendment #03 to a Design Build Agreement (DBA) by and between Roanoke Convention Center Hotel Local Development Corporation and Brasfield & Gorrie for the balance of the Guaranteed Maximum Price (GMP) contract to enable Brasfield & Gorrie to proceed with the work for the full build out of the Hotel & Convention Center in the amount of \$97,560,722 for a total GMP value of \$103,779,047.

INFORMATION:

DBA Amendment #03

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. Roanoke CC Hotel DBA Amdmt #3

AMENDMENT NO. 3, (GMP)
DATED June 2, 2026
DESIGN-BUILD AGREEMENT BETWEEN OWNER & DESIGN/BUILDER

Pursuant to Section 3.2 of the Agreement dated April 28, 2026, among

the Owner, **ROANOKE CONVENTION CENTER HOTEL LOCAL DEVELOPMENT CORPORATION and the City of Roanoke, Texas,**

and the Design/Builder, **Brasfield & Gorrie, LLC**

for the **Project,**

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

ARTICLE 1. GUARANTEED MAXIMUM PRICE

The Design/Builder's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Design/Builder's Fee as set forth in Article 7, is One Hundred Three Million Seven Hundred Seventy-Nine Thousand Forty-Seven Dollars (\$103,779,047).

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

Attachment No.	Description
1	The GMP Proposal that includes the following: a. Detailed itemization of the GMP including the estimated Cost of the Work, organized by specification division, with all design costs and construction trade categories, Design/Builder's general conditions costs, insurance and bonding costs, Subcontractor default insurance costs, and other items that comprise the GMP, including any Work Package Authorizations and the Design-Build Pre-Construction Agreement, if any. b. A list of the drawings and specifications, including addenda, which were used in preparation of the GMP c. A listing of the Design/Builder's Assumptions and Clarifications in preparation of the GMP d. A list of alternates approved by Owner e. A list of the unit prices, if any (not applicable) f. A statement of Additional Services, if any (not applicable) g. The Schedule of the Work
2	Design-Builder Personnel List and Wage Rates (Exhibit A to the Agreement)
3	Equipment and Rental Rates (Exhibit B to the Agreement)
4	Hotel Brand Project Completion Requirements (Exhibit D to the Agreement)
5	Subcontractor Insurance Requirements (Exhibit F-1 to the Agreement)
6	Form of bonds (Exhibit G to the Agreement)
7	Commissioning Checklist

The Parties acknowledge and agree that the form of bonds and commissioning checklists are samples. The
Roanoke Convent Center Hotel Project Design-Build Agreement

Page 1

Parties will replace both attachments with the finalized documents.

ARTICLE 2. DATES OF COMPLETION

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

Substantial Completion of the Project shall be achieved within 639 Days after issuance of the approved "Notice to Proceed", subject to approved Change Orders as defined in the Agreement or as specified in Section 6.2 of the Agreement.

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

All milestone deadlines for completion and turnover of specific components of the Project identified in Exhibit D, Hotel Brand Project Completion Requirements, attached to this Amendment.

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

ARTICLE 3. AMENDMENTS TO THE AGREEMENT

By executing this Amendment, the Parties agree that the following terms of the Agreement are modified as follows:

1. Section 1.22 is amended to read as follows:

"Design/Builder" means **Brasfield & Gorrie, LLC**, and its permitted successors and assigns, the entity engaged as the design/build contractor for the Project.

2. Section 3.2.10 is amended to read as follows:

In accordance with Tex. Gov't. Code Sec. 2269.311, the Design/Builder shall furnish separate performance, maintenance and payment bonds, each in the sum of one hundred percent (100%) of the total contract price less any amounts for the design and preconstruction portion of the contract price, in such forms as the Owner may approve and with sureties as the Owner may approve, for this purpose, guaranteeing faithful performance of the contract, faithful performance of work during the warranty period and faithful payment to all persons supplying labor and materials or furnishing any equipment in the execution of this Agreement. The payment bond for the Project shall be in the form provided in **Exhibit G** and Design/Builder shall execute a memorandum of contract for filing of the payment bond, as provided in **Exhibit G**. The cost of the performance and payment bonds shall be 0.678% of the Contract Value. The cost of the maintenance bond shall be submitted for approval as part of the GMP Proposal. A maintenance bond is not required if the performance bond covers in duration and scope the warranty period for the facilities to be constructed under this Agreement.

This Amendment is entered into as of June 6, 2026.

DESIGN/BUILDER:

Brasfield & Gorrie, LLC

By: _____

PRINT NAME: Neil Caudle

PRINT TITLE: Division Manager

OWNER:

**ROANOKE CONVENTION CENTER HOTEL
LOCAL DEVELOPMENT CORPORATION**

By: _____

PRINT NAME: _____

PRINT TITLE: _____

City of Roanoke, Texas

By: _____

PRINT NAME: _____

PRINT TITLE: _____



**BRASFIELD
& GORRIE**

100% DD - GMP PROPOSAL

For Roanoke Hotel and
Convention Center

06.02.2026



Contents

Section 1 | Executive Summary and SOV's

Section 2 | Clarifications and Allowances

Section 3 | Options & Alternates

Section 4 | Site Logistics Plan

Section 5 | Overall Project Schedule



1

Executive Summary and SOV's

Roanoke Hotel & Convention Center - GMP Amendment

City of Roanoke
Roanoke, Texas
June 2, 2026

Item of Work	Approved	Approved	For Approval	For Approval
	DBA	Amendment #1	Amendment #2	Amendment #3
02 - Parking Garage	\$679,461	-	\$308,324	\$11,971,029
03 - Hotel	\$1,714,302	\$174,763	\$484,111	\$41,355,048
04 - Convention Center	\$1,763,862	\$174,763	\$918,737	\$44,234,645
TOTAL PROJECT	\$4,157,625	\$349,527	\$1,711,173	\$97,560,722

Item of Work	APPROVED		APPROVED	APPROVED	FOR APPROVAL	TOTAL GMP
	4/29/26 DBA (Precon + Design)	4/29/26 DBA (Design Assist)	4/29/26 Amendment #1 (Model Room)	5/26/26 Amendment #2 (Shops/ Procure)	6/10/2026 Amendment #3 (GMP Balance)	
0100 Hoisting, Equipment & Site Labor	-	-	-	-	\$2,064,944	\$2,064,944
0101 Design Fees	\$3,574,432	-	-	\$124,711	\$963,643	\$4,662,786
0102 Preconstruction	\$50,010	-	-	-	-	\$50,010
0174 Final Clean	-	-	\$500	-	\$98,615	\$99,115
0241 Demolition	-	-	\$8,445	-	-	\$8,445
0330 Concrete	-	-	-	\$315,000	\$6,051,514	\$6,366,514
0345 Precast	-	\$200,000	-	-	\$2,955,700	\$3,155,700
0405 Masonry & Stone	-	-	-	-	\$4,034,868	\$4,034,868
0550 Structural & Misc Steel	-	-	-	-	\$3,634,771	\$3,634,771
0573 Railings	-	-	-	-	\$393,354	\$393,354
0610 Rough Carpentry	-	-	\$7,747	-	\$68,254	\$76,001
0620 Millwork & Trim	-	-	-	-	\$4,893,150	\$4,893,150
0710 Waterproofing	-	-	-	-	\$725,329	\$725,329
0724 EIFS & Stucco	-	-	-	-	\$886,467	\$886,467
0741 Metal Panels	-	-	-	-	\$855,866	\$855,866
0750 Roofing	-	-	-	-	\$1,197,503	\$1,197,503
0781 Fireproofing & Spray-Insulation	-	-	-	-	\$201,037	\$201,037
0784 Firestopping	-	-	\$3,502	-	\$313,150	\$316,652
0810 Doors, Frames, Hardware	-	-	\$25,379	-	\$2,712,318	\$2,737,697
0833 Overhead Doors	-	-	-	-	\$17,035	\$17,035
0881 Glass & Glazing	-	-	\$5,701	-	\$2,816,700	\$2,822,401
0910 Cold Formed Metal Framing	-	\$50,000	-	-	\$3,090,150	\$3,140,150
0920 Drywall & Ceilings	-	-	\$37,942	-	\$3,625,495	\$3,663,437
0931 Hard Tile	-	-	\$6,848	-	\$1,777,861	\$1,784,709
0964 Wood Flooring	-	-	-	-	\$298,807	\$298,807
0968 Carpet, LVT, Resilient	-	-	\$7,533	-	\$943,302	\$950,835
0991 Painting & Wallcovering	-	-	\$9,282	-	\$1,192,594	\$1,201,876
1000 Specialties	-	-	\$6,254	-	\$680,323	\$686,577
1014 Signage	-	-	\$600	-	\$452,250	\$452,850
1015 Photoluminescent Markings	-	-	-	-	\$31,660	\$31,660
1022 Operable Partitions	-	-	-	-	\$240,696	\$240,696
1028 Shower Enclosures	-	-	\$1,830	-	\$215,570	\$217,400
1030 Fireplaces	-	-	-	-	\$29,276	\$29,276
1073 Canopies	-	-	-	-	\$336,416	\$336,416
1112 Parking Control Equipment	-	-	-	-	\$118,678	\$118,678
1113 Loading Dock Equipment	-	-	-	-	\$36,900	\$36,900
1124 Window Washing Equipment	-	-	-	-	\$72,781	\$72,781
1140 Kitchen Equipment	-	-	-	-	\$2,246,495	\$2,246,495
1225 Window Treatments	-	-	-	-	\$18,830	\$18,830
1230 Site Furnishings	-	-	-	-	\$238,101	\$238,101
1420 Elevators	-	\$50,000	-	-	\$1,045,253	\$1,095,253
1492 Laundry and Linen Chutes	-	-	-	-	\$30,792	\$30,792
2100 Fire Protection	-	-	\$2,649	\$250,000	\$876,997	\$1,129,646
2200 Plumbing	-	-	\$36,144	\$100,000	\$5,479,285	\$5,615,428
2300 HVAC	-	-	\$16,684	\$100,000	\$8,179,600	\$8,296,284
2600 Electrical & Fire Alarm	-	-	\$37,021	\$300,000	\$11,232,619	\$11,569,640
2700 Data, AV, Security	-	-	\$11,056	\$25,000	\$1,367,121	\$1,403,177
3122 Earthwork & SWPPP	-	-	-	\$301,913	\$1,106,187	\$1,408,099
3201 Site Utilities	-	-	-	\$66,081	\$566,154	\$632,235
3211 Hardscape	-	-	-	-	\$319,445	\$319,445
3212 Pavement Markings	-	-	-	-	\$21,599	\$21,599
3231 Fences & Gates	-	-	-	-	\$49,400	\$49,400
3290 Landscape & Irrigation	-	-	-	-	\$647,969	\$647,969
3291 Swimming Pool	-	\$25,000	-	\$25,000	\$239,500	\$289,500
Contractor Insur & Risk Mgmt	\$49,601	\$4,448	\$4,569	\$22,245	\$1,268,289	\$1,349,152
Builders Risk Insurance	-	-	\$534	\$2,601	\$177,583	\$180,718
Subcontract Default Protection	-	-	\$2,979	\$15,184	\$908,384	\$926,548
G.C. Payment / Perform Bond	-	-	-	-	\$655,028	\$655,028
Construction Contingency	-	-	\$8,249	-	\$1,951,214	\$1,959,464
(Design) Contingency	-	-	-	-	\$439,023	\$439,023
General Conditions	-	-	\$50,468	-	\$4,612,358	\$4,662,826
General Requirements	-	-	\$44,582	-	\$2,239,679	\$2,284,261
Subtotal	\$3,674,043	\$329,448	\$336,499	\$1,647,735	\$93,943,883	\$99,931,608
Project Fee	\$141,451	\$12,684	\$13,028	\$63,438	\$3,616,839	\$3,847,440
Totals	\$3,815,494	\$342,131	\$349,527	\$1,711,173	\$97,560,722	\$103,779,047

Roanoke Hotel & Convention Center - GMP Balance

City of Roanoke
Roanoke, Texas
June 2, 2026

Item of Work	Quantity	UOM	Unit Cost	Cost per Key/Space	Total Cost
02 - Parking Garage (294 Spaces)	99,876	GSF	\$119.86	\$40,717.78	\$11,971,029
03 - Hotel (205 Keys)	105,211	GSF	\$393.07	\$201,731.94	\$41,355,048
04 - Convention Center	68,602	GSF	\$644.80	-	\$44,234,645
TOTAL PROJECT	184,570	GSF	\$528.58	-	\$97,560,722

Schedule of Values | 02 - Parking Garage



Roanoke Hotel & Convention Center - GMP Balance

City of Roanoke
Roanoke, Texas
June 2, 2026

294

	99,876	GSF	Spaces
Item of Work	Total Cost	Unit Cost	Cost per Space
0100 Hoisting, Equipment & Site Labor	\$832,472	\$8.34	\$2,831.54
0174 Final Clean	\$16,350	\$0.16	\$55.61
0330 Concrete	\$1,526,190	\$15.28	\$5,191.12
0345 Precast	\$2,955,700	\$29.59	\$10,053.40
0405 Masonry & Stone	\$493,657	\$4.94	\$1,679.11
0550 Structural & Misc Steel	\$225,300	\$2.26	\$766.33
0573 Railings	\$24,840	\$0.25	\$84.49
0710 Waterproofing	\$83,261	\$0.83	\$283.20
0741 Metal Panels	\$83,679	\$0.84	\$284.62
0750 Roofing	\$22,177	\$0.22	\$75.43
0784 Firestopping	\$2,125	\$0.02	\$7.23
0810 Doors, Frames, Hardware	\$31,535	\$0.32	\$107.26
0881 Glass & Glazing	\$89,470	\$0.90	\$304.32
0920 Drywall & Ceilings	\$6,220	\$0.06	\$21.16
0991 Painting & Wallcovering	\$73,469	\$0.74	\$249.89
1014 Signage	\$99,422	\$1.00	\$338.17
1015 Photoluminescent Markings	\$10,407	\$0.10	\$35.40
1073 Canopies	\$28,329	\$0.28	\$96.36
1112 Parking Control Equipment	\$118,678	\$1.19	\$403.67
1113 Loading Dock Equipment	\$36,900	\$0.37	\$125.51
1230 Site Furnishings	\$9,000	\$0.09	\$30.61
1420 Elevators	\$164,956	\$1.65	\$561.07
2100 Fire Protection	\$141,522	\$1.42	\$481.37
2200 Plumbing	\$309,850	\$3.10	\$1,053.91
2300 HVAC	\$144,796	\$1.45	\$492.50
2600 Electrical & Fire Alarm	\$828,327	\$8.29	\$2,817.44
2700 Data, AV, Security	\$136,712	\$1.37	\$465.01
3122 Earthwork & SWPPP	\$442,475	\$4.43	\$1,505.02
3201 Site Utilities	\$226,462	\$2.27	\$770.28
3211 Hardscape	\$118,113	\$1.18	\$401.75
3212 Pavement Markings	\$21,599	\$0.22	\$73.47
3290 Landscape & Irrigation	\$259,188	\$2.60	\$881.59
9900 General Conditions	\$714,179	\$7.15	\$2,429.18
9905 General Requirements	\$449,095	\$4.50	\$1,527.53
Contractor Insur & Risk Mgmt	\$154,004	\$1.54	\$523.82
Builders Risk Insurance	\$21,563	\$0.22	\$73.34
Subcontract Default Protection	\$95,576	\$0.96	\$325.09
G.C. Payment / Perform Bond	\$79,538	\$0.80	\$270.54
Construction Contingency	\$236,929	\$2.37	\$805.88
(Design) Contingency	\$53,309	\$0.53	\$181.32
Design Fees	\$164,477	\$1.65	\$559.44
Subtotal	\$11,531,849	\$115.46	\$39,223.98
Project Fee	\$439,180	\$4.40	\$1,493.81
Totals	\$11,971,029	\$119.86	\$40,717.78

Schedule of Values | 03 - Hotel



Roanoke Hotel & Convention Center - GMP Balance

City of Roanoke
Roanoke, Texas
June 2, 2026

205

	105,211	GSF	Keys
Item of Work	Total Cost	Unit Cost	Cost per Key
0100 Hoisting, Equipment & Site Labor	\$1,232,472	\$11.71	\$6,012.06
0174 Final Clean	\$43,100	\$0.41	\$210.24
0330 Concrete	\$1,831,373	\$17.41	\$8,933.53
0405 Masonry & Stone	\$2,951,871	\$28.06	\$14,399.37
0550 Structural & Misc Steel	\$772,939	\$7.35	\$3,770.43
0573 Railings	\$368,514	\$3.50	\$1,797.63
0610 Rough Carpentry	\$38,023	\$0.36	\$185.48
0620 Millwork & Trim	\$1,501,807	\$14.27	\$7,325.89
0710 Waterproofing	\$438,505	\$4.17	\$2,139.05
0724 EIFS & Stucco	\$886,467	\$8.43	\$4,324.23
0741 Metal Panels	\$617,687	\$5.87	\$3,013.11
0750 Roofing	\$353,905	\$3.36	\$1,726.37
0781 Fireproofing & Spray-Insulation	\$20,137	\$0.19	\$98.23
0784 Firestopping	\$278,065	\$2.64	\$1,356.41
0810 Doors, Frames, Hardware	\$1,845,659	\$17.54	\$9,003.21
0881 Glass & Glazing	\$1,397,343	\$13.28	\$6,816.31
0910 Cold Formed Metal Framing	\$3,090,150	\$29.37	\$15,073.90
0920 Drywall & Ceilings	\$2,083,020	\$19.80	\$10,161.07
0931 Hard Tile	\$1,175,493	\$11.17	\$5,734.11
0964 Wood Flooring	\$95,040	\$0.90	\$463.61
0968 Carpet, LVT, Resilient	\$659,112	\$6.26	\$3,215.18
0991 Painting & Wallcovering	\$765,073	\$7.27	\$3,732.06
1000 Specialties	\$268,171	\$2.55	\$1,308.15
1014 Signage	\$101,300	\$0.96	\$494.15
1015 Photoluminescent Markings	\$21,253	\$0.20	\$103.67
1028 Shower Enclosures	\$215,570	\$2.05	\$1,051.56
1073 Canopies	\$308,087	\$2.93	\$1,502.86
1124 Window Washing Equipment	\$72,781	\$0.69	\$355.03
1420 Elevators	\$660,297	\$6.28	\$3,220.96
1492 Laundry and Linen Chutes	\$30,792	\$0.29	\$150.20
2100 Fire Protection	\$299,268	\$2.84	\$1,459.84
2200 Plumbing	\$1,855,419	\$17.64	\$9,050.82
2300 HVAC	\$3,617,509	\$34.38	\$17,646.39
2600 Electrical & Fire Alarm	\$4,216,500	\$40.08	\$20,568.29
2700 Data, AV, Security	\$273,424	\$2.60	\$1,333.78
9900 General Conditions	\$1,902,272	\$18.08	\$9,279.37
9905 General Requirements	\$859,197	\$8.17	\$4,191.21
Contractor Insur & Risk Mgmt	\$541,939	\$5.15	\$2,643.60
Builders Risk Insurance	\$75,881	\$0.72	\$370.15
Subcontract Default Protection	\$409,304	\$3.89	\$1,996.60
G.C. Payment / Perform Bond	\$279,893	\$2.66	\$1,365.33
Construction Contingency	\$833,752	\$7.92	\$4,067.08
(Design) Contingency	\$187,594	\$1.78	\$915.09
Design Fees	\$333,620	\$3.17	\$1,627.41
Subtotal	\$39,809,577	\$378.38	\$194,193.06
Project Fee	\$1,545,471	\$14.69	\$7,538.88
Totals	\$41,355,048	\$393.07	\$201,731.94

Schedule of Values | 04 - Convention Center



Roanoke Hotel & Convention Center - GMP Balance

City of Roanoke
Roanoke, Texas
June 2, 2026

68,602 GSF		
Item of Work	Total Cost	Unit Cost
0174 Final Clean	\$39,165	\$0.57
0330 Concrete	\$2,693,951	\$39.27
0405 Masonry & Stone	\$589,340	\$8.59
0550 Structural & Misc Steel	\$2,636,532	\$38.43
0610 Rough Carpentry	\$30,231	\$0.44
0620 Millwork & Trim	\$3,391,343	\$49.44
0710 Waterproofing	\$203,563	\$2.97
0741 Metal Panels	\$154,500	\$2.25
0750 Roofing	\$821,421	\$11.97
0781 Fireproofing & Spray-Insulation	\$180,900	\$2.64
0784 Firestopping	\$32,960	\$0.48
0810 Doors, Frames, Hardware	\$835,124	\$12.17
0833 Overhead Doors	\$17,035	\$0.25
0881 Glass & Glazing	\$1,329,887	\$19.39
0920 Drywall & Ceilings	\$1,536,255	\$22.39
0931 Hard Tile	\$602,368	\$8.78
0964 Wood Flooring	\$203,767	\$2.97
0968 Carpet, LVT, Resilient	\$284,190	\$4.14
0991 Painting & Wallcovering	\$354,052	\$5.16
1000 Specialties	\$412,152	\$6.01
1014 Signage	\$251,528	\$3.67
1022 Operable Partitions	\$240,696	\$3.51
1030 Fireplaces	\$29,276	\$0.43
1140 Kitchen Equipment	\$2,246,495	\$32.75
1225 Window Treatments	\$18,830	\$0.27
1230 Site Furnishings	\$229,101	\$3.34
1420 Elevators	\$220,000	\$3.21
2100 Fire Protection	\$436,207	\$6.36
2200 Plumbing	\$3,314,016	\$48.31
2300 HVAC	\$4,417,295	\$64.39
2600 Electrical & Fire Alarm	\$6,187,793	\$90.20
2700 Data, AV, Security	\$956,985	\$13.95
3122 Earthwork & SWPPP	\$663,712	\$9.67
3201 Site Utilities	\$339,692	\$4.95
3211 Hardscape	\$201,332	\$2.93
3231 Fences & Gates	\$49,400	\$0.72



Roanoke Hotel & Convention Center - GMP Balance

City of Roanoke
Roanoke, Texas
June 2, 2026

68,602 GSF		
Item of Work	Total Cost	Unit Cost
3290 Landscape & Irrigation	\$388,781	\$5.67
3291 Swimming Pool	\$239,500	\$3.49
9900 General Conditions	\$1,995,907	\$29.09
9905 General Requirements	\$931,387	\$13.58
Contractor Insur & Risk Mgmt	\$572,347	\$8.34
Builders Risk Insurance	\$80,139	\$1.17
Subcontract Default Protection	\$403,504	\$5.88
G.C. Payment / Perform Bond	\$295,598	\$4.31
Construction Contingency	\$880,534	\$12.84
(Design) Contingency	\$198,120	\$2.89
Design Fees	\$465,546	\$6.79
Subtotal	\$42,602,457	\$621.01
Project Fee	\$1,632,189	\$23.79
Totals	\$44,234,645	\$644.80

Consolidated Schedule of Values



Roanoke Hotel & Convention Center - GMP Balance

City of Roanoke
Roanoke, Texas
June 2, 2026

TOTAL PROJECT

Item of Work	02 - Parking Garage	03 - Hotel	04 - Convention Center	Total Cost
0100 Hoisting, Equipment & Site Labor	\$832,472	\$1,232,472	-	\$2,064,944
0174 Final Clean	\$16,350	\$43,100	\$39,165	\$98,615
0330 Concrete	\$1,526,190	\$1,831,373	\$2,693,951	\$6,051,514
0345 Precast	\$2,955,700	-	-	\$2,955,700
0405 Masonry & Stone	\$493,657	\$2,951,871	\$589,340	\$4,034,868
0550 Structural & Misc Steel	\$225,300	\$772,939	\$2,636,532	\$3,634,771
0573 Railings	\$24,840	\$368,514	-	\$393,354
0610 Rough Carpentry	-	\$38,023	\$30,231	\$68,254
0620 Millwork & Trim	-	\$1,501,807	\$3,391,343	\$4,893,150
0710 Waterproofing	\$83,261	\$438,505	\$203,563	\$725,329
0724 EIFS & Stucco	-	\$886,467	-	\$886,467
0741 Metal Panels	\$83,679	\$617,687	\$154,500	\$855,866
0750 Roofing	\$22,177	\$353,905	\$821,421	\$1,197,503
0781 Fireproofing & Spray-Insulation	-	\$20,137	\$180,900	\$201,037
0784 Firestopping	\$2,125	\$278,065	\$32,960	\$313,150
0810 Doors, Frames, Hardware	\$31,535	\$1,845,659	\$835,124	\$2,712,318
0833 Overhead Doors	-	-	\$17,035	\$17,035
0881 Glass & Glazing	\$89,470	\$1,397,343	\$1,329,887	\$2,816,700
0910 Cold Formed Metal Framing	-	\$3,090,150	-	\$3,090,150
0920 Drywall & Ceilings	\$6,220	\$2,083,020	\$1,536,255	\$3,625,495
0931 Hard Tile	-	\$1,175,493	\$602,368	\$1,777,861
0964 Wood Flooring	-	\$95,040	\$203,767	\$298,807
0968 Carpet, LVT, Resilient	-	\$659,112	\$284,190	\$943,302
0991 Painting & Wallcovering	\$73,469	\$765,073	\$354,052	\$1,192,594

Consolidated Schedule of Values



Roanoke Hotel & Convention Center - GMP Balance

City of Roanoke
Roanoke, Texas
June 2, 2026

TOTAL PROJECT

Item of Work	02 - Parking Garage	03 - Hotel	04 - Convention Center	Total Cost
1000 Specialties	-	\$268,171	\$412,152	\$680,323
1014 Signage	\$99,422	\$101,300	\$251,528	\$452,250
1015 Photoluminescent Markings	\$10,407	\$21,253	-	\$31,660
1022 Operable Partitions	-	-	\$240,696	\$240,696
1028 Shower Enclosures	-	\$215,570	-	\$215,570
1030 Fireplaces	-	-	\$29,276	\$29,276
1073 Canopies	\$28,329	\$308,087	-	\$336,416
1112 Parking Control Equipment	\$118,678	-	-	\$118,678
1113 Loading Dock Equipment	\$36,900	-	-	\$36,900
1124 Window Washing Equipment	-	\$72,781	-	\$72,781
1140 Kitchen Equipment	-	-	\$2,246,495	\$2,246,495
1225 Window Treatments	-	-	\$18,830	\$18,830
1230 Site Furnishings	\$9,000	-	\$229,101	\$238,101
1420 Elevators	\$164,956	\$660,297	\$220,000	\$1,045,253
1492 Laundry and Linen Chutes	-	\$30,792	-	\$30,792
2100 Fire Protection	\$141,522	\$299,268	\$436,207	\$876,997
2200 Plumbing	\$309,850	\$1,855,419	\$3,314,016	\$5,479,285
2300 HVAC	\$144,796	\$3,617,509	\$4,417,295	\$8,179,600
2600 Electrical & Fire Alarm	\$828,327	\$4,216,500	\$6,187,793	\$11,232,619
2700 Data, AV, Security	\$136,712	\$273,424	\$956,985	\$1,367,121
3122 Earthwork & SWPPP	\$442,475	-	\$663,712	\$1,106,187
3201 Site Utilities	\$226,462	-	\$339,692	\$566,154
3211 Hardscape	\$118,113	-	\$201,332	\$319,445
3212 Pavement Markings	\$21,599	-	-	\$21,599

Consolidated Schedule of Values



Roanoke Hotel & Convention Center - GMP Balance

City of Roanoke
Roanoke, Texas
June 2, 2026

TOTAL PROJECT

Item of Work	02 - Parking Garage	03 - Hotel	04 - Convention Center	Total Cost
3231 Fences & Gates	-	-	\$49,400	\$49,400
3290 Landscape & Irrigation	\$259,188	-	\$388,781	\$647,969
3291 Swimming Pool	-	-	\$239,500	\$239,500
9900 General Conditions	\$714,179	\$1,902,272	\$1,995,907	\$4,612,358
9905 General Requirements	\$449,095	\$859,197	\$931,387	\$2,239,679
Contractor Insur & Risk Mgmt	\$154,004	\$541,939	\$572,347	\$1,268,289
Builders Risk Insurance	\$21,563	\$75,881	\$80,139	\$177,583
Subcontract Default Protection	\$95,576	\$409,304	\$403,504	\$908,384
G.C. Payment / Perform Bond	\$79,538	\$279,893	\$295,598	\$655,028
Construction Contingency	\$236,929	\$833,752	\$880,534	\$1,951,214
(Design) Contingency	\$53,309	\$187,594	\$198,120	\$439,023
Design Fees	\$164,477	\$333,620	\$465,546	\$963,643
Subtotal	\$11,531,849	\$39,809,577	\$42,602,457	\$93,943,883
Project Fee	\$439,180	\$1,545,471	\$1,632,189	\$3,616,839
Totals	\$11,971,029	\$41,355,048	\$44,234,645	\$97,560,722



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Clarifications and Allowances

Roanoke Hotel & Convention Center

Roanoke, TX

100% DD GMP Pricing Dated June 02, 2026

List of Clarifications and Pricing Assumptions

100 GENERAL

1. We have based our pricing on the following:
 - Design Development Drawings by BOKA Powell dated 03/20/2026
 - Design Development Project Manual dated 03/30/2026
 - Hotel Roanoke – Design Development CFCI Specs dated 03/20/2026
 - Hotel Roanoke –Design Development OFCI Specs dated 03/20/2026
 - Door Hardware Section 087100 dated 03/30/2026
 - Roanoke Hotel Food Service Equipment Cutsheet Book
 - Geotech Report dated 09/26/2025
 - Denton County Davis Bacon Wage Rates dated 01/02/2026
 - Options & Alternates Log dated 06/02/2026
2. Our GMP pricing is based on the plans and specs provided. However, we are providing the following clarifications in an effort to point out specific inclusions/exclusions or deviations from the documents.
3. We have included escalation contingency to cover anticipated cost increases until Notice to Proceed (NTP) is provided by Owner on September 1st, 2026. If a NTP is not received by September 1st, 2026, pricing will be subject to additional market increases.
4. For purposes of this budget, the project has assumed the use of property at the corner of Roanoke Road and Parish Lane for construction laydown and contractor parking. See Site Logistics Plan for location. The terms of use for this property, including any associated costs, have not yet been finalized. This line item will be updated as the arrangement is further defined.
5. Brasfield & Gorrie includes performing the following construction elements with its own crews:
 - a. Concrete

Inclusions

1. Contractor's Insurance & Risk Mitigation
2. Subcontractor Default Program
3. Builder's Risk Insurance with \$5mm coverage of OFE items
4. Payment & Performance Bond

Exclusions

1. Escalation after September 1, 2026
2. Building Permit and/or Permit Expediter Cost(s)
3. Site Survey Cost
4. Asbestos Survey Cost
5. Asbestos Testing
6. Construction Material Testing Cost
7. Special Inspections Cost
8. Responsibility for Design to Meet Local, State, and Federal Codes
9. Impact Fees by any Municipality (City/County/State/Federal: Sewer, Water, Transportation, Public Works, etc.). Provided by Owner.
10. Cost for Code Required Inspections (Rebar, Etc.)
11. Utility Meters (Electrical, Gas, Water, Etc.)
12. Land Disturbance Permit Cost
13. Telephone and CATV Service and Manholes / Pull-Boxes Outside of Property Lines
14. Sales Tax on Materials
15. Permanent Trash Compactors
16. Acoustic Testing
17. FF&E materials and associated Insurances and Storage
18. GC Office Trailer Cost, assumed to use Old City Hall as Office and Model Room Construction Site
19. All Utilities associated with GC Office
20. All costs associated with Permits and Inspections

0174 FINAL CLEAN

Inclusions

1. Interior and exterior cleaning
2. Power washing of parking garage

Exclusions

1. Hotel housekeeping level cleaning of OS&E and FFE

0330 CONCRETE

Inclusions

1. Estimated average pier depth of 14' from FF + required penetration show on contract document and Geotech Report. Any additional depth above 14' estimated depth will be charged at the unit rates below.
 - a. Add Units:
 - i. 18" Dia - \$151.00
 - ii. 24" Dia - \$163.00
 - iii. 36" Dia - \$268.00
 - iv. 42" Dia - \$371.00

- v. 48" Dia - \$453.00
- vi. 54" Dia - \$633.00
- 2. All building concrete foundations, slabs, walls, columns, paving & sidewalks per plans and specs
- 3. 3" topping slab on metal deck
- 4. Backfill with onsite materials

Exclusions

- 1. Shrinkage reducing admixtures
- 2. Galvanized or epoxy coated rebar
- 3. Class A finishes
- 4. Casing & coring of drilled piers
- 5. Rock excavation
- 6. Wet curing
- 7. Mass concrete
- 8. Removal of tower crane foundation
- 9. Rub finish of exposed concrete
- 10. Bracing of ramp or foundation wall

0345 PRECAST

Inclusions

- 1. 10% of total subcontract value due upfront to ensure production schedule placement
- 2. Engineering, shop drawings, coordinate BIM, and final load calculations with structural engineer to finalize foundation design
- 3. Fabrication and erection of all precast members
- 4. Standard color finish
- 5. Exposed embeds touched up with galvanized paint after welding
- 6. Crane and crane mats for erection of all precast members

Exclusions

- 1. Architectural precast finishes for the parking garage that are not yet fully detailed in the DD set
- 2. Integral colors
- 3. Integral brick or veneer at precast panels
- 4. Differential settlement monitoring or structural health monitoring systems

0405 MASONRY & STONE

Inclusions

- 1. All brick, cast stone, and CMU as identified on architectural hotel and garage drawings
- 2. All GFRC as identified on architectural drawings
- 3. Standard grout color included

Exclusions

1. Masonry cleaning or protective coatings beyond standard construction cleaning

0550 STRUCTURAL & MISC STEEL

Inclusions

1. AISC certified steel erector and fabricator
2. Provide and install all structural and miscellaneous steel
3. Elevator components (pit grate, pit ladder, sill angles, guide rails, hoist beam, divider beam)
4. Embeds and masonry lintels
5. Garage stair railings, clearance bars, bollards, pipe guards, and elevator components

Exclusions

1. Steel support of GFRC at cornices

0573 RAILINGS

Inclusions

1. Handrail, guardrail, and guardrail with handrail as shown in Exhibit for 1st floor
2. Door and window railings
3. Aluminum railings at guestroom balcony conditions

0620 MILLWORK AND STANDING & RUNNING TRIM

Inclusions

1. Reference Finish Allowance Pricing Sheets for further pricing information
2. Installation of FFE/ OFCI vanity and vanity top for typical Guestrooms and Executive Suite – assume vanities are pre-assembled and include hardware for mounting as required
3. MT-204 and ST-111 are to be used on the interior and exterior of the fireplace finishes and are able to withstand exterior elements
4. Doors at openings A130B, A131, B100, B104B, B106B, B130A, B130B, B130C, B131A, B132A, B132B, C100A, and C101
5. Barn and pocket door jambs and casings

Exclusions

1. Furnishing and installation of all FFE apart from the following OFCI items mentioned within this document:
 - a. Guestroom Lit Mirrors
 - b. Carpet and Carpet Pad
 - c. Wallcovering and Leather

- d. Guestroom Vanities and Tops
 - e. OFCI Light Fixtures
 - f. Upholstery Fabric Panels
2. FFE material blocking not currently detailed or shown in architectural or interior drawings

0710 WATERPROOFING

Inclusions

1. Cold fluid applied at elevator pits and walls below grade with drainage mats and filter fabric
2. Traffic coatings at hotel balcony and parking deck IDF rooms
3. Water repellants at all areas with masonry or stucco
4. Fluid applied air barrier at exterior walls
5. Flexible and sheet metal flashings at all exterior wall sections and roof
6. Joint sealants
7. Expansion joint covers between hotel and parking garage connection

Exclusions

1. Intumescent fireproofing
2. Rigid insulation behind CMU
3. Waterproofing warranty upgrades beyond the 10-year standard manufacturer warranty
4. Blindside waterproofing
5. Custom color joint sealant

0724 EIFS & STUCCO

Inclusions

1. Portland cement plastering PCP-01 & PCP-02 & PCP-03
2. Mechanical screen wall on Podium roof
3. Loading Dock wall
4. Plastering detailing above punched openings at the hotel tower

Exclusions

1. Custom colors or texture
2. Radius or complex shaped joints within systems

0741 METAL PANELS

Inclusions

1. Metal panel wall assemblies MP-01 & MP-02

2. Soffit panels SP-01
3. Metal soffit panels call out S2a
4. Metal screen at Garage

Exclusions

1. Custom or metallic color finishes

0750 ROOFING

Inclusions

1. Metal roof at the Garage elevator core and stair G1
2. 60 mil TPO roofing system at the Hotel Tower and Podium roof
3. Tapered insulation
4. Gutters and downspouts
5. Roof walkway pads

0781 FIREPROOFING & SPRAY-INSULATION

Inclusions

1. Fireproofing at roof deck, joists, steel beams, and columns
2. Spray insulation
3. Acoustical spray insulation at underside of Level 2 deck at the following Podium areas:
 - a. Bar
 - b. Market
 - c. Fitness Area
 - d. Restaurant where overlaps at Guestrooms above

Exclusions

1. Intumescent fireproofing

0784 FIRESTOPPING

Inclusions

1. Firestopping through wall assemblies and fire rated partitions.

0810 DOORS, FRAMES, HARDWARE

Inclusions

1. (27) hollow metal doors
2. (611) grade A quarter-cut walnut veneer doors
3. \$1,500 per leaf for Garage and Podium public doors hardware
4. \$1,800 per leaf for Guestroom interior and entry doors hardware in Tower
5. \$1,465 per leaf for barn and pocket doors hardware
6. \$949 per leaf for Bar Lounge door hardware
7. \$332 per leaf for louvered stall bathroom door hardware
8. Ving card access system at Guestroom entry doors

0833 OVERHEAD DOORS

Inclusions

1. 8' x 10' Cookson model ESD30, insulated door, (24/24ga) galvanized steel, powder coat finish, motor operated at loading dock

Exclusions

1. Third-party testing and inspections
2. Custom paint finish

0881 GLASS & GLAZING

Inclusions

1. Rectangular GTD2-51 TOL terrace outswing doors by Peerless at Levels 2-5
2. OBE Reliance 2-½"x7-¼" Curtain Wall System
3. Nana Wall Aluminum 640L Stacking Door System
4. Peerless G245 fixed windows
5. Automatic door operators
6. Standard hardware for all glass doors

Exclusions

1. Closers at balcony doors
2. Custom hardware not specified

0910 COLD FORMED METAL FRAMING (CFMF)

Inclusions

1. CFS load bearing wall design, parapet wall design, and elevated floor/roof composite deck system design
2. Panelized load bearing CFS walls, Levels L2–L5; G60 galvanized; includes bridging, headers, sills, and clips
3. Walls fabricated off-site and panelized
4. Composite floor and roof deck, Levels L3–Roof: Versa-Dek 2.0 22GA and 20GA; Type 2 & 3 fasteners; 14GA pour stop and cell closures
5. Deck basis of design: 3" NWC 4K PSI topping for 5" total floor thickness

0920 DRYWALL & CEILINGS

Inclusions

1. 6" stud and track, 18 ga ceiling reinforcement
2. 3 5/8" metal stud and track, 20 ga
3. 6" metal stud and track, 20 ga
4. 2" x 6" fire-rated wood blocking
5. 3/4" fire-rated plywood panels
6. R11 unfaced batt insulation
7. R19 unfaced batt insulation
8. 5/8" Type X gypsum board
9. 5/8" moisture-resistant gypsum board
10. 5/8" cement backer board

Exclusions

1. Sound insulation clips
2. Mull-it-Overs or similar products where demising walls terminate into window wall
3. Level 5 finish at gypsum ceilings
4. Additional rated walls surrounding HVRV
5. Bumper rail at BOH corridors
6. High impact board
7. Isolation hangers

0931 HARD TILE

Inclusions

1. Reference Finish Allowance Pricing Sheets for further pricing information
2. Waterproofing at guestroom shower floors and walls only
3. Thresholds as indicated on drawings
4. Floor finishes titled as PT-01 on Sheet A7.00 have been carried as T-01

0964 WOOD FLOORING

Inclusions

1. Reference Finish Allowance Pricing Sheets for further pricing information
2. Furnish and install of WF-150, WF-210, WF-220, WF-221, WF-240, WD-150

0967 RESINOUS FLOORING

Inclusions

1. Reference Finish Allowance Pricing Sheets for further pricing information
2. Furnish and install of epoxy flooring EPFX-01 and sealed concrete CFS-01

0968 CARPET, LVT, & RESILIENT FLOORING

Inclusions

1. Reference Finish Allowance Pricing Sheets for further pricing information
2. Installation of Owner-provided Carpet (CP-100, CP-110, CP-111, CP-240, CP-241, CP-250)
3. Furnish and install of CPT-01
4. Furnish and Install of VF-100 & VF-260
5. Furnish and install VB-100, VB-110, VB-260, B-01
6. Furnish and install RT-01 & RT-02

0991 PAINT & WALLCOVERING

Inclusions

1. Reference Finish Allowance Pricing Sheets for further pricing information
2. Tape, bed, and paint walls
3. Level 4 finish at interior paint locations
4. Level 5 finish at wallcovering locations
5. Install owner-furnished wallcovering in OFCI Matrix
6. Paint doors and frames

Exclusions

1. Furnishing of wallcovering materials
2. Color coding and branch line stenciling at MEP, fire suppression, and gas line conduit
3. Staining wood doors and trim in the field, all stained pieces to be pre-finished
4. Murals and artwork

1000 SPECIALTIES

Inclusions

1. Reference Finish Allowance Pricing Sheets for further pricing information
2. All bathroom accessories in CFCI Specifications
3. Bobrick grab bars, toilet paper holder, and sanitary disposal in back-of-house restrooms
4. Fire extinguishers and cabinets
5. Wall protection and integral corner guards as shown
6. (67) 1 Tier Metal lockers
7. Walk-off mat at entry vestibules

Exclusions

1. Operable partition passage doors
2. AED Devices
3. Charging enabled lockers

1014 SIGNAGE

Inclusions

1. Allowance included per RSM Estimated and Preliminary Fabrication/ Installation Rough Order of Magnitude Pricing dated 2/18/2026

Exclusions

1. Any signage not listed in RSM Estimated and Preliminary Fabrication/ Installation Rough Order of Magnitude Pricing dated 2/18/2026
2. Signage types B1 and B17. To be provided by Hilton
3. Hilton Hotel brand required signage programing
4. Artwork or decorative displays

1015 PHOTOLUMINESCENT MARKINGS

Inclusions

1. Stair markings
2. Handrail markings
3. Landing demarcation
4. Obstruction markings
5. Photoluminescent floor ID sign
6. Door mounted running man exit sign
7. Photoluminescent door push bar marker
8. Polyurethane adhesive

Roanoke Hotel & Convention Center
 100% DD GMP Pricing
 List of Clarifications and Pricing Assumptions

Exclusions

1. Painted/epoxy coated photoluminescent egress path markings

1022 OPERABLE PARTITIONS

Inclusions

1. Reference Finish Allowance Pricing Sheets for further pricing information
2. Operable partition in Meeting Rooms and Ballroom
3. Structural support above ceiling

Exclusions

1. Operable wall acoustical field testing

1028 SHOWER ENCLOSURES

Inclusions

1. An equal system to Belstone shower enclosures

1030 FIREPLACES

Inclusions

1. Furnish and install of Empire see through fireplace with decorative crushed glass
2. Gas log set
3. Chimney system and liner

1073 CANOPIES

Inclusions

1. Wood metal Pool Deck trellis
2. Wood metal trellis at Patio 1
3. Wood metal trellis at Patio 2
4. Garage metal canopies

Exclusions

1. Custom painting, metallics or Tnemec finishes

1112 PARKING CONTROL EQUIPMENT

Inclusions

1. (4) Parking control stations for the (2) entries and (2) exits in the parking garage
2. (8) extra arms for back stock
3. System integration with Hilton's System
4. Designa access corporation system included
5. 2-year software service cost included

Exclusions

1. Software costs after the 2-years originally covered. After year 2, each year would be \$2,806 with a 5% increase every year for the software service

1113 LOADING DOCK EQUIPMENT

Inclusions

1. (2) Rite Hite hydraulic dock levelers
2. (4) dock bumpers
3. Self-forming pan
4. Night locks
5. Weather seals
6. Independent lip operation
7. 2-year warranty per manufacturer

Exclusions

1. Any additional levelers and bumpers not shown

1124 WINDOW WASHING EQUIPMENT

Inclusions

1. (68) tieback anchors welded to structural beams at main roof per drawing A2.21
2. Intermittent stabilization anchors
3. Engineer-stamped and sealed shop drawings
4. Load testing and certification of all installed anchor points
5. OSHA and ANSI required testing, inspections, and permits
6. Tie backs allow access to the north side and west side only – reference Exhibit

Exclusions

1. Hoisting or lifting equipment to roof levels
2. Davits and davit arms

3. (10) extra intermittent stabilization inserts per spec 1.9A

1140 FOOD SERVICE AND LAUNDRY EQUIPMENT

Inclusions

1. Food Service scope of work per FS drawing series
2. Item #103 Cold Storage Shelving and Item #104 has been quoted as a 4-TIERS with 74" Post shelving units
3. Item #401 Dry Storage Shelving has been quoted as a 5-TIERS with 74" Post shelving units
4. Draft Beer Cooler Item #219 included as direct draw system
5. Item #602 Cold Storage Shelving has been quoted as a 4-TIERS with 74" Post shelving units
6. Item #618 Soda Gun Holder & Tubing Chase quoted as standard depth
7. Item #629 Cold Storage Shelving has been quoted as a 4-TIERS with 74" Post shelving units
8. Item #714 Cold Storage Shelving has been quoted as a 4-TIERS with 74" Post shelving units
9. Item #145 Electric Floor Fryer included as #11814E ilo FPPH255 on FS1.01

Exclusions

1. All OFCI items included as rough-in and final connections only
2. Hilton brand requirements differing from the drawings and specifications provided
3. Vending Equipment
4. Exercise Equipment
5. Suite guestroom undercounter refrigerators and microwaves
6. All Items listed as NIC, By Vendor, By Owner
7. Non-standard finishes and accessories
8. Cold Plates not available in Ice Bins under 24"W
9. Laundry carts to be provided by Hilton

1225 WINDOW TREATMENTS

Inclusions

1. Motorized shade in Fitness Room

Exclusions

1. All other drapery and shade systems in Tower and Podium

1230 SITE FURNISHINGS

Inclusions

1. 1/L6-03 4.1 - Gas Fire pit
2. 6/SP33 4.2 - Planter Pot Type 1
3. 6/SP33 4.3 - Planter Pot Type 2
4. 6/SP33 4.4 - Planter Pot Type 3

5. 3/L6-03 4.5 - Bench Type 1
6. 4/L6-03 4.6 - Bench Type 2

Exclusions

1. All other furnishings noted on drawings

1420 ELEVATORS

Inclusions

1. TK Elevator Evolution 200 MRL traction elevators with the following speeds and capacities:
 - a. Passenger Elevators (PE-01 & PE-02) 350fpm 4000lb
 - b. Service Elevator (SE-01) 350fpm 5000lb
 - c. Garage Passenger Elevator (PE G1) 200fpm 4000lb
2. 50% of total contract value due upfront to release Elevator Engineering/ Fabrication
3. Allowance of \$50,000 for each Cab Interiors of (2) Passenger Elevators, \$100,000 total
4. Service elevator (SE 01) and parking garage elevator (PE G1): standard #4 stainless steel raised panel cabs
5. Combination hall lantern and position indicator at each landing
6. 12-month material warranty and new installation maintenance (NIM) from final acceptance

Exclusions

1. Remote / offsite monitoring
2. Self-supporting sills in the freight elevator
3. Controller closet provisions
4. Elevator protective screening
5. Ability to demonstrate nonproprietary means to adjust, trouble shoot
6. Destination dispatch
7. Machine rooms – elevators specified to be machine-room less
8. Security key switches
9. Custom hall lanterns and/or call buttons

1492 LAUNDRY AND LINEN CHUTES

Inclusions

1. Linen chute per plans and specs
2. (1) Frog Foam biological foaming agent for chute washdown and odor neutralization

Exclusions

1. Stainless steel

2100 FIRE PROTECTION

Inclusions

1. Recessed pendants / sidewalls
2. Wet sprinkler systems for Hotel Levels 1-5 and Convention Center
3. Dry sidewall sprinklers for interior courtyard and porte-cochere
4. Dry sprinkler system for Parking Garage Levels 1 and 2
5. 4 new standpipes (2 hotel, 2 parking garage); standpipes drain to building exterior
6. Wet riser to supply dry valves at Parking Garage Levels 1 and 2
7. New fire pump, jockey pump, and nitrogen generator
8. Hotel Floors 2-5 single water supply
9. Sprinklers within laundry chutes
10. Concealed sprinkler heads with white cover plates in areas with finished gypsum ceilings
11. Concealed sprinkler heads with non white cover plates in areas with other than finished gypsum ceilings in FOH spaces
12. All piping – black Schedule 10/40 per spec requirements
13. Drawings, hydraulic calculations, and permits per plans and specifications
14. Hydrostatic testing, system testing, and inspections

Exclusions

1. Galvanized sprinkler pipe
2. Sprinklers inside wardrobe cabinets
3. Painting and/or labeling of sprinkler piping beyond code requirements
4. Tap and/or connection fee
5. Extended coverage heads
6. Temporary standpipes (assumed that permanent standpipes can be used for temporary use)
7. 3rd party testing
8. Corrosion monitoring system
9. Clean agent or pre-action systems
10. Stamped and sealed engineered drawings for fire protection by a Professional Engineer
11. Storage tanks
12. Secondary/ dual system
13. Custom sprinkler head finishes
14. Labeling of pipe

2200 PLUMBING

Inclusions

1. All fixtures for 205 guestrooms, amenity, and BOH areas per CFCI specs dated 3/20/2026
2. Natural gas piping to water heaters, kitchen equipment, firepits, and fire feature
3. Garage drains and trench drain
4. Water heaters, circ pumps, and expansion tanks
5. Elevator sump pumps (x2), domestic water booster pump (x1), water softener (x1)
6. Roof/overflow drains; area drains at pool courtyard
7. Backflow preventer at domestic water entry
8. Water and drain to pool room; wall/roof hydrants
9. Plumbing connections to food service and laundry equipment

10. 1,500-gallon grease interceptor
11. Below-slab sanitary and storm – PVC Sch40/DWV (exception to specs); cast iron branches extended to PVC main for kitchen drains receiving wastewater over 140 degrees
12. Sanitary and storm in first floor ceiling – no-hub cast iron
13. Sanitary and storm above slab in garage and guestroom tower – PVC (exception to specs)
14. Sump discharge – PVC Sch80 (exception to specs)
15. Domestic water in mechanical room – Type L copper; all other domestic water – Uponor PEX with EP fittings (exception to specs)
16. Natural gas piping – Sch40 black steel with threaded or Megapress fittings; underground gas to fire pits in polyethylene

Exclusions

1. Grease interceptor maintenance
2. Insulation at rainwater (i.e. roof drain) piping except for the horizontal runs.
3. Low voltage wiring at sensor faucets; these are battery operated.
4. Sewage ejector pumps / below-grade drainage system (with the exception of elevator sump pumps).
5. Fire collars
6. Expansion fittings, acoustical insulation, vibration isolation (except pumps per manufacturer), seismic restraints
7. Gas containment conduit

2300 HVAC

Inclusions

1. Motor starters and disconnects integral with furnished equipment
2. VFDs for equipment furnished under scope
3. 25 VRF Heat Recovery Condensing Units, 293 Ducted VRF Fan Coil Units, 47 Daikin BS Boxes
4. 3 DOAS Package AHUs, 12 Unitary Split Systems
5. 220 Exhaust Fans, 34 VAVs, 13 Electric Unit Heaters
6. Refrigerant piping – copper with 3/4" insulation; Armaflex on exterior; assumes 38,300 LF total
7. Condensate drain lines – insulated copper to plumbing outlet
8. All low-voltage communication wiring, room controllers, and VRF central controller
9. Building controls system per specifications
10. Ductwork per SMACNA standards with 6' insulated flex at terminations
11. Grilles, registers, dampers, and mechanical louvers
12. Generator intake and exhaust
13. Exhaust fans and venting
14. Water heater and combustion air venting
15. Welded grease duct for kitchen specialties
16. Condensing units set on roof

Exclusions

1. Seismic bracing and restraints
2. Cutting of doors for air transfer/return air
3. Valve tags and pipe markers on refrigerant lines
4. Fire/smoke dampers not clearly indicated
5. Refrigerant piping accessories not required by manufacturer
6. Painting or cleaning of ductwork
7. Custom color FCU grilles. Pricing assumes manufacturers standard colors will be furnished & installed

8. Custom color louvers
9. CO sensors in guestrooms
10. Smoke EVAC system
11. Stair and Elevator Pressurization systems
12. Heat tracing above ceiling plenums areas within conditioned space
13. Energy management system (EMS/BMS) integration with hotel brand's proprietary PMS system
14. Plenum slots
15. Refrigerant monitoring and alarm system

2600 ELECTRICAL & FIRE ALARM

Inclusions

1. Lighting and lighting controls per drawings
2. Power shown on drawings and tie-back to existing main building panel
3. Install all OFCI lighting shown in specifications
4. Raceway, boxes, and low-voltage rough-in
5. Grounding and surge protection
6. Acoustical treatment of in-wall boxes as needed for rating and sound requirements
7. Low-voltage infrastructure including empty conduits, backboards, grounding systems, raceways, sleeves, and pull lines
8. Conduits, wire, and hookup for door hardware requiring security provisions
9. Labeling of electrical scope per code
10. Generator and ATS
11. Coordination of receptacle and switch finishes with interior design plans
12. Installation and lamping of owner-provided light fixtures
13. Install lit mirror in bathroom LT-01
14. Empty conduits from property line: (2) 6" electrical, (2) 4" telecom
15. Grounding per utility standards for transformer pad
16. Service feed from utility transformer to MSA
17. Switchgear per E5.10, 11, 12; generator, ATS, UPS
18. Aluminum feeders throughout
19. Receptacles per drawings E2.01-E2.05; single-circuit branch wiring as MC cable
20. Mechanical/plumbing equipment connections – connections 30A and under as MC, feeds over 30A as EMT
21. Miscellaneous equipment connections (exhaust fans, unit heaters, circ pumps, etc.)
22. Fire alarm – backboxes with conduit stub to ceiling space; status monitoring/shutdown input only
23. Telecom, access control, and CCTV – backboxes with conduit stub to ceiling space
24. Power to single point at monument sign
25. Telecom utility outdoor enclosure installation (enclosure by utility)
26. (2) Power outlets for Trash Compactors at Loading Dock.

Exclusions

1. Colored conduits
2. Furnish / install of TVs and TV brackets
3. Utility company transformer/ primary service and service feeders
4. Exterior architectural lighting for building facade (uplighting, feature lighting) not currently detailed
5. Distributed antenna system (DAS)
6. Emergency Responder Radio Communication Systems (ERRCS)
7. Firefighter Air Replenishment System (FARS)
8. Area of Rescue System
9. Fireman's phone jacks in stairwells

10. Primary power feeder conduit
11. Electric meters
12. Power monitoring system
13. Upgrading of existing power source
14. Street lamps shown on drawings as relocate, new or remain in place, assumed to be by Oncor per L4-02
15. Ceiling Fan Fixtures
16. Lit Bollards
17. In Paving puck lights

2700 DATA, AV, SECURITY

Inclusions

1. MDF (D134), IDF closets (A125, 222, 322, 422, 522), AV Room (AV147), and Parking Garage IDFs (G103, 106, G203, G303): equipment racks, ladder rack, patch panel frames, PDUs, UPS units, fire-rated plywood, fire sleeves, and fiber patch panels per drawings
2. OS2 armored fiber backbone from MDF to all IDF and AV closets; 6-strand OS2 armored fiber to 5th floor IDF for rooftop satellite TV connectivity (satellite equipment connection by satellite installer)
3. Hotel horizontal cabling: (170) CAT6 data, (70) CAT6 CCTV, (47) CAT6 WAP, (22) CAT6 TV
4. Guest room horizontal cabling: (227) CAT6 data, (15) CAT6 CCTV, (204) CAT6 WAP, (204) CAT6 TV
5. Parking garage horizontal cabling: (5) CAT6 data, (12) CAT6 CCTV, (4) CAT6 intercom, (1) CAT6 WAP
6. All CAT6 cables terminated at patch panels in M/IDF rooms and at multimedia plates or surface mount boxes at stations
7. J-hook cable support system (EIA/TIA 569B) in non-conduit pathways; primary cable pathway above hallway ceilings for guest room floors
8. Full certification and as-built documentation using Trend Networks LanTEK IV-S tester for both copper and fiber
9. Computer labels on all cables, wall plates, and patch panels

Exclusions

1. Hotel Property Management System (PMS) software, licensing, and hardware.
2. In-room entertainment systems (IPTV, streaming)
3. Distributed antenna system (DAS)
4. Emergency Responder Radio Communication Systems (ERRCS)
5. Firefighter Air Replenishment System (FARS)
6. Area of Rescue System
7. Fireman's phone jacks in stairwells
8. CAT6A cabling

3122 EARTHWORK & SWPPP

Inclusions

1. 12" Flex base cap under the building and garage pad
2. 7' of moisture conditioning under the building and garage pad
3. 10' extension of moisture conditioning past building and garage pad
4. Lime treatment extending 1' beyond pavement
5. Lime treatment 6" deep required by the city fire lanes

Exclusions

1. Reworking or maintaining subgrades post turnover
2. Traffic control
3. Lane closure(s)

3201 SITE UTILITIES

Inclusions

1. Assumes existing waterline to be lowered per Civil drawings is no more than 3 ft below existing grade
2. Includes water, sewer, and storm utilities
3. Includes relocation of fire hydrants as stated
4. Spoil haul-off for site utilities provisions
5. Relocation of existing water and irrigation meters per Civil drawing

Exclusions

1. Tap or impact fees
2. Furnish of new water or irrigation meters

3211 HARDSCAPE

Inclusions

1. Vehicular pavers
2. Pedestrian pavers
3. Pavers in courtyard

3212 PAVEMENT MARKINGS

Inclusions

1. Striping of fire lane per city of Roanoke requirements
2. Typical striping of parking stalls in garage
3. Handicap parking stalls and signage per ADA and City of Roanoke requirements
4. Wheel stops per drawings

3231 FENCES & GATES

Inclusions

1. 4' fence around pool in Courtyard
2. (2) gates per L6-02
3. Kickplate and Detex v40 panic bars
4. Schlage electronics locks per specification

3290 LANDSCAPE & IRRIGATION

Inclusions

1. Planting area Type 1 and Type 2 priced as following:
 - Shrubs – majority 15Gal listed, spaced at 36"O.C.
 - Perennials – majority 3Gal listed, spaced at 24"O.C.
 - Grasses – majority 1Gal listed, spaced at 15"O.C.
 - Vines – majority 5Gal listed, spaced at 60"O.C.
 - Both Planting Type 1 and Planting Type 2 are listed on the plant schedule and broken out as percentages. Both plant types are listed as follows: 50% Shrubs + 28% Grasses + 20% Perennials + 2% Vines
 - Each percentage type was applied to the plant type square footage
 - Ex: 10,820 SF x 50% Shrubs = 5,410 SF of Shrubs
 - Ex: 10,820 SF x 28% Grasses = 3,030 SF of Grasses
2. Planting areas type 1 & 2 only differ in price because of the mulch dressing in type 1 and the gravel dressing in type 2
3. (3) new trees in lieu of relocated or transplanted trees from L 1-00
4. Water fountain called out on L3-06 \$10,000 allowance
5. Towel holder by landscaper L3-03 \$5,000 allowance
6. (6) new tree grates
7. Irrigation system for site, courtyard, and garage
8. Rain sensor
9. Root barrier for newly planted trees within 5' of hardscapes

Exclusions

1. Soil amendments at all locations designated for sodding and seeding
2. Landscape maintenance beyond substantial completion
3. Faux plants throughout
4. Turf of any kind

3291 SWIMMING POOL

Inclusions

1. Activity pool – 1,034 SF surface area
2. Chemical injection with salt cell system
3. Jandy JXIQ natural gas pool heater
4. Jandy ePump 3.8 HP variable speed pump; one 36" Aster sand filter with valve kit
5. (3) Jandy Large White and (2) Jandy Nicheless LED lights with transformers
6. 12"x24" Lueders or cast stone coping
7. 6"x6" frostproof waterline tile
8. Quartzcapes standard color plaster
9. Texas Code depth markers (6"x6" waterline and sandblasted deck) and 2"x2" trim tile on steps and benches
10. One ADA lift and anchor; required safety and maintenance equipment set

Exclusions

1. Epoxy coated rebar.

2. Diving board or other equipment.
3. Water feature or fountains
4. Umbrellas in pool or in courtyard area

ALLOWANCE LOG - 100% DD GMP Pricing

Roanoke Hotel & Convention Center

City of Roanoke/ GPP
Roanoke, TX
6/2/2026



Description		Qty	Unit	Unit Cost	Total Cost	Notes
Site						
	Replace Existing Damaged Sidewalk After Construction	7,922	SF	\$12.50	\$ 99,025	
	Water Fountain	2	EA	\$5,000.00	\$ 10,000	Reference L 3-03
	Towel Storage	1	EA	\$5,000.00	\$ 5,000	Reference L 3-03
				Subtotal	\$ 114,025	
Conference Center						
	Roof Walk Off Pads	1	LS	\$15,000.00	\$ 15,000	
	Postal Specialties	1	LS	\$5,000.00	\$ 5,000	Included Podium Finish Allowances
	Millwork & Tops in Admin/Future Retail	1	LS	\$10,000.00	\$ 10,000	Included Podium Finish Allowances
				Subtotal	\$ 30,000	
Hotel Tower						
	Passenger Elevator Cab Finish Allowance	2	EA	\$50,000.00	\$ 100,000	
	Signage Package from RSM	1	LS	\$473,250.00	\$ 473,250	RSM Estimated Cost without Contingency
				Subtotal	\$ 573,250	
*** All allowances are inclusive of matl., labor, & subcontractor markup unless otherwise indicated						
Grand Total:					\$ 717,275	



Options & Alternates

3



Roanoke Hotel & Convention Center
100% DD GMP
City of Roanoke
Options & Alternates Log
June 2, 2026

Ref.	CSI	Item	B&G Estimated Cost	Status	Accepted	Pending	Rejected	Comments / Status
<u>1</u>	00 - General	Laydown Lease	\$27,186.23	Accepted	\$27,186.23			City negotiating with Hillwood on lower rate. TBD
<u>2</u>	00 - General	Builder's Risk Update to Include \$5mm OFE Coverage	\$9,451.61	Accepted	\$9,451.61			Revised to include \$5mm OFE coverage
<u>3</u>	00 - General	Estimated Impact Fees for Roanoke and Fort Worth	\$153,958.75	Rejected			\$153,958.75	Carried by Owner
<u>4</u>	26 - Electrical	Electrical Provisions for (2) Trash Compactors	\$11,015.86	Accepted	\$11,015.86			
<u>5</u>	07 - Thermal & Moisture	Skin Mock Up	\$165,237.89	Accepted	\$165,237.89			Confirm scope with BOKA Powells forthcoming design. Target Value
<u>6</u>	05 - Metals	Misc Steel Connection Detailing and Monumental Signage Support	\$44,063.44	Accepted	\$44,063.44			
<u>7</u>	00 - General	Vanity Top Installation by B&G	\$56,456.28	Accepted	\$56,456.28			PLUG VALUE TO BE FINALIZED
<u>8</u>	22 - Plumbing	Vibration/ Isolation Plumbing Inclusions	\$33,047.58	Accepted	\$33,047.58			
<u>9</u>	12 - Furnishings	Deduct Window Treatment Furnish	(\$8,831.41)	Rejected			(\$8,831.41)	Fitness motorized roller shades to be Furnished and Installed by B&G
<u>10</u>	10 - Specialties	Deduct Parking Control Key Cards	(\$5,507.93)	Accepted	(\$5,507.93)			Hilton to provide cards for parking access
<u>11</u>	10 - Specialties	Deduct Digital Displays from RSM 2.18.2026 Budget	(\$23,133.30)	Accepted	(\$23,133.30)			Removal of Sign Types B1 and B17 per RSM Budget 2.18.26. To be provided by Hilton. Power included remains,
<u>12</u>	14 - Elevators	Elevator Position and Lanterns Upgrade to Custom Plates	\$22,031.72	Accepted	\$22,031.72			Included as an allowance. Pending feedback from TKE on feasibility of functionality of dial type position indicator.
<u>13</u>	08 - Openings	Door Schedule Finalization Allowance	\$55,079.30	Accepted	\$55,079.30			B&G Recommends item be included.
<u>14</u>	07 - Thermal & Moisture	Roof Expansion Joint Allowance	\$38,555.51	Rejected			\$38,555.51	To be addressed with Design Contingency
<u>15</u>	09 - Finishes	Acoustical Ceiling Insulation at Podium	\$22,182.64	Accepted	\$22,182.64			Revised to Bar, Market, Fitness, and portion on at Restaurant area sf. STC 50 and IIC 55. Cost effective option for ceiling vs spray insulation
<u>16</u>	05 - Metals	Cold Formed Metal Framing and Structural Design Services	\$11,015.86	Rejected			\$11,015.86	BOKA touch base with TT if there is a potential for ADD service on shear wall designs
<u>17</u>	23 - HVAC	MEP Scope Items to Accommodate Hilton Standards	\$38,555.51	Rejected			\$38,555.51	
<u>18</u>	10 - Specialties	Deduct Mailbox allowance	(\$5,507.93)	Accepted	(\$5,507.93)			
<u>19</u>	00 - General	ERRC Test	\$6,058.72	Accepted	\$6,058.72			Testing required for CO
<u>20</u>	00 - General	Coordination of ECOlab power requirements	\$5,507.93	Accepted	\$5,507.93			Assume (6) Location total within Kitchen, FS and Pool Area
<u>21</u>	10 - Specialties	Remove Mirrors from Restrooms in Podium	(\$6,803.39)	Accepted	(\$6,803.39)			
<u>22</u>	xx - Multi Trade	Housekeeping/ Linen Guestroom Floor ADDS	\$0.00	Accepted	\$0.00			Per the standards, no requirement called for cabinetry or sinks in these locations. VERIFY MOP SINK
<u>23</u>	00 - General	Removal of Bond from Design and Preconstruction Costs	(\$38,434.33)	Accepted	(\$38,434.33)			
<u>24</u>	03 - Concrete	Precast Parking Deck Integral Color at Spandrel Panels	\$138,799.83	Rejected			\$138,799.83	
<u>25</u>	09 - Finishes	Precast Parking Deck Paint Finish at Spandrel Panels	\$53,309.21	Accepted	\$53,309.21			Pending subcontractor input. GET CORRECT PRODUCT Recs from previous projects
<u>26</u>	07 - Thermal & Moisture	Traffic Coating at Garage IDF Room	\$2,885.05	Accepted	\$2,885.05			
<u>27</u>	10 - Specialties	Removal of Laundry Carts from Proposal	(\$10,482.07)	Accepted	(\$10,482.07)			Provided by Hilton
<u>28</u>	22 - Plumbing	Retail Space MEP Provisions for Future - Outlets, Water, Reduce to (1) Door by Market.	\$5,507.93	Accepted	\$5,507.93			
<u>29</u>	23 - HVAC	Refrigerant Monitoring System - Pending Blum final ASHRAE Calcs	\$82,618.95	Rejected			\$82,618.95	
<u>30</u>	26 - Electrical	DAS Infrastructure - Running Conduit at IDF Room on each floor, Do we have empties available or need coverage at stairs?	\$27,539.65	Accepted	\$27,539.65			PLUG VALUE TO BE FINALIZED
<u>31</u>	12 - Furnishings	Bollards at Entry	\$72,704.67	Accepted	\$72,704.67			Assume (20) at Front Entry and (3) at Garage

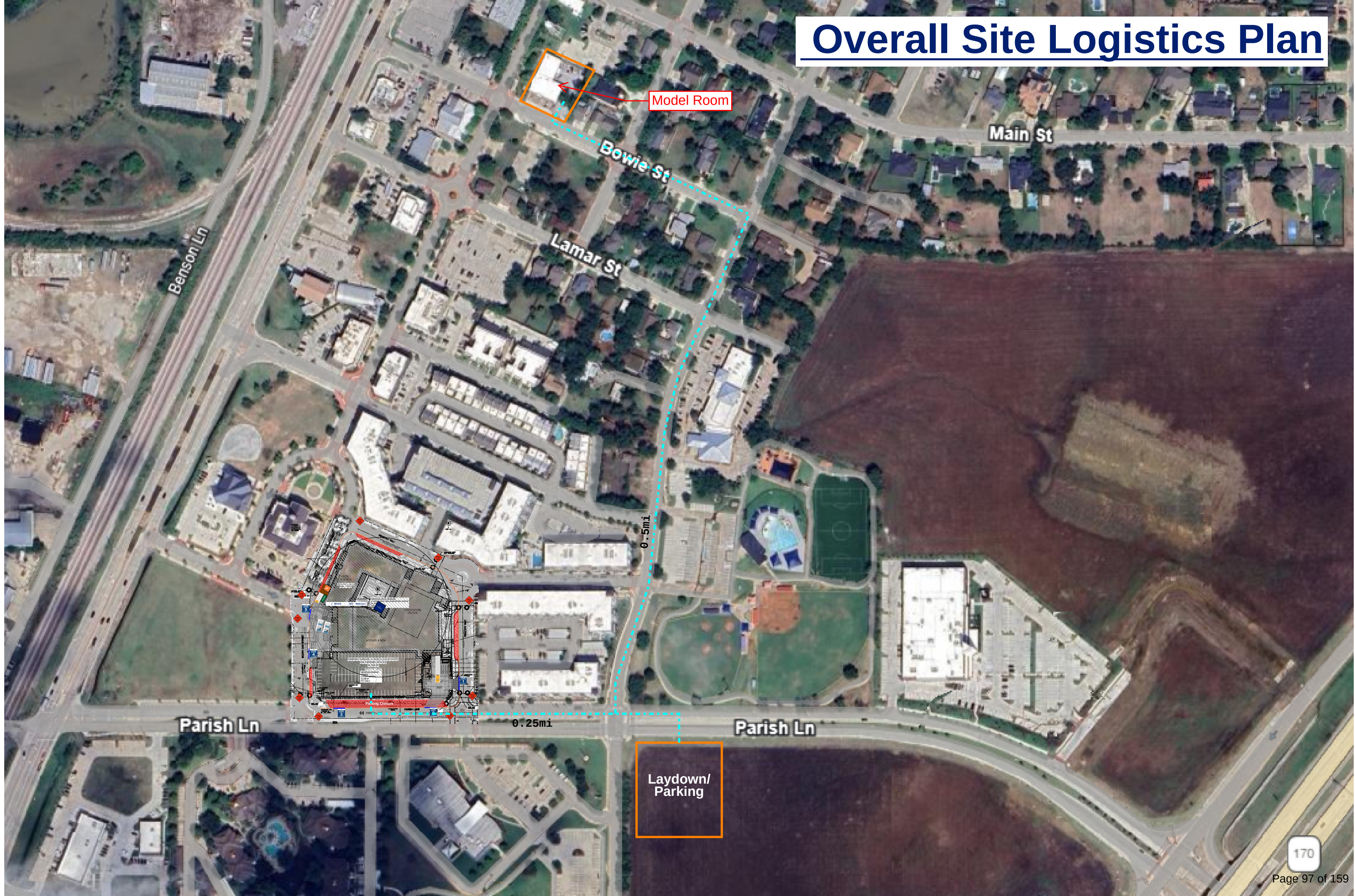
Roanoke Hotel & Convention Center 100% DD GMP City of Roanoke <u>Options & Alternates Log</u> June 2, 2026 BRASFIELD & GORRIE GENERAL CONTRACTORS								
Ref.	CSI	Item	B&G Estimated Cost	Status	Accepted	Pending	Rejected	Comments / Status
<u>32</u>	12 - Furnishings	Removal of Freestanding Make-Up Mirror (BA-104)	(\$57,174.40)	Accepted	(\$57,174.40)			
<u>33</u>	12 - Furnishings	Remove Furnishing of Shower Bottle Holder	(\$37,387.61)	Accepted	(\$37,387.61)			
<u>34</u>	12 - Furnishings	Add BOH Mirrors at Locker Rooms and RR	\$1,007.95	Accepted	\$1,007.95			
<u>35</u>	09 - Finishes	Target Finishes Deduction at Convention Center	(\$165,237.89)	Accepted	(\$165,237.89)			
<u>36</u>	10 - Specialties	Thirslington Partition Change to Accurate Alpaco	(\$110,421.87)	Accepted	(\$110,421.87)			



4

Site Logistics Plan

Overall Site Logistics Plan



BRASFIELD & GORRIE



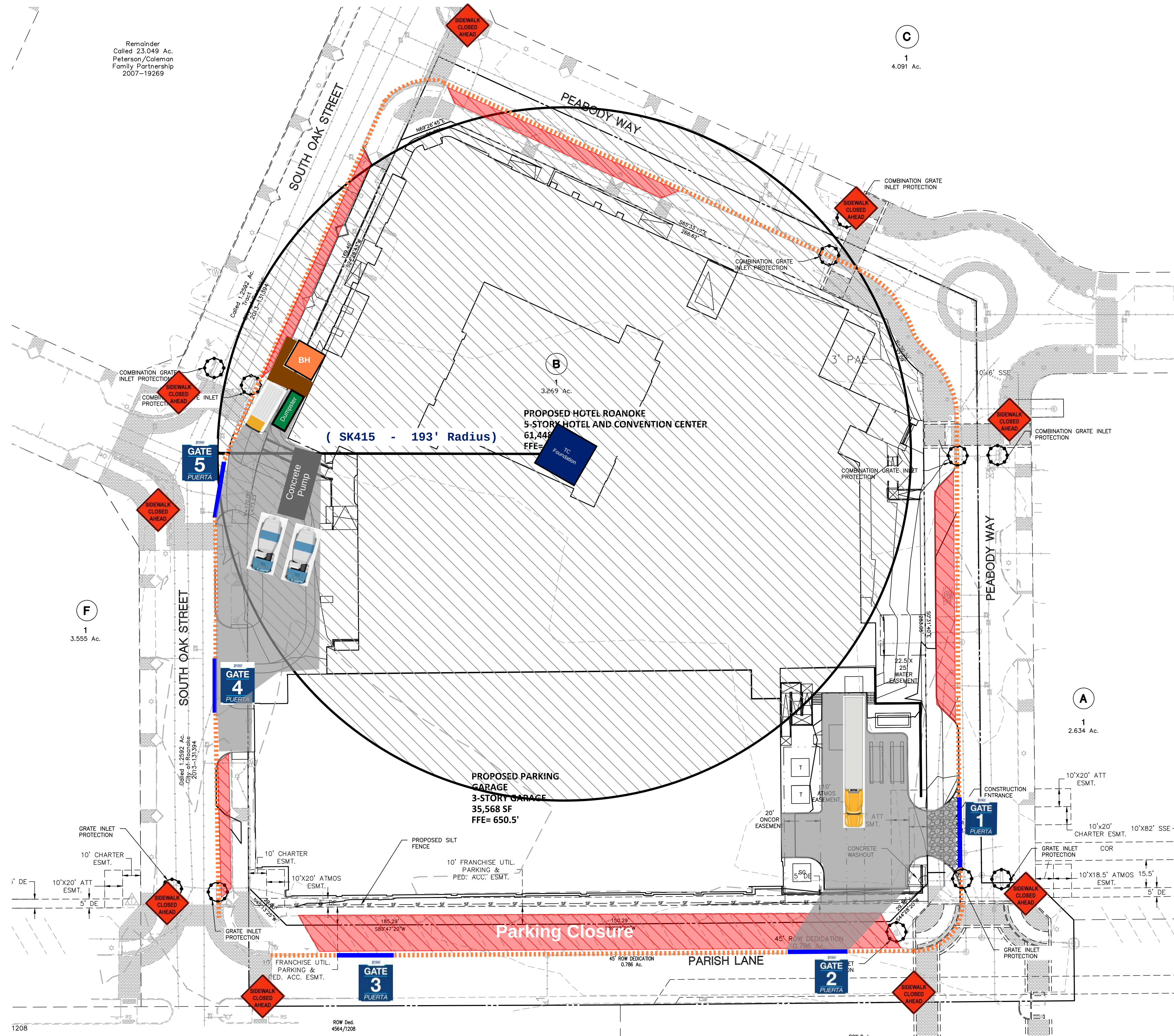
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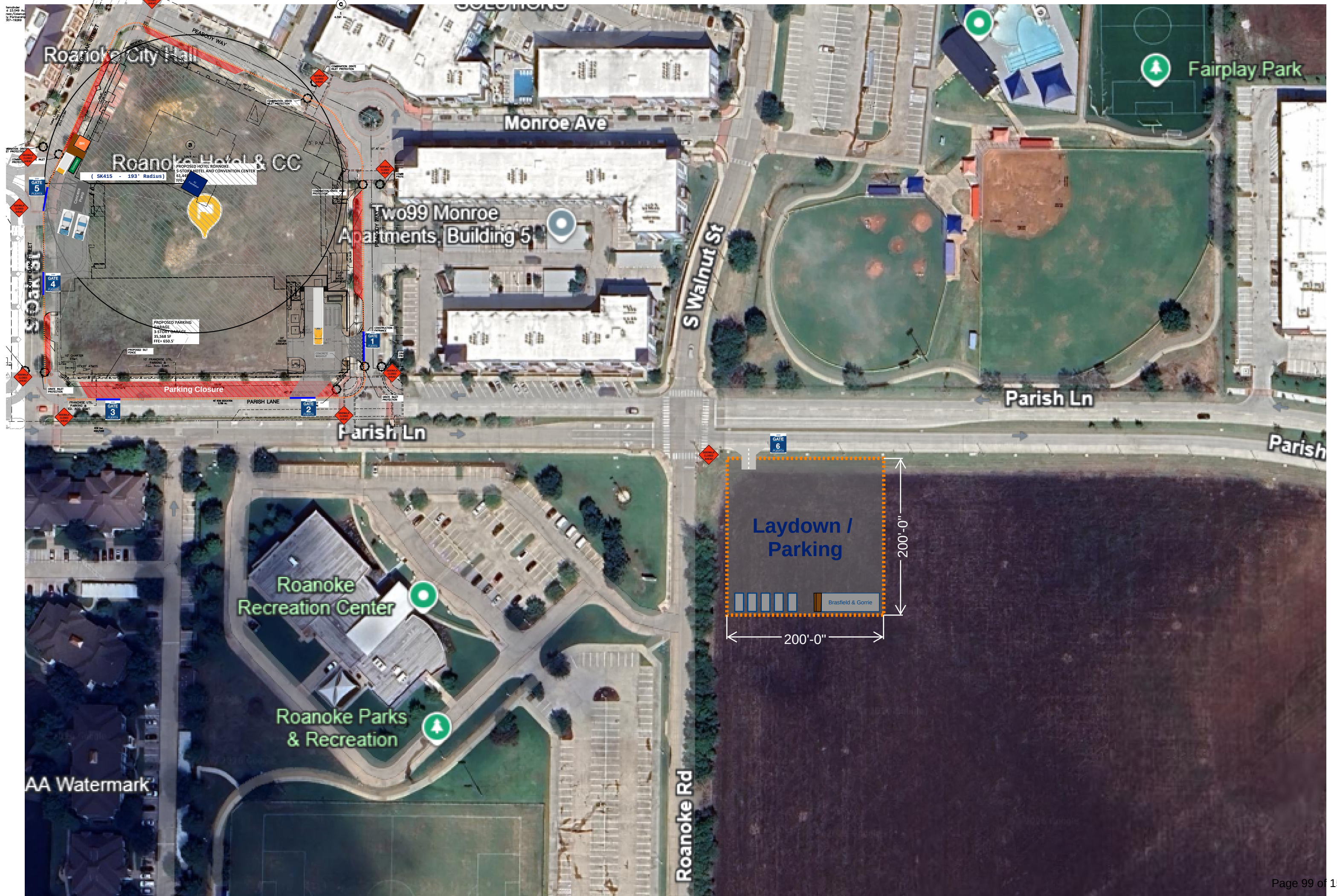
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C6.00

**EROSION
CONTROL PLAN
C6.00**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





5

Overall Project Schedule

ATTACHMENT NO. 1g

Activity Name	Orig Dur	Start	Finish	2026												2027												2028												2029			
				May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr				
31207 - Roanoke Hotel - 100% DD - GMP Schedule 05.05.26																																											
Milestones																																											
B&G Submit Schematic Pricing				0																																							
Release Early Award Trades				0																																							
Model Room Complete				0																																							
NOTICE TO PROCEED				0																																							
Mobilize				0												03-Sep-26																											
Structure Top Out				0																								28-Jul-27															
Building Dry				0																								03-Nov-27															
Remove Buckhoist				0																								04-Nov-27															
Exterior Brick & Cast Stone Complete				0																								21-Jan-28															
Remove Tower Crane				0																								21-Jan-28															
Substantial Completion				0																								02-Jun-28															
Preconstruction																																											
Design																																											
Schematic Design																																											
Design Team Produce Schematic Drawings				69												16-Jun-25 A												22-Sep-25 A															
B&G Submit Schematic Estimate				0																								31-Oct-25 A															
Design Development																																											
Design Team Create Model Room Drawings				1												23-Sep-25 A												16-Jan-26 A															
Design Team Complete 100% DD / ERP Drawings				50												19-Dec-25 A												20-Mar-26 A															
75% DD Package Complete				0																								19-Dec-25 A															
B&G Price Select Trades from 75% DDs				25												14-Jan-26 A												27-Feb-26 A															
B&G Price ROM Model Room Drawings				20												23-Feb-26 A												12-Mar-26 A															
B&G Recieve DD Progress Drawings				0																								24-Feb-26 A															
B&G Update Price for Selected Trades off DD set				10												09-Mar-26 A												28-Apr-26															
B&G Price 100% DD / ERP Drawings				30												23-Mar-26 A												05-May-26															
B&G Update Model Room Budget For NTP				5												30-Mar-26 A												03-Apr-26 A															
Construction Documents																																											
Design Team Produce Permit Set Drawings				67												23-Mar-26 A												22-Jun-26															
Design Team Produce 100% CD Drawings				80												06-Apr-26 A												28-Jul-26															
B&G Price CD Drawings				30												29-Jul-26												09-Sep-26															
City of Roanoke																																											
DBA Executed / NTP for Design & Precon				1												25-Aug-25 A												25-Aug-25 A															
RFQ Posted				0												19-Jan-26 A																											
RFQ Advertising Period				10												19-Jan-26 A												02-Feb-26 A															
RFQ Response Deadline				0																								02-Feb-26 A															
RFQ GC Selection				1												03-Feb-26 A												06-Feb-26 A															
Contract Development / Negotiations				15												09-Feb-26 A												28-Apr-26															
Owner / Council Review & Approval - DBA #1				11												06-Apr-26 A												28-Apr-26															
Owner / Council Review & Approval - DBA #2				11												06-Apr-26 A												12-May-26															
Owner / Council Approval of Contract				1												29-Apr-26												29-Apr-26															
Contract Execution				1												29-Apr-26												29-Apr-26															
DBA Amendment #1 Executed / NTP for Model Room & Contract F				1												29-Apr-26												29-Apr-26															
Owner / Council Review & Approve - DBA #3				23												06-May-26												08-Jun-26															
DBA Amendment #2 Executed / NTP for Permit & Enabling Work				1												13-May-26												13-May-26															
Bond Issuance				0												09-Jun-26																											
Bond Closing / Project Funded				60												09-Jun-26												01-Sep-26															
DBA Amendment #3 Executed / NTP for Construction				1												02-Sep-26												02-Sep-26															
Owner / Council Review & Approve CD Pricing				10												10-Sep-26												23-Sep-26															
Hotel Flag																																											
Hotel Flag Onboarded				5												09-Mar-26 A												13-Mar-26 A															

Activity Name	Orig Dur	Start	Finish	2026										2027												2028												2029			
				May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr		
Review & Approve Model Room CD Package	15	09-Mar-26 A	27-Mar-26 A	Review & Approve Model Room CD Package																																					
DD Package Review & Approval	21	10-Apr-26 A	08-May-26	DD Package Review & Approval																																					
CD Coordination & Ongoing Review / Approvals	64	10-Apr-26 A	18-Jun-26	CD Coordination & Ongoing Review / Approvals																																					
Complete Model Room Brand Review & Approval	5	21-Aug-26	27-Aug-26	Complete Model Room Brand Review & Approval																																					
Procurement Agent																																									
Award Procurement Agent	1	04-Feb-26 A	04-Feb-26 A	Award Procurement Agent																																					
Onboarding & Garfield PO Request Approval	10	05-Feb-26 A	18-Mar-26 A	Onboarding & Garfield PO Request Approval																																					
Model Room Purchase Orders & Funding	7	19-Mar-26 A	20-Mar-26 A	Model Room Purchase Orders & Funding																																					
Submittal / Shop Drawings Development	20	02-Apr-26 A	29-Apr-26	Submittal / Shop Drawings Development																																					
Design Team FFE / OFCI / OSE Submittal Review & Approval - Model Room	10	02-Apr-26 A	01-May-26	Design Team FFE / OFCI / OSE Submittal Review & Approval - Model Room																																					
Submittal Development - Hotel / Convention	60	29-Jul-26	21-Oct-26	Submittal Development - Hotel / Convention																																					
FFE / OFCI / OSE Submittal Review & Approval - Hotel / Convention	60	26-Aug-26	18-Nov-26	FFE / OFCI / OSE Submittal Review & Approval - Hotel / Convention																																					
Hotel / Convention Purchase Orders	60	08-Oct-26	06-Jan-27	Hotel / Convention Purchase Orders																																					
Permitting																																									
ERP Permitting	40	23-Jun-26	18-Aug-26	ERP Permitting																																					
Full Building Permit (100% CDs)	40	29-Jul-26	23-Sep-26	Full Building Permit (100% CDs)																																					
BIM																																									
Underground																																									
Coordination Model / Signoff	10	13-Jul-26	24-Jul-26	Coordination Model / Signoff																																					
Generate Shop Drawings	5	27-Jul-26	31-Jul-26	Generate Shop Drawings																																					
Review / Approve Shop Drawings	5	03-Aug-26	07-Aug-26	Review / Approve Shop Drawings																																					
L1																																									
Coordination Model / Signoff	10	27-Jul-26	07-Aug-26	Coordination Model / Signoff																																					
Generate Shop Drawings	5	10-Aug-26	14-Aug-26	Generate Shop Drawings																																					
Review / Approve Shop Drawings	5	17-Aug-26	21-Aug-26	Review / Approve Shop Drawings																																					
L2																																									
Coordination Model / Signoff	10	10-Aug-26	21-Aug-26	Coordination Model / Signoff																																					
Generate Shop Drawings	5	24-Aug-26	28-Aug-26	Generate Shop Drawings																																					
Review / Approve Shop Drawings	5	31-Aug-26	04-Sep-26	Review / Approve Shop Drawings																																					
L3 - L4																																									
Coordination Model / Signoff	20	24-Aug-26	21-Sep-26	Coordination Model / Signoff																																					
Generate Shop Drawings	5	22-Sep-26	28-Sep-26	Generate Shop Drawings																																					
Review / Approve Shop Drawings	5	29-Sep-26	05-Oct-26	Review / Approve Shop Drawings																																					
L5																																									
Coordination Model / Signoff	10	22-Sep-26	05-Oct-26	Coordination Model / Signoff																																					
Generate Shop Drawings	5	06-Oct-26	12-Oct-26	Generate Shop Drawings																																					
Review / Approve Shop Drawings	5	13-Oct-26	19-Oct-26	Review / Approve Shop Drawings																																					
Roof & Penthouse																																									
Coordination Model / Signoff	10	06-Oct-26	19-Oct-26	Coordination Model / Signoff																																					
Generate Shop Drawings	5	20-Oct-26	26-Oct-26	Generate Shop Drawings																																					
Review / Approve Shop Drawings	5	27-Oct-26	02-Nov-26	Review / Approve Shop Drawings																																					
BIM Coordination																																									
Procurement																																									
Owner																																									
Model Room FFE Procurement	65	04-May-26	04-Aug-26	Model Room FFE Procurement																																					
Model Room OFCI Procurement	65	04-May-26	04-Aug-26	Model Room OFCI Procurement																																					
Hotel / Convention OFCI Procurement	90	07-Jan-27	12-May-27											Hotel / Convention OFCI Procurement																											
Hotel / Convention FFE Procurement	150	07-Jan-27	06-Aug-27											Hotel / Convention FFE Procurement																											
B&G																																									
Buyout Model Room Trades	10	30-Apr-26	13-May-26	Buyout Model Room Trades																																					
Buyout ERP Trades	40	14-May-26	10-Jul-26	Buyout ERP Trades																																					
Buyout Remaining Trades (Based on 100% CD Pricing)	70	24-Sep-26	06-Jan-27											Buyout Remaining Trades (Based on 100% CD Pricing)																											

Activity Name	Orig Dur	Start	Finish	2026								2027												2028												2029			
				May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Frame & Sheath - L2	10	15-Jul-27	28-Jul-27																																				
Frame & Sheath - L3	10	29-Jul-27	11-Aug-27																																				
Frame & Sheath - L4	10	12-Aug-27	25-Aug-27																																				
Frame & Sheath - L5	10	26-Aug-27	09-Sep-27																																				
Waterproofing																																							
Waterproof - Elevation #1	6	02-Sep-27	10-Sep-27																																				
Waterproof - Elevation #2	3	13-Sep-27	15-Sep-27																																				
Waterproof - Elevation #3	3	16-Sep-27	20-Sep-27																																				
Waterproof - Elevation #4	4	21-Sep-27	24-Sep-27																																				
Waterproof - Elevation #5	3	27-Sep-27	29-Sep-27																																				
Waterproof - Elevation #6	5	30-Sep-27	06-Oct-27																																				
Waterproof - Elevation #7	4	07-Oct-27	12-Oct-27																																				
Waterproof - Elevation #8	6	13-Oct-27	20-Oct-27																																				
Waterproof - Elevation #9	3	21-Oct-27	25-Oct-27																																				
Waterproof - Elevation #10	7	26-Oct-27	03-Nov-27																																				
Glass																																							
Detail Waterproofing @ Glass - L1	19	12-Jul-27	05-Aug-27																																				
Storefront - L1 (95 each)	19	19-Jul-27	12-Aug-27																																				
Detail Waterproofing @ Glass - L2	11	06-Aug-27	20-Aug-27																																				
Punched Openings - L2	11	13-Aug-27	27-Aug-27																																				
Detail Waterproofing @ Glass - L3	11	23-Aug-27	07-Sep-27																																				
Punched Openings - L3	11	30-Aug-27	14-Sep-27																																				
Detail Waterproofing @ Glass - L4	11	08-Sep-27	22-Sep-27																																				
Punched Openings - L4	11	15-Sep-27	29-Sep-27																																				
Detail Waterproofing @ Glass - L5	11	23-Sep-27	07-Oct-27																																				
Punched Openings - L5	11	30-Sep-27	14-Oct-27																																				
Masonry																																							
Face Brick, Cast Stone & Stucco - Elevation #1	10	13-Sep-27	24-Sep-27																																				
Face Brick, Cast Stone & Stucco - Elevation #2	10	27-Sep-27	08-Oct-27																																</				



Activity Name	Orig Dur	Start	Finish	2026								2027												2028												2029			
				May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Final Clean (clean #2) - L2 Corridors	2	14-Feb-28	15-Feb-28																																				
Punch / Turnover																																							
Create Owner / Arch Punchlist - L2	3	16-Feb-28	18-Feb-28																																				
Work Off Owner / Arch Punchlist - L2	5	21-Feb-28	25-Feb-28																																				
Bump Clean (clean #3) - L2	3	28-Feb-28	01-Mar-28																																				
Owner / Arch Sign Off - L2	3	02-Mar-28	06-Mar-28																																				
Level 3																																							
Wet Activities																																							
Layout / Top Track - L3	7	22-Jul-27	30-Jul-27																																				
Misc MEPFS O/H Rough & Risers - L3	10	02-Aug-27	13-Aug-27																																				
Test / Inspect O/H & Riser Rough - L3	2	16-Aug-27	17-Aug-27																																				
Drywall Framing / Door Frames - L3	7	16-Aug-27	24-Aug-27																																				
Install FCU's - L3	5	18-Aug-27	24-Aug-27																																				
Frame Ceilings - L3	13	25-Aug-27	13-Sep-27																																				
Complete MEPFS O/H Rough- L3	8	14-Sep-27	23-Sep-27																																				
MEP Inwall Rough - L3	9	24-Sep-27	06-Oct-27																																				
Set Tubs - L3	3	29-Sep-27	01-Oct-27																																				
1st Side Drywall - L3	8	30-Sep-27	11-Oct-27																																				
MEP / Framing Inspections - L3	2	07-Oct-27	08-Oct-27																																				
Dry Activities																																							
Units																																							
Insulation - L3	4	11-Oct-27	14-Oct-27																																				
Fire Caulk / Inspect - L3	2	13-Oct-27	14-Oct-27																																				
2nd Side Drywall & Ceilings- L3	12	13-Oct-27	28-Oct-27																																				
Tape & Finish Drywall - L3	15	29-Oct-27	18-Nov-27																																				
Shower Curb's / Waterproofing - L3	6	11-Nov-27	18-Nov-27																																				
Prep / Prime / 1st Coat Walls / Ceilings / Frames - L3	10	12-Nov-27	29-Nov-27																																				
Flood Test Waterproofing - L3	2	18-Nov-27	19-Nov-27																																				
Wood Crown / Trim - L3	8	19-Nov-27	02-Dec-27																																				
Prep / Prime / 1st Coat Trim & Final Coat Ceilings - L3	10	30-Nov-27	13-Dec-27																																				
Bathroom Floor / Wall Tile - L3	13	07-Dec-27	23-Dec-27																																				
Install Vinyl Flooring & Base - L3	13	14-Dec-27	04-Jan-28																																				
Field Measure / Fab Shower Enclosures - L3	10	28-Dec-27	11-Jan-28																																				
Vinyl Walkcovering - L3	7	05-Jan-28	13-Jan-28																																				
Set Vanities - L3	5	14-Jan-28	20-Jan-28																																				
Shower Enclosure - L3	4	19-Jan-28	24-Jan-28																																				
Hook Up Plumbing / Set Toilets - L3	5	19-Jan-28	25-Jan-28																																				
Toilet Accessories - L3	3	26-Jan-28	28-Jan-28																																				
MEP Trim - L3	4	26-Jan-28	31-Jan-28																																				
B&G Construction Clean - L3	2	01-Feb-28	02-Feb-28																																				
Install Doors & Hardware incl. Bam Door Track - L3	5	03-Feb-28	09-Feb-28																																				
Bam Door Valance - L3	3	09-Feb-28	11-Feb-28																																				
First Clean - L3	3	14-Feb-28	16-Feb-28																																				
B&G Punch - L3	3	17-Feb-28	21-Feb-28																																				
Work Off B&G Punch - L3	5	22-Feb-28	28-Feb-28																																				
Final Paint Walls / Trim / Frames - L3	6	22-Feb-28	29-Feb-28																																				
2nd Clean / Lock Doors - L3	3	01-Mar-28	03-Mar-28																																				
Buckhoist Unit																																							
Buckhoist Closure - L3 Buckhoist Unit	5	12-Nov-27	18-Nov-27																																				
Frame Demising Walls - L3 Buckhoist Unit	2	19-Nov-27	22-Nov-27																																				
MEP Rough In Inwall- L3 Buckhoist Unit	2	23-Nov-27	24-Nov-27																																				
Ceiling Framing - L3 Buckhoist Unit	1	29-Nov-27	29-Nov-27																																				



[illegible]

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Activity Name				Orig Dur	Start	Finish	2026												2027												2028												2029			
							May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr				
	CMU Shaftwalls	15	26-May-27	15-Jun-27													CMU Shaftwalls																													
	Fronts and Roofing	10	16-Jun-27	29-Jun-27													Fronts and Roofing																													
	Elevator (1 x 3 stops)	25	30-Jun-27	04-Aug-27													Elevator (1 x 3 stops)																													
	Closeout / Inspection																																													
	Final Inspections	10	05-Aug-27	18-Aug-27													Final Inspections																													





ATTACHMENT NO. 2
Design-Builder Personnel List

RATES AMENDMENT BOLT-ON
Cost of Work

Contractor and Owner agree that some categories of Contractor's costs fluctuate and are difficult to determine conclusively by audit or other means, given the corporate framework of Contractor. For this reason, and to reduce the expense of the final audit and contract close-out, Owner and Contractor agree that certain items, specifically described below, will be charged as fixed rates or fixed percentages that approximate Contractor's actual costs.

In performing its review of Contractor's final accounting, Owner's auditors may perform an audit sampling of Contractor's costs to verify that appropriate accounting and control systems were implemented by Contractor. Certain provisions of the parties' Contract may reflect the agreement of Owner and Contractor to fixed rates, percentages, sums, or other charges to be included in the Cost of the Work. Owner and Contractor agree that the rates, percentages, sums, or other charges set forth in the Contract are reasonable and appropriate as a reimbursable job cost included in the Cost of the Work. For any audit sampling performed by Owner's auditors, its auditors shall verify only whether the rates, percentages, sums, or other charges contained in Contractor's final accounting and Application for Payment are the rates, percentages, sums, or other charges set forth in the Contract. Unless Owner's auditors demonstrate that they have discovered significant irregularities in the course of their review of Contractor's final accounting, their review will be deemed complete thirty (30) days after delivery of the final accounting to the Architect or Owner by Contractor.

A. Contractor Personnel Reimbursement

The following hourly rates shall be included in the Guaranteed Maximum Price and charged for management, supervisory, and administrative personnel listed below, or for other personnel who may not be listed below but who perform services of substantially similar or equal value. These rates shall be billed for the time spent by each individual working for the Project at the jobsite, jobsite office, home office, the site of an affiliate of Contractor, including, but not limited to, B&G Equipment and Supply, L.P., or other offices.

Personnel Classifications and Titles	2026 Rate	2027 Rate	2028 Rate
Regional & Divisional Management			
Division Manager	\$208	\$218	\$230
Vice President of Field Operations	\$208	\$218	\$230
Regional Operations Manager	\$208	\$218	\$230
Project Management			
Operations Manager	\$197	\$207	\$218
Senior Project Manager	\$186	\$195	\$205
Project Manager II	\$169	\$178	\$187
Project Manager I	\$153	\$161	\$169
Assistant Project Manager	\$142	\$149	\$157
Field Supervision			
General Superintendent	\$208	\$218	\$230
Senior Superintendent	\$186	\$195	\$205
Superintendent II	\$169	\$177	\$186
Superintendent I	\$160	\$168	\$177
Assistant Superintendent	\$147	\$155	\$163
Assistant Field Manager	\$142	\$149	\$157

Preconstruction			
Regional Preconstruction Director	\$220	\$231	\$243
Chief Preconstruction Manager	\$190	\$198	\$208
Senior Preconstruction Manager	\$169	\$178	\$187
Preconstruction Manager II	\$162	\$170	\$179
Preconstruction Manager I	\$151	\$159	\$167
Assistant Preconstruction Manager	\$142	\$149	\$157
Safety			
Regional Safety Director	\$186	\$195	\$205
Senior Safety Manager	\$142	\$149	\$157
Safety Manager	\$120	\$131	\$138
Virtual Design & Construction (VDC) & Project Innovation			
Regional Director of VDC and Operational Technology	\$186	\$195	\$205
Senior VDC Manager	\$164	\$172	\$181
VDC Manager	\$153	\$161	\$169
Assistant VDC Manager	\$142	\$149	\$157
Design Management and Operational Improvement			
Design Management Director	\$220	\$231	\$243
Design Manager	\$186	\$195	\$205
Scheduling			
Regional Director of Planning & Scheduling	\$197	\$207	\$218
Senior Planner / Scheduler	\$181	\$190	\$200
Planner / Scheduler	\$169	\$177	\$186
Assistant Planner / Scheduler	\$147	\$155	\$163
MEP			
Senior MEP Manager	\$203	\$213	\$224
MEP Manager	\$194	\$203	\$213
Assistant MEP Manager	\$164	\$172	\$181
Quality Control & Compliance			
Regional Quality Manager	\$203	\$213	\$224
Quality Control Manager	\$142	\$149	\$156
Administrative Assistants			
Administrative Assistant	\$103	\$108	\$114
Marketing			
Marketing Manager	\$125	\$132	\$139
Project Accounting			
Regional Project Accounting Manager	\$109	\$115	\$121
Project Accountant	\$103	\$108	\$114

The rates provided above represent the total payment by Owner per hour for each individual that may work on the Project, whether or not located on the Project site. The above rates have been established by the mutual agreement of Contractor and Owner and will apply throughout the duration of the Project. The rates above shall be charged for sick leave, extended leave policies, vacation, holiday, and training hours for personnel that are 100% dedicated to the Project.

B. Contractor Labor Reimbursement

The following hourly rates shall be included in the Guaranteed Maximum Price and charged for each labor classification listed below, or for other individuals who may not be listed below but

who perform labor of substantially similar or equal value. These rates shall be billed for the time spent by construction workers directly employed by Contractor, or hourly contract employees engaged or directed by Contractor, to perform work on the Project at the jobsite or jobsite office.

Trade Classifications and Titles	2026 Rate	2027 Rate	2028 Rate
Foreman, Safety, and Quality Control			
Jobsite Assistant	\$35	\$37	\$39
Co-op/Intern	\$32	\$34	\$36
Labor Foreman	\$45	\$48	\$51
Trade Foreman	\$47	\$50	\$53
Field Engineering			
Field Engineer*	\$53	\$56	\$59
Rodman	\$35	\$37	\$39
Carpentry			
Carpenter	\$41	\$43	\$46
Laborer	\$35	\$37	\$39
Concrete			
Concrete Finisher	\$41	\$43	\$46
Rodbuster	\$37	\$39	\$41
Equipment Operators			
Crane Operator	\$59	\$62	\$66
Equipment Operator	\$46	\$49	\$52

The rates provided above represent the total payment by the Owner for each labor classification and have been established by the mutual agreement of Contractor and Owner and will apply throughout the duration of Project. The rates are based on a forty (40) hour work week and will be increased by fifty percent (50%) for labor hours worked above forty (40) hours in any given work week. The rates above shall be charged for sick leave, extended leave policies, vacation, holiday, and training hours for personnel that are 100% dedicated to the Project. The rates will be subject to the labor burden described in Section C below. Subsistence rates, discretionary to Contractor, may also be paid to construction workers in addition to the rates stated above, in some cases, to cover travel, living, and other related costs.

*The field engineer rate is exclusive of the field engineering equipment necessary to perform the duties of a field engineer. Field engineering equipment will be billed at the following hourly rates:

- Field Engineer iCON Robotic \$15.00 / hour
- Technology Charge \$6.00 / hour

C. Contractor Labor Burden

Labor Burden shall be charged at a rate equal to forty-eight percent (48.00%) and is based on a forty (40) hour work week. The Labor Burden rate will be charged for each hour worked on the Project, including overtime.

D. Contractor Insurance Risk Management

The Guaranteed Maximum Price shall include, and Contractor will charge a fixed rate equal to 1.30% of the total Contract value to cover Contractor's costs for all liability insurance, umbrella insurance, risk management, and Corporate Safety Programs.

E. Builder's Risk Insurance

Builder's Risk coverage will be provided by Contractor and will be billed on a monthly basis in arrears to the Project as a Cost of the Work at a rate equal to \$0.0078/\$100 of the Covered Property Amount. This coverage will be billed each month until Contractor's contractual obligation to provide this coverage ends.

The applicable Builder's Risk deductibles are billed to the Project as a Cost of the Work and are listed below:

\$10,000 – All Other Perils (AOP)
 \$250,000 – Windstorm & Hail (includes Named Windstorm)
 \$25,000 – Flood
 \$25,000 – Earth Movement
 \$100,000 – Water Damage

If a project is written on a stand-alone policy that requires an extension of coverage, the terms and conditions of the extension (e.g., applicable deductible) may be changed for the coverage extension period.

F. Subcontractor Default Protection Program

Contractor shall implement a Subcontractor Default Protection Program, which shall be included in the Guaranteed Maximum Price and charged at a fixed rate equal to 1.30% of the total subcontract and purchase order value, including Change Orders and Owner-provided material. Contractor may, in its sole discretion, procure payment and performance bonds, enroll the subcontractor in a default insurance program, or self-insure the risk.

G. Information Technology

Owner agrees to reimburse Contractor for the following Information Technology related costs:

- Computer & Technology monthly user charges per the following personnel classifications:

User Charges (per month)	2026 Rate	2027 Rate	2028 Rate
Corporate	\$675	\$710	\$750
Operations & Preconstruction	\$900	\$945	\$995
Field Supervision	\$675	\$710	\$750
Hardware Charges (per month)	2026 Rate	2027 Rate	2028 Rate
Standard Laptop	\$275	\$290	\$305

- Procore Construction Management Software – \$525/million (or 0.0525%) in 2026, \$550/million (or 0.055%) in 2027, and \$575/million (or 0.0575%) in 2028. Rates are charged against total contract billings on a monthly basis.
- Field Technology Charges

User and/or Device Charges (per hour)	2026 Rate	2027 Rate	2028 Rate
Interns	\$7.00	\$7.50	\$8.00
Field Engineer / Field Engineer Robotic	\$5.50	\$6.00	\$6.50

Job Site Assistants (JSA's)	\$6.00	\$6.50	\$7.00
Foreman	\$4.00	\$4.50	\$5.00

- Innovation and Operational Technology
 - Drone (UAS) Rate - \$1,350 / Month
 - Autonomous Drone - \$2,800 / Month
 - 360 Image Capture (Openspace)
 - Project Rate - 0.017% project volume
 - Digital Dig Board
 - Project Rate - 0.0075% project volume
 - GNSS Hardware rate - \$875 / Month

ATTACHMENT NO. 3
Equipment Rental Rates

RATES AMENDMENT BOLT-ON
Cost of Work

Contractor and Owner agree that some categories of Contractor's costs fluctuate and are difficult to determine conclusively by audit or other means, given the corporate framework of Contractor. For this reason, and to reduce the expense of the final audit and contract close-out, Owner and Contractor agree that certain items, specifically described below, will be charged as fixed rates or fixed percentages that approximate Contractor's actual costs.

In performing its review of Contractor's final accounting, Owner's auditors may perform an audit sampling of Contractor's costs to verify that appropriate accounting and control systems were implemented by Contractor. Certain provisions of the parties' Contract may reflect the agreement of Owner and Contractor to fixed rates, percentages, sums, or other charges to be included in the Cost of the Work. Owner and Contractor agree that the rates, percentages, sums, or other charges set forth in the Contract are reasonable and appropriate as a reimbursable job cost included in the Cost of the Work. For any audit sampling performed by Owner's auditors, its auditors shall verify only whether the rates, percentages, sums, or other charges contained in Contractor's final accounting and Application for Payment are the rates, percentages, sums, or other charges set forth in the Contract. Unless Owner's auditors demonstrate that they have discovered significant irregularities in the course of their review of Contractor's final accounting, their review will be deemed complete thirty (30) days after delivery of the final accounting to the Architect or Owner by Contractor.

A. Contractor Equipment Reimbursement

The following monthly rates shall be included in the Guaranteed Maximum Price and charged for equipment listed below. These rates shall be billed for the time spent by each piece of equipment working for the Project at the jobsite, jobsite office, home office, the site of an affiliate of Contractor, including, but not limited to, B&G Equipment and Supply, L.P., or other offices.

Equipment Rental Rates	2026 Rate	2027 Rate	2028 Rate
Earthmoving/ Site			
Skidsteer Rubber Track w/ Forks and Bucket	\$3,418	\$3,589	\$3,768
Material Lifting/ Site			
10,000lb Lull	\$3,859	\$4,052	\$4,254
Site Lighting			
Solar Light Tower 4000W	\$662	\$695	\$729
Site Cleaning			
Riding Sweeper	\$2,426	\$2,547	\$2,674
Vehicles			
Jobsite 4x4s	\$937	\$984	\$1,033
Fuel Holding Tank			
500-550 Gallon Fuel Tank	\$656	\$689	\$724

The rates provided above represent the total payment by Owner per month for each piece of equipment that may work on the Project, whether or not located on the Project site. The above rates have been established by the mutual agreement of Contractor and Owner and will apply throughout the duration of the Project.

ATTACHMENT NO. 4

Hotel Brand Project Completion Requirements

Roanoke Hotel & CC - Operations Occupation Targets

(T- Refers to amount of **calendar** Days in advance of Open Date)

****MODIFIED FROM A SIMILAR HILTON PROJECT SHOWING THEIR REQUIRED MILESTONE TARGETS REPRESENTING TURNOVER OF SPACES W/ FF&E COMPLETED. CONSTRUCTION TURNOVER TO OCCUR ~2 WKS PRIOR TO THESE DATES, IF NOT SHOWN BELOW. ACTUAL SCHEDULE TO BE PROVIDED/COORDINATED ONCE PRE-OPENING TEAM IS ENGAGED****

Area	Detail & Comments	Duration	T-Days	T-Wks	Occupancy Date	Schedule Notes
Guestroom Construction Turnover (14 days)	Level 2 Construction punch/correction completed and accepted/turnover to Owner for FF&E install.		-115	-16.43	Mon, 03/20/2028	Turnover to be coordinated with GC, FF&E installer, & punch schedule.
Guestroom FFE Punch (14 days)	Level 2 FF&E Punch (punch/work/back-punch/turnover)		-101	-14.43	Mon, 04/03/2028	
Guestroom Turnover	Level 2 Guestrooms punchlisting and correction completed and accepted/turnover to operations for OSE outfitting		-91	-13	Thu, 04/13/2028	
Computer Room, MDF, IDF, DAS,	Required to support office occupancy		-91	-13	Thu, 04/13/2028	
Guestroom Construction Turnover (14 days)	Level 3 Construction punch/correction completed and accepted/turnover to Owner for FF&E install.		-85	-12.14	Wed, 04/19/2028	
Loading Dock	Loading Dock available to be shared with Operations for beginning of acceptance of OSE for on-property storage and distribution		-84	-12	Thu, 04/20/2028	
Security	Available for beginning discipline processed and actual security of the property		-84	-12	Thu, 04/20/2028	
HR Offices			-77	-11	Thu, 04/27/2028	
Executive & Sales Offices	Offices available for Team Member occupation under TCO as PO Offices have been outgrown. FFE must have completed installation by this time. HSIA & OnQ required prior to office occupation.		-77	-11	Thu, 04/27/2028	
Engineering Shop	Area is available for occupation and product storage.		-77	-11	Thu, 04/27/2028	
Guestroom FFE Punch (14 days)	Level 3 FF&E Punch (punch/work/back-punch/turnover)		-71	-10.14	Wed, 05/03/2028	If ONQ and POS training/testing labs can be set up in pre-opening spaces, this date can slide to no later than 49 days. Around 12K of lockable storage area is needed by this date. The remainder can slide to 35 days.
Meeting Rooms	Available for set up of OnQ and POS Lab for training		-63	-9	Thu, 05/11/2028	
Meeting Rooms	Available for temporary OSE storage and distribution		-63	-9	Thu, 05/11/2028	
Laundry	Finished laundry storage before dispersing of room setup		-63	-9	Thu, 05/11/2028	
Guestroom Turnover	Level 3 Guestrooms punchlisting and correction completed and accepted/turnover to operations for OSE outfitting		-61	-8.71	Sat, 05/13/2028	
Guestroom Construction Turnover (14 days)	Level 4 & 5 Construction punch/correction completed and accepted/turnover to Owner for FF&E install.		-65	-9.29	Tue, 05/09/2028	
Kitchens	Main Kitchen, Banquet Kitchen, R/S, & outlet kitchen		-56	-8	Thu, 05/18/2028	
Banquet Storage Rooms	Available for storage of banquet furniture that will be delivered to dock		-56	-8	Thu, 05/18/2028	
Kitchen and China Storage Rooms	Available for storage of OSE as delivered to dock		-49	-7	Thu, 05/25/2028	
BOH Front Desk	Available for Staffing with FFE in Place		-49	-7	Thu, 05/25/2028	
Guestroom FFE Punch (14 days)	Level 4 & 5 FF&E Punch (punch/work/back-punch/turnover)		-51	-7.29	Tue, 05/23/2028	Turnover to be coordinated with GC, FF&E installer, & punch schedule.
Guestroom Turnover	Level 4 & 5 Guestrooms punchlisting and correction completed and accepted/turnover to operations for OSE outfitting		-41	-5.86	Fri, 06/02/2028	
Employee Café	Available for set up and beverage services		-35	-5	Thu, 06/08/2028	
Food Service Pantries	OS&E/Beverage service install, Available for Stocking.		-35	-5	Thu, 06/08/2028	
Employee Locker Rooms	Available for assignment and stocking		-35	-5	Thu, 06/08/2028	
ADD Restaurant	Available for stocking and training		-30	-4.29	Tue, 06/13/2028	
Lobby Bar	Available for stocking and training		-30	-4.29	Tue, 06/13/2028	
Front Desk Area	Available for stocking and training		-30	-4.29	Tue, 06/13/2028	
Market Café	Available for occupation with all FFE, racking and shelving in place		-28	-4	Thu, 06/15/2028	
Project close out documents	Coordinate handover with Property Engineering		-21	-3	Thu, 06/22/2028	
TS Pre-opening Documents	Deliver the following to Hilton - CO/TCO allowing full use and occupancy - pre-opening photos of all spaces confirming completion - ADA certificate signed by architect		-21	-3	Thu, 06/22/2028	Target date to be confirmed with Owner
Beverage Storage Room	Available for stocking of products		-21	-3	Thu, 06/22/2028	
Fitness	Available for equipment installation		-16	*2	Tue, 06/27/2028	
TS Pre-opening inspection	Property must be complete with construction. Operational setup & Training will be ongoing. Date is tentative until pre-opening documents are received. This inspection triggers approval for the opening team (Implementation, QA, & BPS) to make travel arrangements and move forward with the forecast opening date. Pre-opening inspection must occur 15 days prior to opening to allow time for the openings team to complete their work.		-15	-2	Wed, 06/28/2028	
Opening	All systems & areas are 100% operating and guest ready		0	0	Thu, 07/13/2028	

* Items are coordinated with go/no go pre-opening inspection at T- 15 days.

ATTACHMENT NO. 5
Subcontractor Insurance Requirements

Project Name: _____ Subcontract No.: _____
Subcontractor: _____

SCHEDULE D
INSURANCE REQUIREMENTS

Prior to commencing the Work, Subcontractor shall purchase and maintain, and shall require in writing that its Sub-Subcontractors (including any independent contractors) purchase and maintain, from companies acceptable to Contractor, insurance of the types and limits of liability as described in this Schedule D and this Subcontract.

No.	Specifications	Coverages, Limits, and Other Requirements
1.0	<u>Commercial General Liability.</u> Commercial General Liability (“CGL”) insurance issued on an Occurrence Basis meeting at least the following specifications:	
1.1	Minimum Limits	The limits of coverage shall not be less than the following amounts: \$1,000,000 Per Occurrence \$2,000,000 General Aggregate Per Project \$2,000,000 Products-Completed Operations Aggregate \$1,000,000 Personal & Advertising Injury \$50,000 Damage To Premises Rented To You \$5,000 Medical Expense
1.2	General Aggregate	A Designated Construction Project(s) General Aggregate limit for this Project.
1.3	Post-Completion Coverage	Products-Completed Operations coverage with respect to the Work performed under the Subcontract in identical amount, including required endorsements, for a minimum of three (3) years following final completion of the Work under the Subcontract. Subcontractor shall provide written representation to Contractor stating Work completion date.
1.4	Form	This insurance is to be issued on an ISO form CG 00 01 or equivalent form.
1.5	Insured Contracts	Coverage shall include, but not be limited to, liability assumed by Subcontractor under the Subcontract, including the tort liability of another assumed in a business contract, and shall include unmodified Separation of Insureds coverage.
1.6	Prohibitions	Prohibited exclusions/limitations (or their equivalents) include, but are not limited to: a. No Amendment restricting the ISO Insured Contract Definition; b. Contractual Liability Exclusion; c. Damage to Work Performed by Subcontractors On Your Behalf; d. Explosion, Collapse and Underground Property Damage Hazard; e. Earth Movement; f. Work Height; and g. Cross-suits (named v. additional insureds exclusion).
2.0	<u>Commercial Auto Liability.</u> Commercial business auto liability insurance meeting at least the following specifications:	
2.1	Minimum Limits	The limits of liability shall be no less than \$1,000,000 Combined Single Limit (CSL).
2.2	Form	ISO form CA 00 01 or an equivalent form with coverage at least as broad as ISO CA 00 01.
2.3	Scope	This insurance is to cover bodily injury and property damage arising out of the ownership, maintenance, or use (1) of any auto, including owned, hired and non-owned autos, and (2) of any mobile equipment subject to compulsory insurance or financial responsibility laws or other motor vehicle insurance laws.
3.0	<u>Workers Compensation and Employers Liability.</u> Workers Compensation and Employers Liability insurance meeting at least the following specifications:	
3.1	Workers Compensation Limits	The minimum limits of this insurance shall be no less than the statutory limits, even if Subcontractor is otherwise exempted under applicable state law.
3.2	Employers Liability Limits	The minimum limits of this insurance shall be no less than \$1,000,000 each accident and disease (each employee and policy limit).
3.3	Territory	The state in which the Work is to be performed must be listed under Item 3.A. on the Declaration Page of the policy or on the certification from Subcontractor’s workers compensation fund.
3.4	Scope	This insurance is to cover liability arising out Subcontractor’s employment of workers and anyone for whom Subcontractor may be liable for workers compensation claims. Workers Compensation insurance is required, and no alternative form of insurance is permitted.

3.5	Prohibitions	Employees leased through a Professional Employment Organization (“PEO”) are not permitted unless approved in writing and in advance by Contractor. If a PEO is allowed by Contractor, an Alternate Employer Endorsement in the name of Contractor must be provided.
3.6	Stop Gap	Stop Gap coverage must be provided if Work is to be performed in a monopolistic state, listing the state(s) in which Work is to be performed.
3.7	United States Longshoremen & Harbor Workers (“USL&H”)	USL&H coverage must be provided where such exposure exists listing the state(s) in which Work is to be performed.
4.0	<u>Excess/Umbrella Liability.</u> Excess/Umbrella Liability insurance meeting at least the following specifications:	
4.1	Minimum Limits	\$3,000,000 Each Occurrence and Aggregate Limit of Liability
4.2	Scope	This insurance shall be excess over and be no less broad than all coverages and conditions described above.
4.3	General Aggregate	A Designated Construction Project(s) General Aggregate Limit shall be provided for this Project.
4.4	Concurrency	Such coverage shall have the same inception date as the Commercial General Liability, Commercial Auto Liability, and Employers Liability coverages.
4.5	Drop-Down Coverage	Drop-down coverage shall be provided for reduction and/or exhaustion of underlying aggregate limits.
4.6	Defense Costs	This insurance is to include a duty to defend any insured.
5.0 {Cont	<u>Professional Liability.</u> If indicated in the box to the left or included in the “Scope” section below, Professional Liability insurance meeting at least the following specifications:	
5.1	Minimum Limits	Limits of coverage shall be no less than: \$2,000,000 Each Loss \$2,000,000 Annual Aggregate If a combined Pollution Liability and Professional Liability policy is utilized, the limits shall be \$3,000,000 Each Loss and Aggregate.
5.2	Scope	Such insurance shall cover Work rendered by Subcontractor (or its Sub-Subcontractors) under this Subcontract delivered as design-build Work or which qualifies as professional services including, without limitation, any Work that is ineligible for coverage under Subcontractor’s (or any such Sub-Subcontractors’) Commercial General Liability policy by operation of a professional services (or similar) exclusion, and any design-build work, architecture, engineering, design, surveying, or other similar professional services. In the event Subcontractor subcontracts any such Work to a Sub-Subcontractor, then, in addition to the obligation to require all Sub-Subcontractors to adhere to the other requirements set forth in this Schedule D and the Subcontract, Subcontractor shall require each such party to obtain Professional Liability coverage, and Subcontractor shall remain responsible for any consequences resulting from the failure to do so. Subcontractor shall also require that Contractor be named as an intended third-party beneficiary in any agreement with a Sub-Subcontractor that performs any professional services.
5.3	Retroactive Date	Any retroactive date must be effective prior to beginning of services for Contractor.
5.4	Prohibitions	This insurance is not permitted to include any type of exclusion or limitation of coverage applicable to claims arising from: a. bodily injury or property damage where coverage is provided on behalf of design professionals or design/build contractors; b. mold and/or microbial matter and/or fungus and/or biological substance; or c. punitive, exemplary, or multiplied damages, where insurable by law. A professional liability endorsement to a general liability policy is not acceptable.
5.5	Term	Policies written on a Claims-Made basis shall be maintained for a minimum of three (3) years beyond termination or final completion of the Work. The purchase of an extended discovery period or an extended reporting period on a Claims-Made policy will not be sufficient to meet the terms of this provision.
6.0 {Cont	<u>Pollution Liability.</u> If indicated in the box to the left or included in the “Scope” section below, Pollution Liability insurance meeting at least the following specifications:	
6.1	Minimum Limits	Limits of coverage shall be no less than: \$2,000,000 Each Loss \$2,000,000 Annual Aggregate If a combined Pollution Liability and Professional Liability policy is utilized, the limits shall be \$3,000,000 Each Loss and Aggregate.

6.2	Scope	Such insurance shall cover Work involving hazardous materials, or potential pollution risk to the environment, or losses caused by pollution conditions (including, without limitation, asbestos) which may arise from same. The policy must provide coverage for: - the full scope of the named insured's Work (on-going and completed) to be performed under this Subcontract; - loss arising from pollutants including, but not limited to, fungus, bacteria, biological substances, mold, microbial matter, and low-level radioactive materials; - third party liability for bodily injury, death, sickness, and disease, real and tangible property damage, loss of use of such property, and clean up expenses; - diminution of value and Natural Resources damages; - contractual liability; - claims arising from owned and non-owned disposal sites utilized in the performance of this Subcontract; - claims arising from transportation and/or handling of material, including, without limitation, loading and unloading; and - investigation and defense costs and expenses. Coverage extensions to the General Liability insurance policy without a separate insurance agreement for Subcontractor's Pollution Liability insurance will not fulfill this requirement.
6.3	Retroactive Date	If coverage is provided on a Claims Made basis, coverage will at least be retroactive to the earlier of the date of this Subcontract or the commencement of Subcontractor's Work.
6.4	Prohibitions	This insurance is not permitted to include any type of exclusion or limitation of coverage applicable to claims arising from: - insured vs. insured actions. However, exclusion for claims made between insureds within the same economic family are acceptable. - impaired property that has not been physically injured. - materials supplied or handled by the named insured. - property damage to the completed Work. - faulty workmanship as it relates to clean up costs. - punitive, exemplary, or multiplied damages, where insurable by law. - any portion of the Work performed by Sub-Subcontractors. - contractual liability incurred as a result of an injury to an employee of the insured. - asbestos, lead, or silica.
6.5	Term	Completed Operations Coverage shall be maintained for a minimum of three (3) years after final completion of Work. An extended reporting period on a claims made-based policy does not fulfill this requirement. Pollution Liability insurance policies insuring a specific project shall have Completed Operations Coverage at least until final completion of the Work plus three (3) years.

7. **General Insurance Requirements.**

- Limits.** The limits set out in these specifications are the minimum dollar amount of insured coverage for the risk, cause of loss, or peril specified. If Subcontractor maintains greater limits, then these specifications shall not limit the amount of recovery available to Contractor and the limits specified above as the minimum limits are increased to the greater limits. The policy limits required under this Subcontract may be provided by a combination of primary and excess policies, but in no event shall the total limits of liability available for any one occurrence or accident be less than the amount required by this Schedule D.
- Additional Insureds.** Additional Insured status shall be provided in favor of Contractor, Owner, and their respective officers, agents and employees, and any other entity(ies) and person(s) as required by the Prime Contract for the Commercial General Liability, Commercial Auto Liability, Excess/Umbrella Liability, and Pollution Liability coverages arising out of the Work. All such additional insured status shall be provided in favor of Contractor and the parties identified in this provision on ISO forms CG 20 10 07 04 and CG 20 37 07 04, or substitute endorsement(s) providing "equivalent" coverage. In the event that the law of the state in which the Project is located (or other applicable law) limits the additional insured coverage that Contractor may require from Subcontractor, then Subcontractor shall be required to obtain additional insured coverage to the fullest extent of coverage and limits allowed by applicable law, and this requirement shall be read to conform to such law.
- Primary and Noncontributory.** It is the specific intent of the parties that all insurance required herein (with the exception of Workers Compensation, Employers Liability, and Professional Liability) shall be primary to, and shall seek no contribution from. any insurance held by Contractor or Owner, with Contractor's and Owner's insurance being excess, secondary, and noncontributory.
- Notice of Cancellation.** The insurance coverages required herein shall be endorsed to provide a thirty (30) day notice of cancellation to Contractor.
- Waiver of Subrogation.** Subcontractor and its Sub-Subcontractors shall cause all insurance required by this Schedule D to be endorsed to waive all rights of subrogation against Contractor, Owner, and their respective officers, agents, and employees, and any other entity(ies) and person(s) required by the Prime Contract.
- No Residential Exclusion.** The insurance provided shall not contain any residential work exclusions that would preclude coverage for the Work contemplated under this Subcontract. Any such exclusions shall be considered a material breach of the Subcontract.
- No EIFS Exclusion.** No EIFS exclusion to general liability policy if work involves application of EIFS.
- Deductibles and Retentions.** All deductibles and/or retentions shall be paid by, assumed by, for the account of, and at Subcontractor's sole risk. Subcontractor shall not be reimbursed for same.

- .9 Forms.** If the forms of policies, endorsements, certificates, or evidence of insurance required by this Schedule D are superseded or discontinued, Contractor reserves the right to require other equivalent forms. Any policy or endorsement form other than a form specified in this Schedule D must be approved in advance by Contractor.
- .10 Evidence of Insurance.** Subcontractor shall furnish a certificate and the appropriate endorsements, satisfactory to Contractor, from each insurance company providing coverage to Subcontractor: (a) within ten (10) calendar days after this Subcontract is executed and prior to commencing performance of the Work, whichever occurs first; (b) immediately after any renewal of coverage; and (c) at any time reasonably requested by Contractor. Insurance must be evidenced as described in Article 12 of the Subcontract and as follows:
- a. ACORD Form 25 Certificate of Liability Insurance for liability coverages which shall specify:
 - 1) Additional Insured status in favor of Contractor, Owner, and their officers, agents and employees, and any other entity(s) and/or person(s) required by the Prime Contract, on forms required herein on General Liability, Auto Liability, Excess Liability and, when required herein, Pollution Liability;
 - 2) Designated Construction Project(s) General Aggregate Limit on General Liability and Excess/Umbrella Liability;
 - 3) Primary and non-contributory status on all insurance required herein (with the exception of Workers Compensation, Employers Liability, and Professional Liability);
 - 4) Pollution Liability when required herein;
 - 5) Professional Liability when required herein;
 - 6) Waivers of subrogation on all coverages; and
 - 7) Thirty (30) Day Notice of Cancellation on all coverages
 - b. Copies of the following shall also be provided:
 - 1) General Liability Additional Insured endorsement(s) for ongoing and completed operations
 - 2) Other endorsements as may be requested by Contractor
 - 3) Workers Compensation Declarations Page
- .11 Subcontractor's Equipment.** Subcontractor is fully responsible for loss and damage to its property (whether owned or leased) on the Project site, including tools and equipment, and shall take necessary precautions to prevent damage to or vandalism, theft, burglary, pilferage, and unexplained disappearance of property. Any insurance covering Subcontractor's or its Sub-Subcontractors' property shall be Subcontractor's and its Sub-Subcontractors' sole and complete means or recovery for any such loss. To the extent any loss is not covered by said insurance or subject to any deductible or co-insurance, Subcontractor and its Sub-Subcontractors will not be reimbursed for same. Should Subcontractor or its Sub-Subcontractors choose to self-insure this risk, it is expressly agreed that Subcontractor hereby waives, and shall cause its Sub-Subcontractors to waive, any claim for damage or loss to said property in favor of Contractor and Owner.
- .12 Contractual Liability.** Coverage, with the exception of Professional Liability insurance, shall include but not be limited to liability assumed by Subcontractor under the Subcontract, including the tort liability of another assumed in a business contract.
- 8. Miscellaneous.**
- .1 Release and Waiver.** Subcontractor hereby waives all rights of recovery and releases, and shall cause its Sub-Subcontractors to release, Contractor and Owner from any and all claims or causes of action whatsoever that Subcontractor and/or its Sub-Subcontractors might otherwise now or hereafter possess resulting in or from or in any way connected with any loss covered by insurance, whether required herein or not, or that should have been covered by insurance required herein, including the deductible and/or uninsured portion thereof, maintained and/or required to be maintained by Contractor, its Subcontractors, and/or its Sub-Subcontractors pursuant to this Subcontract. **THE FOREGOING RELEASE AND WAIVER APPLY EVEN IF THE LOSS OR DAMAGE ARISES IN WHOLE OR IN PART THROUGH THE FAULT OR NEGLIGENCE OR STRICT LIABILITY OF CONTRACTOR OR OWNER.**
- .2 No Waiver.** Failure of Contractor to demand any evidence of compliance with these insurance requirements or failure of Contractor to identify a deficiency from evidence that is provided shall not be construed as a waiver of Subcontractor's obligation to maintain such insurance.
- .3 Post Completion Coverage.** With respect to the insurance to be maintained after final payment to Subcontractor, an additional certificate(s) evidencing such coverage shall be provided to Contractor with its final application for payment if prior certificate has expired, and thereafter upon renewal or replacement of such insurance until the expiration of the time period for which such insurance must be maintained.
- .4 Subcontractor Insurance Representations to Owner Parties.**
- a. It is expressly understood and agreed that the insurance coverages required herein (a) represent Contractor's minimum requirements and are not to be construed to void or limit Subcontractor's indemnity obligations as contained in this Subcontract nor represent in any manner a determination of the insurance coverages Subcontractor should or should not maintain for its own protection; and (b) are being, or have been, obtained by Subcontractor in support of Subcontractor's liability and indemnity obligations under this Subcontract. Irrespective of the requirements as to insurance to be carried as provided for herein, the insolvency, bankruptcy, or failure of any insurance company carrying insurance of Subcontractor, or the failure of any insurance company to pay claims accruing, shall not be held to affect, negate, or waive any of the provisions of this Subcontract.
 - b. Failure to obtain and maintain the required insurance shall constitute a material breach of, and default under, this Subcontract. If Subcontractor shall fail to remedy such breach within five (5) business days after notice by Contractor, Subcontractor will be liable for any and all costs, losses, liabilities, damages, and penalties resulting to Contractor from such breach unless a written waiver of the specific insurance requirement(s) is provided to Subcontractor by Contractor. In the event of any failure by Subcontractor to comply with the provisions of this Subcontract, Contractor may, without in any way compromising or waiving any right or remedy at law or in equity, with notice to Subcontractor, purchase such insurance, at Subcontractor's expense, provided that Contractor shall have no obligation to do so and if Contractor shall do so, Subcontractor shall not be relieved of or excused from the obligation to obtain and maintain such insurance amounts and coverages.
- .5 Survival.** The requirements set forth in this Schedule D shall survive the completion of the Work and termination or expiration of the Subcontract.

ATTACHMENT NO. 6
Form of bonds

 AIA® Document A312™ – 2010

Performance Bond

CONTRACTOR:

(Name, legal status and address)

SURETY:

(Name, legal status and principal place of business)

OWNER:

(Name, legal status and address)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONSTRUCTION CONTRACT

Date:

Amount:

Description:

(Name and location)

BOND

Date:

(Not earlier than Construction Contract Date)

Amount:

Modifications to this Bond: ☐ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL

Company: *(Corporate Seal)*

SURETY

Company: *(Corporate Seal)*

Signature: _____
Name
and Title:

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

Init.

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§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

Init.

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§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

SURETY

Company:

(Corporate Seal)

Signature: _____

Name and Title: _____

Address _____

Signature: _____

Name and Title: _____

Address _____

Init.

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AIA[®] Document A312[™] – 2010

Payment Bond

CONTRACTOR:

(Name, legal status and address)

SURETY:

(Name, legal status and principal place of business)

OWNER:

(Name, legal status and address)

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONSTRUCTION CONTRACT

Date:

Amount:

Description:

(Name and location)

BOND

Date:

(Not earlier than Construction Contract Date)

Amount:

Modifications to this Bond: ☐ None ☐ See Section 18

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)

SURETY

Company: (Corporate Seal)

Signature: _____

Name

and Title:

(Any additional signatures appear on the last page of this Payment Bond.)

Signature: _____

Name

and Title:

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

Init.

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061110

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

SURETY

Company:

(Corporate Seal)

Signature: _____
Name and Title: _____
Address _____

Signature: _____
Name and Title: _____
Address _____

Init.

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Functional Performance Test
DOAS – DX, Gas Heat

Project: _____

Equipment Info:

Equipment Tag: _____
Area Served: _____
Location: _____ Roof
Related Equipment: _____ VAVs

Test Participants:

Owner Representative:	_____	Commissioning Agent:	_____
Mechanical Contractor:	_____	Controls Contractor:	_____
Electrical Contractor:	_____	Fire Alarm Contractor:	_____
Fire Safety Consultant:	_____	Mechanical Engineer:	_____

DOAS SEQUENCE CHECKOUT	Note #	Complete
Shutdown		
1. Initiate system shutdown by scheduling the unit off		
1.1. SFan stops and speed control point is 0 Hz		
1.2. OA Damper closes		
1.3. Cooling and heating disables		
Night Cooling Mode		
2. While unit is unoccupied, force a space temp above unoccupied cooling set point (85°)		
2.1. Supply fan comes on and ramps up to meet SA static pressure set point		
2.2. OA damper opens		
2.3. Cooling enables and begins cooling to SAT set point		
2.4. VAV dampers open and control to temp set point		
3. Force space temps below unoccupied cooling set point		
3.1. Fan stops and cooling is disabled		
Warmup / Preheat Control		
4. With unit unoccupied, force space temps below set point		
4.1. Warmup mode is initiated		
4.2. VAV box dampers open to max cooling CFM set point		
4.3. Supply fan ramps to maintain duct static at set point		
4.4. Heating comes on and modulates toward heating SAT set point: EAT: __ SAT: __		
5. Force RA temp above 72 deg		
5.1. Warmup Mode disables		
6. Unit continues to run in normal occupied mode		
Optimal Start		
7. While unit is unoccupied, force space temp to 80°. Schedule AHU to occupy in one hour and 5 minutes		
7.1. Unit enables in morning cooldown mode and an alarm is generated at the front end		
7.2. Supply fan comes on and ramps up to meet SA static pressure set point		
7.3. OA damper opens		
7.4. VAV boxes enable in cooling mode		
7.5. Cooling enables and begins cooling to SAT set point		
8. Force space temps to 74°		
8.1. AHU begins operating in normal occupied mode		
Startup		
9. Initiate system startup by scheduling the unit on		
9.1. SFan comes on and controls to static pressure set point. Record SP: __		
9.2. OA Damper opens		
9.3. Cooling enables to maintain SA Temp at SAT SP. Record SAT SP: __ °		
Fan Speed Control		

10. Force critical box damper to 100%		
10.1. Static pressure set point is reset up		
10.2. SFan ramps up to meet new set point. Static: __ Set point: __		
11. Force all box dampers below 85%		
11.1. Static pressure set point is reset down		
11.2. SFan ramps down to meet new set point. Static: __ Set point: __		
12. Release the box damper		
Cooling Control		
13. Force OA temp to 95°		
13.1. SA temp set point resets to minimum		
13.2. Cooling stages up to maintain SA temp at set point. SP: __ Actual: __		
14. Force OA temp to 50°		
14.1. SA temp set point resets to maximum		
14.2. Cooling disables and heat enables to maintain SA temp at set point. SP: __ Actual: __		
Alarms / Safeties		
15. With Unit Running, trip the High Static Pressure safety		
15.1. Alarm is generated at front end		
15.2. Supply fan stops		
15.3. OA Damper closes fully		
15.4. Cooling is disabled		
16. Reset High Static and verify systems resume normal operation. Record HSC SP: __		
17. With Unit Running, cause the SFan to fail		
17.1. Alarm is generated at front end		
17.2. OA Damper closes fully		
17.3. Cooling is disabled		
18. Reset SFan and verify systems resume normal operation		
19. With Unit Running, initiate a smoke alarm at SA smoke detector		
19.1. Alarm is generated at the front end		
19.2. Supply fan stops		
19.3. OA damper closes		
19.4. Cooling is disabled		
20. Clear the Smoke Alarm		
20.1. System returns to normal operation		
21. Display functionality of the following alarms:		
21.1. SA temp high and low		
21.2. Duct pressure high and low		
21.3. Dirty filter		

Notes:

1.

APPROVAL: This test has been completed and this system is deemed functional. Its completion is approved with exceptions noted.

Commissioning Authority:

Date:



Level 2 Hotel Rm FT Consolidation

Project: XXXXX Hotel and Convention Center

Test Participants:

Owner Representative: _____ Commissioning Agent: _____
Mechanical Contractor: _____ Controls Contractor: _____
Electrical Contractor: _____ Fire Alarm Contractor: _____
Fire Safety Consultant: _____ Mechanical Engineer _____

Unit Number:	201	202	203	204	205	207	209	219	221	223	224	225	227	228
GENERAL														
1. Thermostat mounted correctly														
2. Cooling set point														
2. Heating set point														
COOLING														
3.1 Fan on in cooling														
3.2 Cooling enables														
3.3 RA Temp in cooling														
3.4 SA Temp in cooling														
4.1 Cooling Disables														
4.2 Fan stops after delay														
HEATING														
5.1 Fan on in heating														
5.2 Heating enables														
3.3 RA Temp in heating														
3.4 SA Temp in heating														
6.1 Heating Disables														
6.2 Fan stops after delay														
DHW														
5.1 Sink hot water temp 105														
5.2 Shower hot water temp 110														
LIGHTING CONTROL														
6.1 Bathroom switch active														
6.2 EF on with bathroom light														
6.1 Bedroom switches active														
7.1 Mirror clock set														

NOTES:

1.

APPROVAL: This test has been completed and this system is deemed functional. Its completion is approved with exceptions noted.

Commissioning Authority:

Date:



VRF UNIT FT Consolidation

Project: _____

Equipment Info:

Equipment Name/Tag: _____ VRF System

Location: _____

Equipment/Area Serves: _____ Core Areas

Related Equipment: _____ -----

Test Participants:

Owner Representative: _____

Commissioning Agent: _____

Mechanical Contractor: _____

Controls Contractor: _____

Electrical Contractor: _____

Fire Alarm Contractor: _____

Fire Safety Consultant: _____

Mechanical Engineer _____

Unit Number:									
GENERAL									
1. Disabled with BAS Schedule									
2. Cooling set point									
2. Heating set point									
COOLING									
3.1 Fan on in cooling									
3.2 Cooling Enables									
3.3 RA Temp in cooling									
3.4 SA Temp in cooling									
4.1 Cooling disables									
4.2 Fan stops after delay									
HEATING									
5.1 Fan on in heating									
5.2 Heating Enables									
3.3 RA Temp in heating									
3.4 SA Temp in heating									
6.1 Heating Disables									
6.2 Fan stops after delay									

NOTES:

APPROVAL: This test has been completed and this system is deemed functional. Its completion is approved with exceptions noted.

Commissioning Authority:

Date: 5/18/21



Functional Test Consolidation – EFs, UH

Project: _____

Test Participants:

Owner Representative: _____ Commissioning Agent: _____
Mechanical Contractor: _____ Controls Contractor: _____
Electrical Contractor: _____ Fire Alarm Contractor: _____
Fire Safety Consultant: _____
Mechanical Engineer _____

Test Conditions:

Date and Time: _____
Outside Temperature: _____
Outside Relative Humidity: _____
Building Pressure: -- _____

EXHAUST FAN

Unit Number:								
General								
Fan Mounted and powered								
Balance Complete								
Control								
Fan on								
Fan status point ON								
Fan off								
Fan status point OFF								
Type of control								

UNIT HEATER

Unit Number:							
Unit mounted and powered							
Fan and coil on with call							
Entering air temp							
Leaving air temp							
Fan and coil off with call							
Operating set point							

Notes:

APPROVAL: This test has been completed and this system is deemed functional. Its completion is approved with exceptions noted.

Commissioning Authority:

Date:



BUILDING SERVICES

PRE FUNCTIONAL CHECKLIST

PACKAGED UNIT

Job:	Contractor:
Equipment Tag:	Related Equipment:
Location:	System/Area Served:

Unit Model Verification

	Specified	Submitted	Installed
Manufacturer			
Model #			
Serial #			
Volts / PH / A	/ /	/ /	/ /

GENERAL

	Contractor	Initial	CXA
Unit is free of physical damage.	☒ Yes ☐ No		
All access doors are operable and close tightly.	☐ Yes ☐ No		
Unit has proper operational clearances.	☐ Yes ☐ No		
Maintenance accessibility for unit and components.	☐ Yes ☐ No		
Equipment clean.	☐ Yes ☐ No		
Unit properly labeled.	☐ Yes ☐ No		
Unit is level/square on curb.	☐ Yes ☐ No		
Piping supported per specifications.	☐ Yes ☐ No		
Economizer/Outside air hood installed.	☐ Yes ☐ No		
Gas line connected.	☐ Yes ☐ No		
Condensate piping installed with proper trap and slope.	☐ Yes ☐ No		
Vibration isolation installed.	☐ Yes ☐ No		
Ductwork connected and sealed.	☐ Yes ☐ No		
Duct static pressure sensor installed and calibrated.	☐ Yes ☐ No		
VAV box dampers manually opened or are controllable.	☐ Yes ☐ No		
VFD verification checklist complete.	☐ Yes ☐ No		
Shipping blocks removed from compressors.	☐ Yes ☐ No		
Manufacturer start up checklist completed.	☐ Yes ☐ No		
Operation manuals in unit.	☐ Yes ☐ No		

SUPPLY FANS AND MOTORS

	Contractor	Initial	CXA
Shipping blocks removed.	☐ Yes ☐ No		
Fan and motor alignment correct.	☐ Yes ☐ No		
Fan drive shrouds in place and secure.	☐ Yes ☐ No		
Fan motor properly lubricated.	☐ Yes ☐ No		
Fan belts adjusted for proper tension.	☐ Yes ☐ No		

RETURN/EXHAUST FANS AND MOTORS

	Contractor	Initial	CXA
Shipping blocks removed.	☐ Yes ☐ No		
Fan and motor alignment correct.	☐ Yes ☐ No		
Fan drive shrouds in place and secure.	☐ Yes ☐ No		
Fan motor properly lubricated.	☐ Yes ☐ No		
Fan belts adjusted for proper tension.	☐ Yes ☐ No		

DAMPERS

	Contractor	Initial	CXA
Control dampers correct size and configuration.	☐ Yes ☐ No		
Control dampers move without binding.	☐ Yes ☐ No		
Control dampers close tightly.	☐ Yes ☐ No		
Control dampers linkages have minimum play.	☐ Yes ☐ No		
Control damper actuators installed and securely mounted.	☐ Yes ☐ No		
Access to damper actuator.	☐ Yes ☐ No		

CONTROL COMPONENTS

	Contractor	Initial	CXA
Control tubing and wiring complete.	☐ Yes ☐ No		
Smoke detectors correctly located and secured.	☐ Yes ☐ No		
Air temperature sensors correctly located and secured.	☐ Yes ☐ No		
Air pressure sensors correctly located and secured.	☐ Yes ☐ No		

FILTER SECTION

	Contractor	Initial	CXA
Correct filters installed. (pre filter and final filter)	☐ Yes ☐ No		
Clearance to pre filters without removing final filters.	☐ Yes ☐ No		
Clearance to change final filters.	☐ Yes ☐ No		
Filter rack sealed to fixed surfaces.	☐ Yes ☐ No		
Filter differential pressure gauges installed and zeroed.	☐ Yes ☐ No		

ELECTRICAL

	Contractor	Initial	CXA
Means of disconnect in place and labeled.	☐ Yes ☐ No		
Safeties in place and operable.	☐ Yes ☐ No		
Control system interlocks installed and functional.	☐ Yes ☐ No		
Proper grounding installed for components and unit.	☐ Yes ☐ No		
Motor over loads installed and sized correctly.	☐ Yes ☐ No		
Wiring complete and terminations tight	☐ Yes ☐ No		

Comments:_____
Contractor Signature_____
Date_____
Commissioning Authority Signature_____
Date



BUILDING SERVICES

FAN COIL UNIT - PRE FUNCTIONAL CHECKLIST

Job:	Contractor:
Equipment Tag:	Related Equipment:
Location:	System/Area Served:

Fan Coil Model Verification

	Specified	Submitted	Installed
Manufacturer			
Model #			
Serial #			
Volts / PH / A	/ /	/ /	/ /

FCU

	Contractor	Initial	CXA
Unit is free of physical damage.	☐ Yes ☐ No		
All access doors are operable and close tightly.	☐ Yes ☐ No		
Maintenance accessibility for unit and components.	☐ Yes ☐ No		
Equipment clean.	☐ Yes ☐ No		
Unit properly labeled.	☐ Yes ☐ No		
Unit is level.	☐ Yes ☐ No		
Water lines tested, insulated.	☐ Yes ☐ No		
Isolation valves installed.	☐ Yes ☐ No		
Set screws tightened. (blower wheel, pulley, fan sheave)	☐ Yes ☐ No		
Condensate piping installed with proper slope.	☐ Yes ☐ No		
Condensate pump installed and wired.	☐ Yes ☐ No		
Ductwork connected and sealed.	☐ Yes ☐ No		
Vibration isolation complete. (duct canvas connector/ spring isolators, shipping bolts removed)	☐ Yes ☐ No		
Strainers installed and cleaned.	☐ Yes ☐ No		
Filters installed.	☐ Yes ☐ No		
Proper clearance to change filters.	☐ Yes ☐ No		
Emergency drain pan installed with overflow safety switch.	☐ Yes ☐ No		
Outside air connections complete. (if required)	☐ Yes ☐ No		

CONTROL COMPONENTS

	Contractor	Initial	CXA
Control wiring complete.	☐ Yes ☐ No		
Smoke detectors correctly located and secured.	☐ Yes ☐ No		
Thermostat / sensor mounted and wired.	☐ Yes ☐ No		

ELECTRICAL

	Contractor	Initial	CXA
Means of disconnect in place and labeled.	☐ Yes ☐ No		
Safeties in place and operable.	☐ Yes ☐ No		
Control system interlocks installed and functional.	☐ Yes ☐ No		
Proper grounding installed for components and unit.	☐ Yes ☐ No		
Motor over loads installed and sized correctly.	☐ Yes ☐ No		
Wiring complete and terminations tight	☐ Yes ☐ No		

Comments:_____
Contractor Signature_____
Date_____
Commissioning Authority Signature_____
Date



BUILDING SERVICES

VAV PRE FUNCTIONAL CHECKLIST

Job:	Contractor:
Equipment Tag:	Related Equipment:
Location:	System/Area Served:

VAV Model Verification

	Specified	Submitted	Installed
Manufacturer			
Model #			
Serial #			

GENERAL

	Contractor	Initial	CXA
Unit is free of physical damage.	☐ Yes ☐ No		
Unit has proper maintenance/operation clearance.	☐ Yes ☐ No		
Equipment clean.	☐ Yes ☐ No		
Ductwork connected and sealed.	☐ Yes ☐ No		
Damper and controller.	☐ Yes ☐ No		
Insulation complete.	☐ Yes ☐ No		
Controls complete.	☐ Yes ☐ No		

Comments:

Contractor Signature

Date

Commissioning Authority Signature

Date



BUILDING SERVICES

SPLIT SYSTEM PRE FUNCTIONAL CHECKLIST

Job:	Contractor:
Equipment Tag:	Related Equipment:
Location:	System/Area Served:

Air Handler Model Verification

	Specified	Submitted	Installed
Manufacturer			
Model #			
Serial #			
Volts / PH / A	/ /	/ /	/ /

CONDENSING UNIT MODEL VERIFICATION

	Specified	Submitted	Installed
Manufacturer			
Model #			
Serial #			
Volts / PH / A	/ /	/ /	/ /

AIR HANDLER / FAN COIL/ FURNACE

	Contractor	Initial	CXA
Air Handler is free of physical damage.	☐ Yes ☐ No		
All access doors are operable and close tightly.	☐ Yes ☐ No		
Maintenance accessibility for unit and components.	☐ Yes ☐ No		
Equipment clean.	☐ Yes ☐ No		
Unit properly labeled.	☐ Yes ☐ No		
Unit is level.	☐ Yes ☐ No		
Refrigerant lines properly supported.	☐ Yes ☐ No		
Refrigerant lines tested, evacuated, insulated.	☐ Yes ☐ No		
Gas line connected.	☐ Yes ☐ No		
Set screws tighten. (blower wheel, pulley, fan sheave)	☐ Yes ☐ No		
Condensate piping installed with proper slope.	☐ Yes ☐ No		
Condensate pump installed and wired.	☐ Yes ☐ No		
Ductwork connected and sealed.	☐ Yes ☐ No		
Vibration isolation complete. (duct canvas connector/ spring isolators)	☐ Yes ☐ No		
Flue pipe complete.	☐ Yes ☐ No		
Filters installed.	☐ Yes ☐ No		
Proper clearance to change filters.	☐ Yes ☐ No		

Emergency drain pan installed with overflow safety switch.	☐ Yes ☐ No		
Outside air connections complete. (if required)	☐ Yes ☐ No		

CONDENSING UNIT

	Contractor	Initial	CXA
Shipping blocks removed from compressor.	☐ Yes ☐ No		
Condenser fan blade rotates freely.	☐ Yes ☐ No		
Unit level and secured to slab / rails.	☐ Yes ☐ No		
Proper service clearance.	☐ Yes ☐ No		
Proper operational clearance.	☐ Yes ☐ No		
Refrigerant lines properly supported and insulated.	☐ Yes ☐ No		

CONTROL COMPONENTS

	Contractor	Initial	CXA
Control tubing and wiring complete.	☐ Yes ☐ No		
Smoke detectors correctly located and secured.	☐ Yes ☐ No		
Thermostat / sensor mounted and wired.	☐ Yes ☐ No		

ELECTRICAL

	Contractor	Initial	CXA
Means of disconnect in place and labeled.	☐ Yes ☐ No		
Safeties in place and operable.	☐ Yes ☐ No		
Control system interlocks installed and functional.	☐ Yes ☐ No		
Proper grounding installed for components and unit.	☐ Yes ☐ No		
Motor over loads installed and sized correctly.	☐ Yes ☐ No		
Wiring complete and terminations tight	☐ Yes ☐ No		

Comments:

Contractor Signature

Date

Commissioning Authority Signature

Date



BUILDING SERVICES

EXHAUST FAN PRE FUNCTIONAL CHECKLIST

Job:	Contractor:
Equipment Tag:	Related Equipment:
Location:	System/Area Served:

Exhaust Fan Model Verification

	Specified	Submitted	Installed
Manufacturer			
Model #			
Serial #			
Volts / PH / A	/ /	/ /	/ /

GENERAL

	Contractor	Initial	CXA
Fan is free of physical damage.	☐ Yes ☐ No		
Fan has proper maintenance/operation clearance.	☐ Yes ☐ No		
Equipment clean.	☐ Yes ☐ No		
Fan secured to curb.	☐ Yes ☐ No		
Pulley alignment and belt tension.	☐ Yes ☐ No		
Fan turns freely.	☐ Yes ☐ No		
Associated dampers installed. (back-draft/balancing)	☐ Yes ☐ No		
Vibration isolation.	☐ Yes ☐ No		
Safety interlocks installed.	☐ Yes ☐ No		
Lubrication.	☐ Yes ☐ No		
Duct size correct.	☐ Yes ☐ No		
Duct piping tested.	☐ Yes ☐ No		
Equipment guards in place.	☐ Yes ☐ No		
Motorized dampers wired.	☐ Yes ☐ No		
Proper grounding installed.	☐ Yes ☐ No		
Disconnect switch installed.	☐ Yes ☐ No		
Electrical wiring size correct.	☐ Yes ☐ No		
Overload protection. (sized correctly)	☐ Yes ☐ No		
Controls complete.	☐ Yes ☐ No		

Comments:

Contractor Signature

Date

Commissioning Authority Signature

Date



BUILDING SERVICES

RELIEF FAN PRE FUNCTIONAL CHECKLIST

Job:	Contractor:
Equipment Tag:	Related Equipment:
Location:	System/Area Served:

Exhaust Fan Model Verification

	Specified	Submitted	Installed
Manufacturer			
Model #			
Serial #			
Volts / PH / A	/ /	/ /	/ /

GENERAL

	Contractor	Initial	CXA
Fan is free of physical damage.	☐ Yes ☐ No		
Fan has proper maintenance/operation clearance.	☐ Yes ☐ No		
Equipment clean.	☐ Yes ☐ No		
Fan secured to curb.	☐ Yes ☐ No		
Pulley alignment and belt tension.	☐ Yes ☐ No		
Fan turns freely.	☐ Yes ☐ No		
Associated dampers installed. (back-draft/balancing)	☐ Yes ☐ No		
Vibration isolation.	☐ Yes ☐ No		
Safety interlocks installed.	☐ Yes ☐ No		
Lubrication.	☐ Yes ☐ No		
Duct size correct.	☐ Yes ☐ No		
Duct piping tested.	☐ Yes ☐ No		
Equipment guards in place.	☐ Yes ☐ No		
Motorized dampers wired.	☐ Yes ☐ No		
Proper grounding installed.	☐ Yes ☐ No		
Disconnect switch installed.	☐ Yes ☐ No		
Electrical wiring size correct.	☐ Yes ☐ No		
Overload protection. (sized correctly)	☐ Yes ☐ No		
Controls complete.	☐ Yes ☐ No		

Comments:

Contractor Signature

Date

Commissioning Authority Signature

Date



BUILDING SERVICES

SUPPLY FAN PRE FUNCTIONAL CHECKLIST

Job:	Contractor:
Equipment Tag:	Related Equipment:
Location:	System/Area Served:

Supply Fan Model Verification

	Specified	Submitted	Installed
Manufacturer			
Model #			
Serial #			
Volts / PH / A	/ /	/ /	/ /

GENERAL

	Contractor	Initial	CXA
Fan is free of physical damage.	☐ Yes ☐ No		
Fan has proper maintenance/operation clearance.	☐ Yes ☐ No		
Equipment clean.	☐ Yes ☐ No		
Fan secured to curb.	☐ Yes ☐ No		
Pulley alignment and belt tension checked.	☐ Yes ☐ No		
Fan turns freely.	☐ Yes ☐ No		
Associated dampers installed. (back-draft/balancing)	☐ Yes ☐ No		
Vibration isolation.	☐ Yes ☐ No		
Safety interlocks installed.	☐ Yes ☐ No		
Lubrication.	☐ Yes ☐ No		
Filter/screen on fan inlet to prevent entry of foreign material.	☐ Yes ☐ No		
Propeller, bearings, pulley, set screws checked for tightness.	☐ Yes ☐ No		
Equipment guards in place.	☐ Yes ☐ No		
Motorized dampers wired.	☐ Yes ☐ No		
Proper grounding installed.	☐ Yes ☐ No		
Disconnect switch installed.	☐ Yes ☐ No		
Electrical wiring size correct.	☐ Yes ☐ No		
Overload protection. (sized correctly)	☐ Yes ☐ No		
Controls complete.	☐ Yes ☐ No		
Operation and maintenance manuals in unit.	☐ Yes ☐ No		

Comments:

Contractor Signature

Date

Commissioning Authority Signature

Date



BUILDING SERVICES

BOILER PRE FUNCTIONAL CHECKLIST

Job:	Contractor:
Equipment Tag:	Related Equipment:
Location:	System/Area Served:

Boiler Model Verification

	Specified	Submitted	Installed
Manufacturer			
Model #			
Serial #			
Volts / PH / A	/ /	/ /	/ /

GENERAL

	Contractor	Initial	CXA
Boiler is free of physical damage.	☐ Yes ☐ No		
Boiler has proper maintenance/operation clearance.	☐ Yes ☐ No		
Equipment clean.	☐ Yes ☐ No		
Pressure relief valve installed.	☐ Yes ☐ No		
Make-up/Feed-water connected.	☐ Yes ☐ No		
Flue pipe complete.	☐ Yes ☐ No		
Temperature and pressure gauges installed.	☐ Yes ☐ No		
Isolation/Control Valves installed.	☐ Yes ☐ No		
Flow Switches/Low water cut off/Safety interlocks installed.	☐ Yes ☐ No		
Flow direction connections (in / out) correct.	☐ Yes ☐ No		
Connecting pipe size correct.	☐ Yes ☐ No		
Gas piping connected and correct pressure.	☐ Yes ☐ No		
Induced draft motor turns freely.	☐ Yes ☐ No		
Insulation complete.	☐ Yes ☐ No		
Proper grounding installed.	☐ Yes ☐ No		
Disconnect switch installed.	☐ Yes ☐ No		
Electrical wiring size correct.	☐ Yes ☐ No		
Controls complete.	☐ Yes ☐ No		
Operation and maintenance manuals in unit.	☐ Yes ☐ No		

Comments:

Contractor Signature

Date

Commissioning Authority Signature

Date



Functional Performance Test

BLACK SITE TEST

Project: _SAMPLE_

Equipment Info:

Equipment Name/Tag: EMERGENCY POWER

Location: _____

Equipment/Area Served: Entire Site

Related Equipment: _____

Test Participants:

Owner Representative: _____	Commissioning Agent: _____
Mechanical Contractor: _____	Controls Contractor: _____
Electrical Contractor _____	General Contractor: _____
Fire Safety Consultant: _____	Mechanical Engineer _____

BLACKSITE CHECKOUT	Note #	Complete
Loss of Power		
1. Open main circuit breaker		
1.1. Generator starts		
1.2. ATS Transfers from normal to emergency in less than 10 sec. Record time: <u> 8 Sec </u>		
2. Verify power to Elevators G1-G5, 1-13		
3. Verify power to Elevator cab lights, pit lights and receptacles and machine room receptacles		
4. Verify the following equipment is running on emergency power:		
G1HE/G1LE/MDF/G4HE		
4.1. LB1-B7 , Restaurant A and stair emergency lights		
4.2. Rainwater Harvesting Heater and Pumps – B1		
4.3. Overhead Door – B1 (generator)		
4.4. Security office receptacle – B1		
4.5. MDF Panel – Racks and receptacles – B1		
4.6. EF B104 (generator)		
4.7. Overhead Grilles – B1		
4.8. Gates – B1		
4.9. Cellular Dialer B1 x 3		
4.10. FACP – B1		
4.11. Intercom		
4.12. Heat trace – B1 Sprinkler and Gray Water		
4.13. Fire Riser Receptacles – B1-B7		
4.14. BMS - B1-B7 – Verify UPS not beeping		
4.15. IT Receptacles – B1-B7		
4.16. DAS – B3		
4.17. FACP – B4		
4.18. DAS – B6		
4.19. Sump Pump – B7		
4.20. Sewage Ejector Pump – B7		
2HE / 2LE		
4.21. Emergency Lights L1-8		
4.22. BMS Mezz – L8 – Verify UPS not beeping		
4.23. FACP L1-8		
4.24. Smoke curtains L3-8 (White box in Mech Rm)		
4.25. Mech Rm Receptacles 1-8		
4.26. IT Mech – L3, 5, 8		
4.27. Canopy Emergency Lights		
4.28. Stair Lights		

4.29. Coffee emergency lights		
4.30. Fire Command receptacles		
4.31. Security Office		
4.32. Security Desk		
4.33. Doors		
4.34. AVI / IDF – L3		
4.35. Engineering Office – L3		
4.36. WSHP 106		
4.37. WSHP 109 - Demarc L1		
4.38. Demarc		
4.39. Elevator Comms		
4.40. Heat trace – FCC L1		
12HE / 12LE		
4.41. Lighting: L9-17 & stairs emergency		
4.42. Smoke curtains L9-17 (White box in Mech Rm)		
4.43. IT Mech – L11, 14, 17		
4.44. BMS L9-17 – Verify UPS not beeping		
4.45. IT Receptacles 9-17		
4.46. Mech Rm Receptacles 9-17		
4.47. FACP L9-17		
4.48. DAS - L9		
4.49. DAS – L14		
21HE / 21LE		
4.50. Lighting: L18-26 & stairs emergency		
4.51. Smoke curtains L18-26 (White box in Mech Rm)		
4.52. IT Mech – L20, 23, 26		
4.53. L20 IDF		
4.54. BMS L18-26 – Verify UPS not beeping		
4.55. IT Receptacles 18-PH		
4.56. Mech Rm Receptacles 18-PH		
4.57. FACP L18-26		
4.58. DAS – L19		
4.59. DAS – L24		
PHE / PLE		
4.60. Rainwater Harvesting Equipment (From 21LE)		
4.61. Penthouse emergency lights		
4.62. Mech Rm Receptacle PH		
4.63. Heat trace – 3 controllers		

4.64. FAA Lights		
5. Close main circuit breaker		
5.1. Verify ATS Transfers from emergency to normal		
5.2. Verify all equipment has returned to normal power		
5.3. Verify HVAC equipment has returned to normal operation		
5.4. Verify booster pump has returned to normal operation		
5.5. Confirm generator has gone into standby / cool down		
Fire Pump		
6. Make a call for the generator from the fire pump panel		
6.1. ATS Transfers from normal to emergency in less than 10 sec. Record time: _____		
7. Return fire pump switch to normal		
7.1. Verify ATS Transfers from emergency to normal and record time: _____		
7.2. Confirm Generator goes into standby then cool down mode		
Notes:		

APPROVAL: This test has been completed and this system is deemed functional. Its completion is approved with exceptions noted.

Commissioning Authority:	Date:
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