



TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

408 WEST 11TH STREET
AUSTIN, TEXAS 78701

February 12, 2013

Item 23





FRONT ELEVATION ALONG 11th ST.

TRAVIS COUNTY ADMINISTRATION BUILDING

AUSTIN, TEXAS





SOUTHWEST CORNER - LOOKING NORTH ALONG SAN ANTONIO ST.

TRAVIS COUNTY ADMINISTRATION BUILDING

AUSTIN, TEXAS



SOUTHWEST CORNER - LOOKING EAST ALONG 11th ST.

TRAVIS COUNTY ADMINISTRATION BUILDING

AUSTIN, TEXAS

TABLE OF CONTENTS

- I. Introduction
 - A. Cover Letter
 - B. Statement Affidavit
 - C. Scope of Proposal
 - D. Executive Summary
 - E. Core Team Statement
- II. Proposed Budget
 - A. Summary
 - B. Budget
- III. Proposed Building
 - A. Space Available
 - B. Floor Plan
 - C. Court Room Floor Plan (Optional)
 - D. Utilization Stacking Plan
 - E. Building Description
- IV. Summary
 - A. HUB Declaration
 - B. Ethics and Disclosure Statement
 - C. Insurance Statement



February 8, 2013

The Travis County Commissioners Court
(County Judge Sam Biscoe, Commissioners Davis, Eckhardt, Daugherty, and Gomez)

Re: D2000 Proposal: Construction Manager/ Agent At Risk
Travis County Criminal Court Administration Building
408 West 11th Street, Austin, Texas, 78701

Dear Judge Biscoe and Commissioners:

D2000 is pleased to submit to the Court this proposal to retain D2000 as the Construction Manager/ Agent at Risk for the construction of a Turn-Key Design Build to Suit, Class A, energy efficient, state of the art technologically equipped office building with the flexibility of some floors to be converted to Court Rooms with a connecting tunnel to the Gault Building.

The maximum utilization of the above described property which was recently purchased by the County from D2000 will include a total of approximately 200,000 square feet (130,000 square feet on 6.5 floors for office space and approximately 70,000 square feet on 3.5 floors for parking to accommodate 140 vehicles).

The total estimated development cost for this turn-key building including furniture and fixtures, crime lab and the latest technology system is approximately \$57,074,776.00. D2000 does hereby request a budget not to exceed \$60,000,000.00.

As clearly illustrated by the diligent work of my core team (Studio 8 Architects, White Construction and Garrett-Ihnen Civil Engineers) along with the close collaboration of the County's staff since the initial site development analysis, which began on September 8, 2008, and followed by an initial proposal and accompanying work session on January 9, 2009 until the land purchase in December 2012, this previous work provides D2000 with cost savings advantages which can be captured by the Court.

D2000 and its core team along with the County's staff look forward to bringing this project to completion within 18-21 months.

Sincerely yours,

Development 2000, Inc.

Jerry R. Reed, President

STATE OF TEXAS
COUNTY OF TRAVIS

STATEMENT INFORMATION AFFIDAVIT

Before me, the undersigned authority, a Notary Public in and for said state and county, on this day personally appeared Jerry R. Reed, the undersigned, personally known to me, who after having been by me first duly sworn, upon oath, according to law, deposed and said: That my name is Jerry Reed and I am currently a resident of Blanco County, Texas. I have lived and/or done business in Austin, Travis County, Texas for 70 years. I am over 18 years of age, of sound mind and capable of making this affidavit.

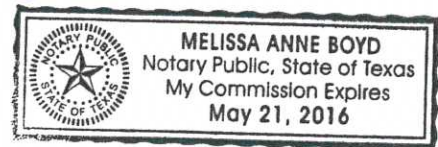
The representations here in contained are made by the affidavit with the expressed understanding and intent that they will be relied upon by Travis County, Texas in considering the proposal for a turn-key design, construction manager/ agent at risk, for an administration building at 408 West 11th Street. I am the President of Development 2000, Inc., the firm which has submitted the attached HUB Declaration and Statement, Ethics Affidavit, Civil Rights/ADA Statement, Insurance Statement, Financial and Banking Information, Development Team and Evaluation, and as such I am a representative of the firm authorized to bind the firm and to make this affidavit. All of the information contained in these statements are true and accurate.

Jerry R. Reed
Jerry R. Reed
President, Development 2000, Inc.

Executed on this 8th day of February 2013. by Jerry R. Reed

SWORN AND SUBSCRIBED TO BEFORE ME, the undersigned authority by the above named person on this 8th day of February 2013.

Melissa Anne Boyd
Notary Public in and for Travis County, Texas



Melissa Anne Boyd
Typed or Printed Name of Notary

May 21, 2016
My Commission Expires On



Scope of Proposal

Pursuant to the resolutions adopted by the Travis County Commissioner's Court, Development 2000 Inc. is pleased to present this proposal for a turn-key design/ build to suit Criminal Court Administration Building at 408 W. 11th Street, Austin, Texas with D2000 as the Construction Manager/Agent at Risk. This new facility will timely deliver 130,000 square feet of needed prime office space and 140 parking spaces in the Travis County central campus in downtown Austin. The Travis County Commissioner's Court has requested that D2000's proposal include a maximum utilization of this strategically located property.

D2000 has incorporated in this proposal the general design parameters including parking, security, technology, resources, and Capitol View Corridor requirements as presented in the public hearing and subsequent meetings with the Court and the staff since August of 2008. D2000 believes that this project will greatly reduce a considerable amount of the emergency space needs projected of the County, at a viable and observable cost savings. The maximum proposed building will contain a total of 200,000 square feet on 6.5 floors (130,000 square feet) of office space and 3.5 floors (70,000 square feet) of parking for 140 vehicles.

The cost of this project has been carefully monitored to provide savings to the County because this project is being delivered by using the private development process. The Court has instructed D2000 to provide the maximum utilization of this special and irreplaceable location, and accordingly the design team is working toward a 130,000 square foot building with 140 parking spaces at an estimated turn-key price not to exceed \$60,000,000.00. The cost will be reflected in the approved and audited budget. A preliminary proposed budget is enclosed herewith.

D2000 and its core team have already designed floor plates, site plans, preliminary elevations, engineering schematics, capitol view corridor studies, security plans, parking requirements and have the technology resources needed to complete a Class A facility. D2000 has adopted an integrated framework and executive strategy that will deliver a turn-key building within 18-21 months of approval of all appropriate permits.



EXECUTIVE SUMMARY

1. **County Ownership- Land and Building:** 408 W. 11th Street has been purchased by Travis County for the construction of the Travis County Criminal Court Administration Building.
2. **Turn Key Process:** A Turnkey process is defined by us as: We do it all. We hire the engineers, architects, and designers. We bid, review, secure the lowest bids, let the contracts, build the buildings, work with tenants to design their space, finish the tenant space, and assist in the move in. We manage the building until Travis County wants to take over.
3. **Stakeholder Participation/ Involvement in Design:** During design phase the stakeholder, county employees, District Attorney, County Attorney, Judge, Commissioners and other designees are consulted bi-weekly for opinions of needs, wants and design. The interior space is designed for maximum efficiency and savings. The construction manager/ agent at risk contract will contain detailed operations and procedures.
4. **Tunnel:** Location is 408 W. 11th Street, which is across the street from the County Courthouse/ CJC and will be connected by a tunnel to the Gault Building.
5. **Benefit of Private Construction Cost Process:** The benefit of the private construction process is obtained by the weekly consultation between the design team of architects and engineers and the construction company. Each of these participants is responsive to the other, to determine a design that maximizes savings and efficiency so that these savings accrue to the benefit of the customer/client. The private process has accountability and responsibility that ensures cost savings for the taxpayers of Travis County.
6. **LEED Certified Building:** The building will be built with latest technology and will be LEED certification. Extremely energy efficient and user friendly.
7. **Core Team:** We pledge to use local consultants and construction teams. We have verified that these listed consultants have National stature and local presence. They work all over the Southwest United States, but headquarter here. They exceed minority participation in the current jobs.

8. **Job Creation:** Our consultants and construction managers verify that we will create 223 new jobs during development and construction.
9. **Control of Private Process:** D2000 and the core team has built hundreds of projects and millions of square feet of building product; Three different office buildings in downtown Austin since our new century..2000 . Our project managers control the process through private contractors to select and competitively bid the consultants, sub-contractors, and suppliers. Maximum savings for the county.
10. **Low Political Risk:** D2000 will take the time, financial and reputation risk of bringing this project to completion on time and in budget. Neither D2000 nor White Construction has failed to complete any project taken on.
11. **Transparency:** The contracts, leases, bids and schedule are available for the appropriate county officials to review. Ask for whatever you wish. It will be supplied.
12. **Audit Opportunity:** We will supply monthly cash uses and copies of construction draws to the Auditor, County Judge or other designated officials. They may have copies of contracts and supplier invoices to determine that the final project costs are valid and verified. This process is transparent and records always available.
13. **Core Team savings benefit:** In previous studies the core team has development preliminary plans, engineering studies, site and geotechnical investigations, view corridor/ height, along with internal and external studies. These studies and costs associated throughout were passed to the County when they purchased the land, but are unique to the core team.



The Project Team



DEVELOPER: Development 2000



ARCHITECT: Studio 8

**GARRETT-IHNEN
CIVIL ENGINEERS**

CIVIL ENGINEER: Garrett – Ihnen



CONTRACTOR: White Construction



Development 2000 Core Development Team

Statement of Evaluation

Development 2000, Inc. is uniquely suited to serve as the Construction Manager/ Agent at Risk and executive for the Travis County Criminal Court Administration Building construction project because of its track record of building in downtown Austin on sites encumbered by both the City and State Capitol view corridors. In addition to our professional in-house development staff, D2000 has assembled an outstanding Core Team of professional service providers that have nationally distinguished portfolios in their areas of expertise, which give them the essential qualifications and experience to provide Travis County with a first class facility at a tremendous cost savings to the taxpayers.

Our selection of these team development members was largely influenced by the fact that White Construction has successfully constructed and completed previous projects in concert with Studio 8, Garrett-Ihnen, and Development 2000, Inc. at substantial savings to the client. Our core team has worked with the County Staff since 2009 for a cost saving advantage to the taxpayers of Travis County.

Travis County Criminal Court Administration Building

Estimated Budget Summary

Description	Total Cost	\$ / square foot
Building Shell, Tunnel, Garage	\$33,170,067.00	\$172.46
Interior Improvements	\$8,797,495.00	\$45.74
Construction contingency courtroom	\$5,819,400.00	\$30.26
Direct Development Costs	\$9,288,040.00	\$48.29

TOTAL ESTIMATED COSTS

\$57,075,002.00

\$296.75

***Not to Exceed \$60,000,000.00**

Development 2000, Inc.
Travis County Criminal Court Administration Building
Estimated Development Budget

February 12 2013

I. Development Cost Summary

		Cost/SF
Building Shell/Tunnel/Garage	\$ 33,170,067	\$ 172.46
Interior Improvements	\$ 8,797,495	\$ 45.74
Construction contingency courtrooms	\$ 5,819,400	\$ 30.26
Direct costs. A&E	\$ 9,288,040	\$ 48.29
Total Development Cost	\$ 57,075,002	\$ 296.75

II. Detailed Cost Summary

Building Shell/Tunnel/Garage

Parking Garage- Allowance	70,000 SF	\$ 6,163,804	\$ 32.05
Office Building - Allowance	130,000 SF	\$ 19,725,018	\$ 102.56
Tunnel --allowance		\$ 1,876,000	\$ 9.75
Builders Risk Insurance Allowance		\$ 42,000	\$ 0.22
General Liability/Umbrella Insurance		\$ 363,758	\$ 1.89
Contractor Performance Bond		\$ 251,083	\$ 1.31
Contractor Fee		\$ 1,271,878	\$ 6.61
Inflation and Design Development Allowance		\$ 1,896,999	\$ 9.86
Security/Construction contingency		\$ 1,579,527	\$ 8.21
Total Building Shell Costs		\$ 33,170,067	\$ 172.46

Interior Improvements

Travis County Interiors - 3 Months	\$35/useable sf.	\$ 3,354,295	\$ 17.44
Interiors Contingency		\$ 1,825,200	\$ 9.49
Technology & Crime Lab		\$ 1,458,000	\$ 7.58
Furniture Allowance		\$ 2,160,000	\$ 11.23
Total Interior Improvements		\$ 8,797,495	\$ 45.74

Direct Costs

Direct Cost-Architectural & Engineering

Shell Architectural Contract - 8 Months		\$ 961,200	\$ 5.00
Professional Engineering - 5 Months		\$ 604,800	\$ 3.14
Civil Engineering - 10 Months		\$ 81,000	\$ 0.42
Landscape Architect - 3 Months		\$ 59,400	\$ 0.31
Geotechnical/Environmental		\$ 12,960	\$ 0.07
Land Surveying		\$ 8,640	\$ 0.04
Project Management/Construction Administration - 36 months			
Architecture/Engineering/FEMA Consultants			
Entitlements/Permit Expedition Consultants and Contractors			
Demolition/Construction Supervision and Management			
Data/Cabling/Audio Visual Consultants and Contractors			
Security/ Homeland Security Consultants and Contractors			
Contract Furnishings Consultants and Contractors			
ADA/TDLR Code Compliance Consultants and Contractors			
Commissioning/Punch Out Consultants and Contractors			
Building Warranty Management and Implementation		\$ 1,625,644	\$ 8.45
Project Contingency		\$ 3,928,500	\$ 20.43
Builders Fee		\$ 1,816,896	\$ 9.45
Permits, Printing		\$ 102,600	\$ 0.53
Taps, Impact, and other fees		\$ 86,400	\$ 0.45
Total Direct Costs - Development		\$ 9,288,040	\$ 48.29



FRONT ELEVATION ALONG 11th ST.

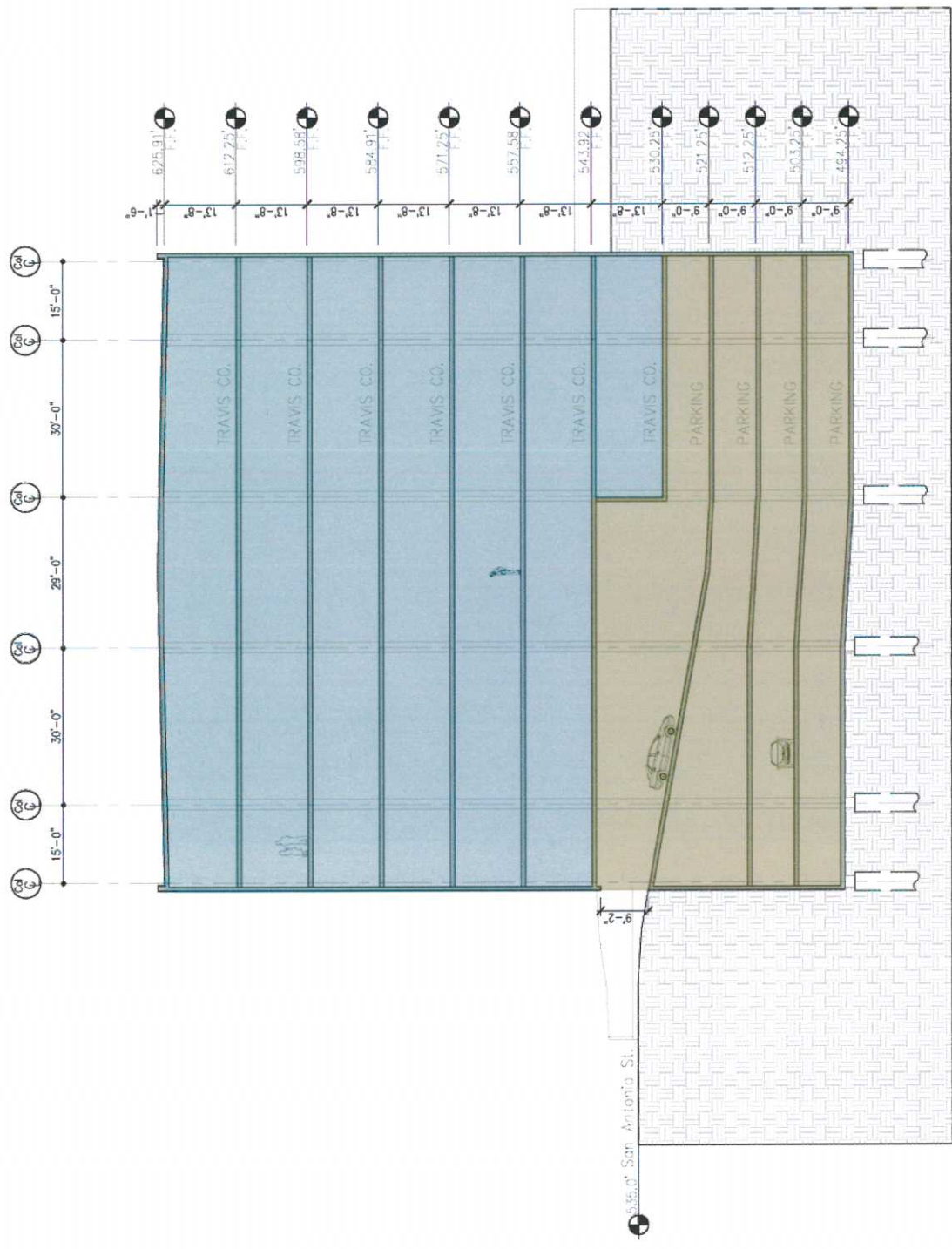
TRAVIS COUNTY ADMINISTRATION BUILDING

AUSTIN, TEXAS

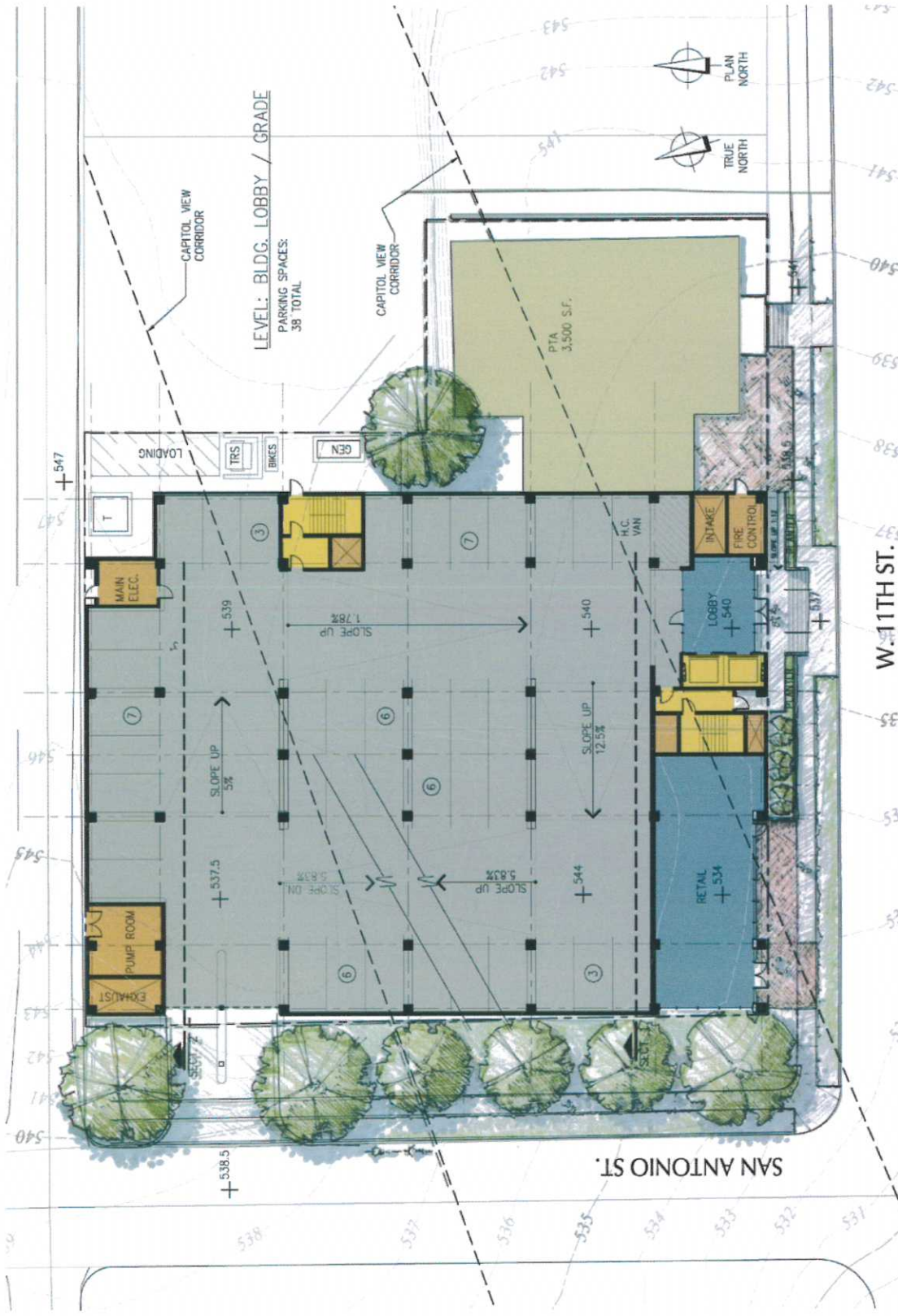
Proposed Building Space Availability

Travis County Administration Building

- 7 Climate Controlled Floors
 - Administrative Office
 - 130,000 Square Feet
- 3 Floors Travis County Parking
 - 140 Parking Spaces

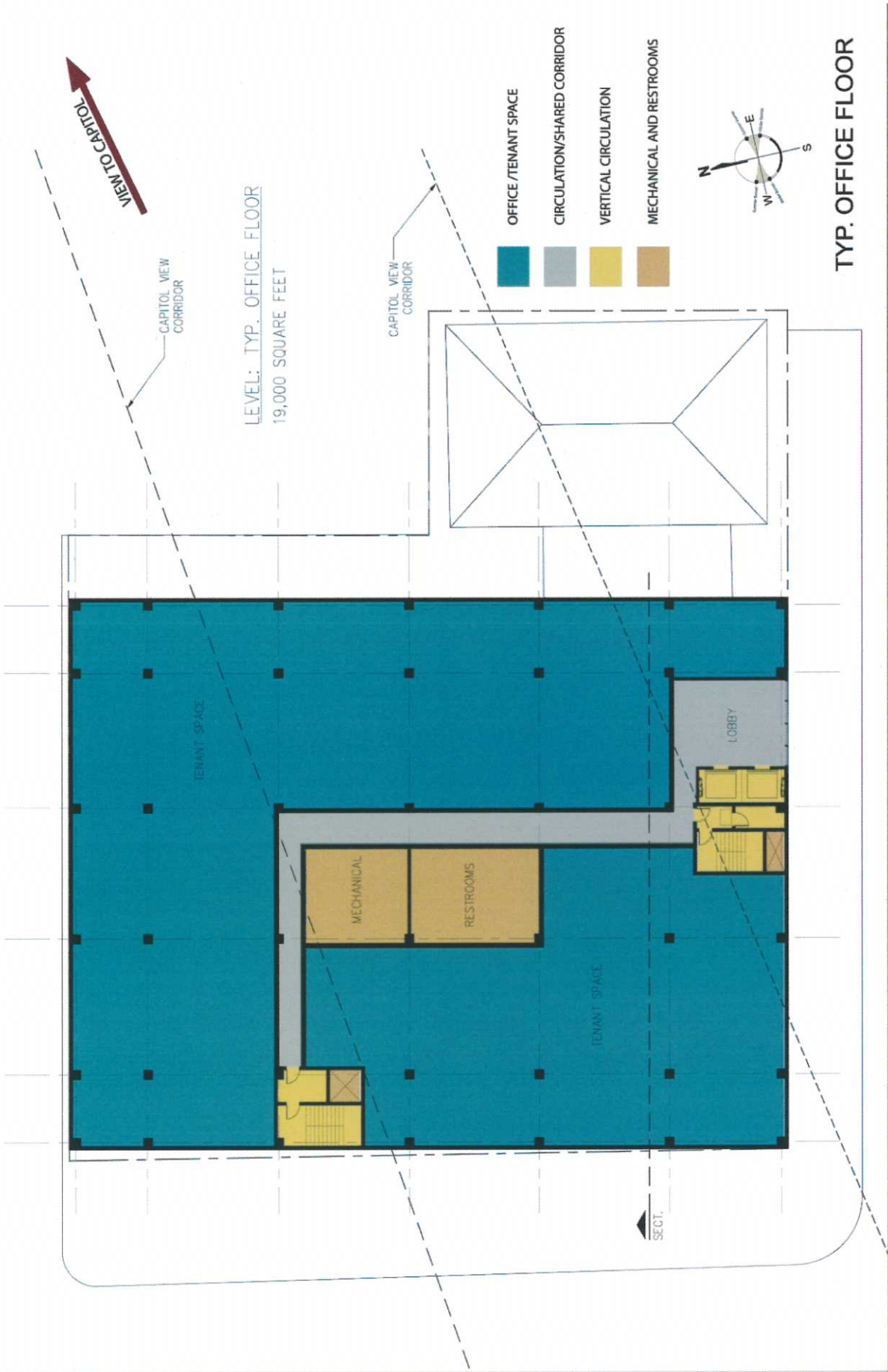


BUILDING SECTION: 7 FLOORS



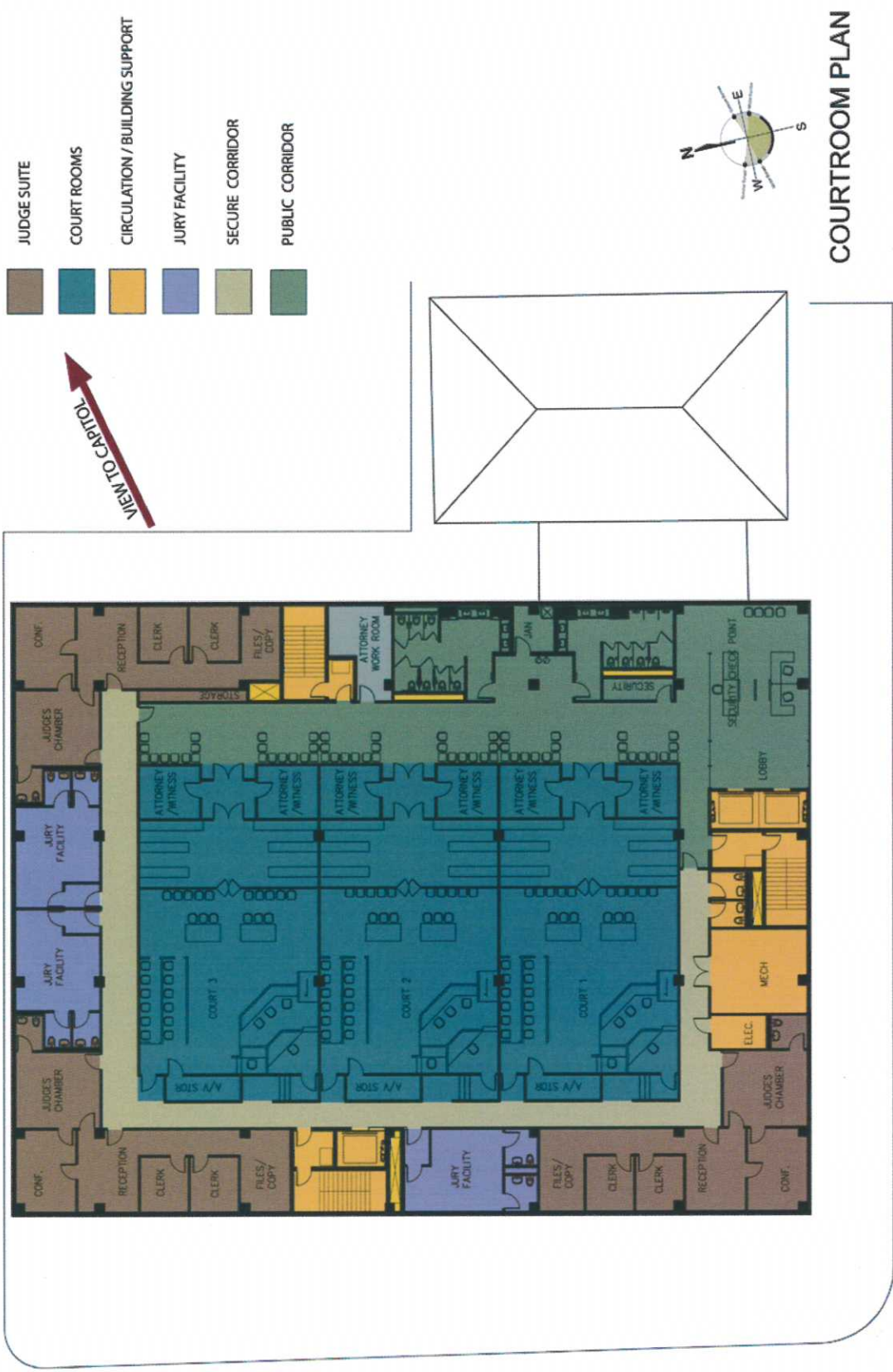
LEVEL: BLDG. LOBBY / GRADE
 PARKING SPACES:
 38 TOTAL





LEVEL: TYP. OFFICE FLOOR
19,000 SQUARE FEET

TYP. OFFICE FLOOR



COURTROOM PLAN

Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2035 Need
STACKING PLAN

UTILIZATION

THE TRAVIS COUNTY DISTRICT ATTORNEY

CRIMINAL COURTS ADMINISTRATION

PRETRIAL SERVICES



Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2035 Need

FLOOR BY FLOOR SPACE ALLOCATION FOR:

TRAVIS COUNTY DISTRICT ATTORNEY
CRIMINAL COURT - ADMINISTRATION
PRETRIAL SERVICES

	7th Floor	6th Floor	6th Floor	4th Floor	3rd Floor	2nd Floor	1st Floor	Total Departmental Sq. Ft.	2035 Needs Assessment	Variance
2035 District Attorney										
District Attorney - Legal and Prosecution	8705	9008						17,713	16,182	469
District Attorney - Staff Support Services	6058	9755		2853				11,813	12,524	711
District Attorney - Investigations								2,853	2,876	23
District Attorney - Special Prosecution			9138					9,138	9,076	(62)
District Attorney - Support Space			5625	11910				17,535	17,527	(8)
Sub-Total	14,763	14,763	14,763	14,763	0	0	0	59,652	60,189	1,133
2035 Criminal Courts - Administration										
Criminal Court Admin - Staff Space					4289			4,289	4,272	(17)
Criminal Court Admin - Support Space					2723			2,723	2,873	(150)
Drug Court Admin - Staff Space					3045			3,045	2,938	(107)
Drug Court Admin - Support Space					2344			2,344	2,153	(191)
Sub-Total	0	0	0	0	12,401	0	0	12,401	12,936	(385)
2035 Pretrial Services										
Staff Space - Administration						2740		2,740	2,638	(104)
Staff Space - Case Management						3324		3,324	3,300	(24)
Staff Space - Central Booking						8719		8,719	8,700	(19)
Support Space						3269		3,269	3,360	91
Sub-Total	0	0	0	0	0	9,333	8,719	19,752	17,998	(56)
Flex Space ***	0	0	0	0	2,362	1,950	2,020	6,332		
Total Building Usable Sq. Ft.	14,763	14,763	14,763	14,763	14,763	11,283	10,739	89,595		
Total Building Sq. Ft.	14,763	14,763	14,763	14,763	14,763	11,283	10,739	89,595		

* Negative numbers represent and overage of square footage allocated to the department

** Positive numbers represent a shortage of square footage allocated to the department

***Flex Space represents additional space on a floor not specifically allocated to a department. This space can be utilized for: Design efficiency space, amenities, migration space, needs beyond 2035.



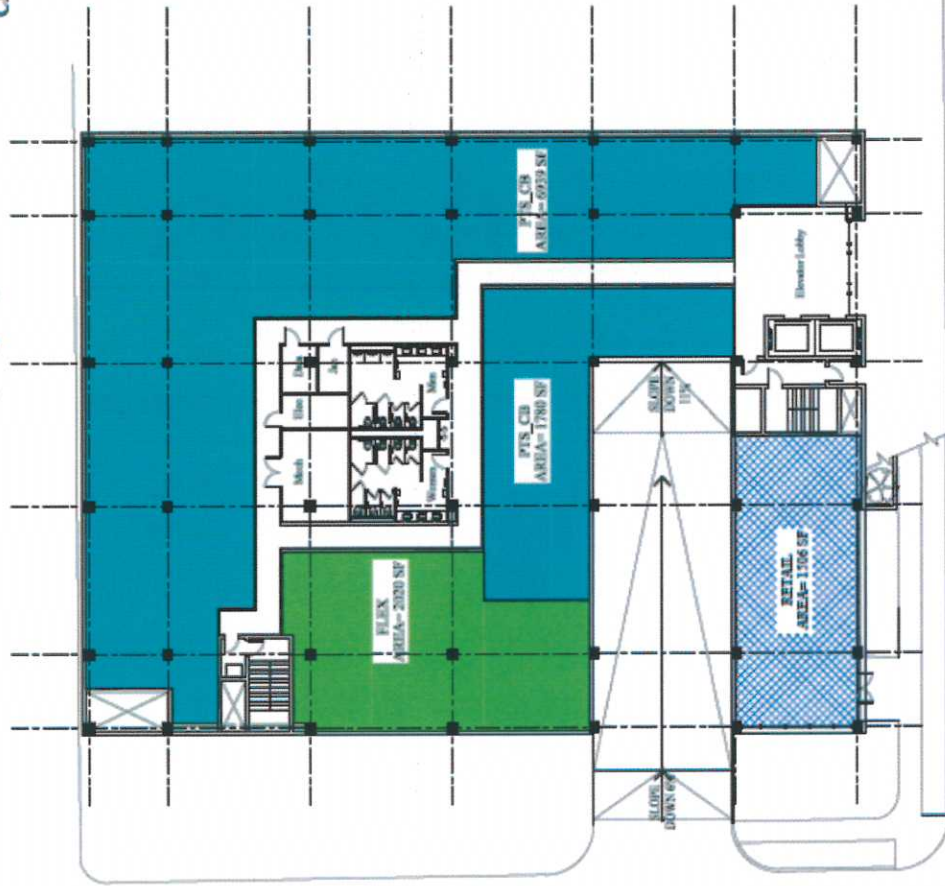
Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2035 Need

STACKING PLAN
1st Floor (Sub-grade)

DISTRICT ATTORNEY
CRIMINAL COURT ADMINISTRATION
PRETRIAL SERVICES

- Flex Space: 2,020 sf.
- Pretrial Services - Central Booking: PTS_CB 8,719 sf.
- Retail Space: 1,506 sf.



Travis County Criminal Court Administration Building

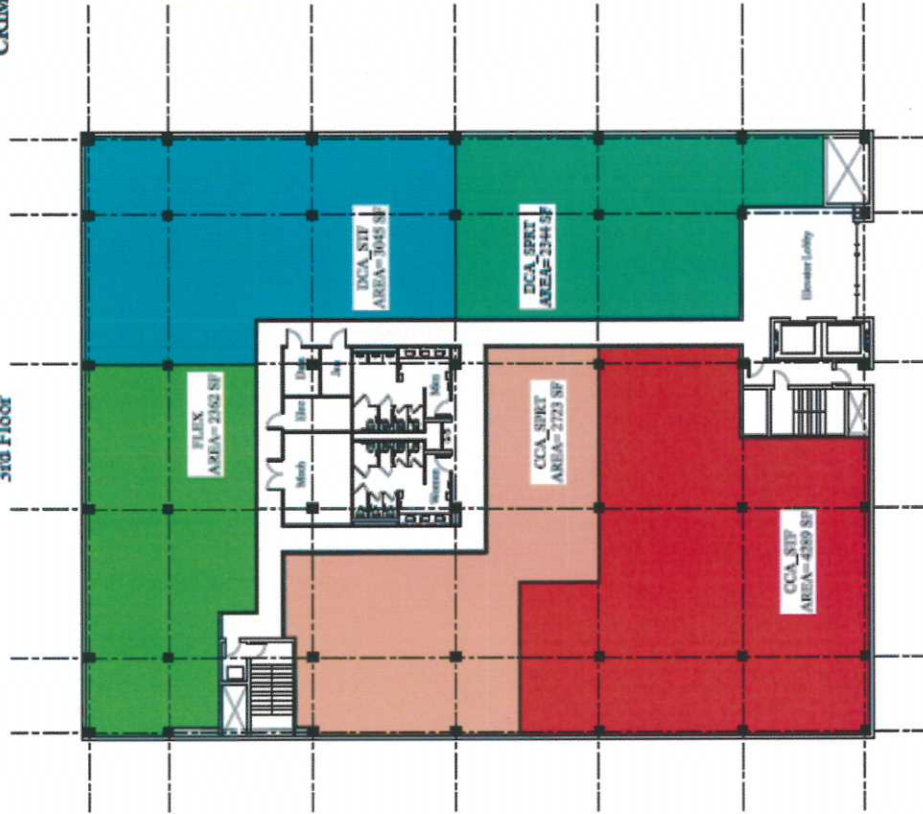
Travis County Central Campus Study - 2035 Need

STACKING PLAN

3rd Floor

DISTRICT ATTORNEY CRIMINAL COURT ADMINISTRATION PRETRIAL SERVICES

- Flex Space: 2,362 sf.
- Criminal Court Admin. - Staff Space:
CCA_STF 4,289 sf.
- Criminal Court Admin. - Support Space:
CCA_SPRT 2,723 sf.
- Drug Court Admin. - Staff Space:
DCA_STF 3,045 sf.
- Drug Court Admin. - Support Space:
DCA_SPRT 2,344 sf.



Travis County Criminal Court Administration Building

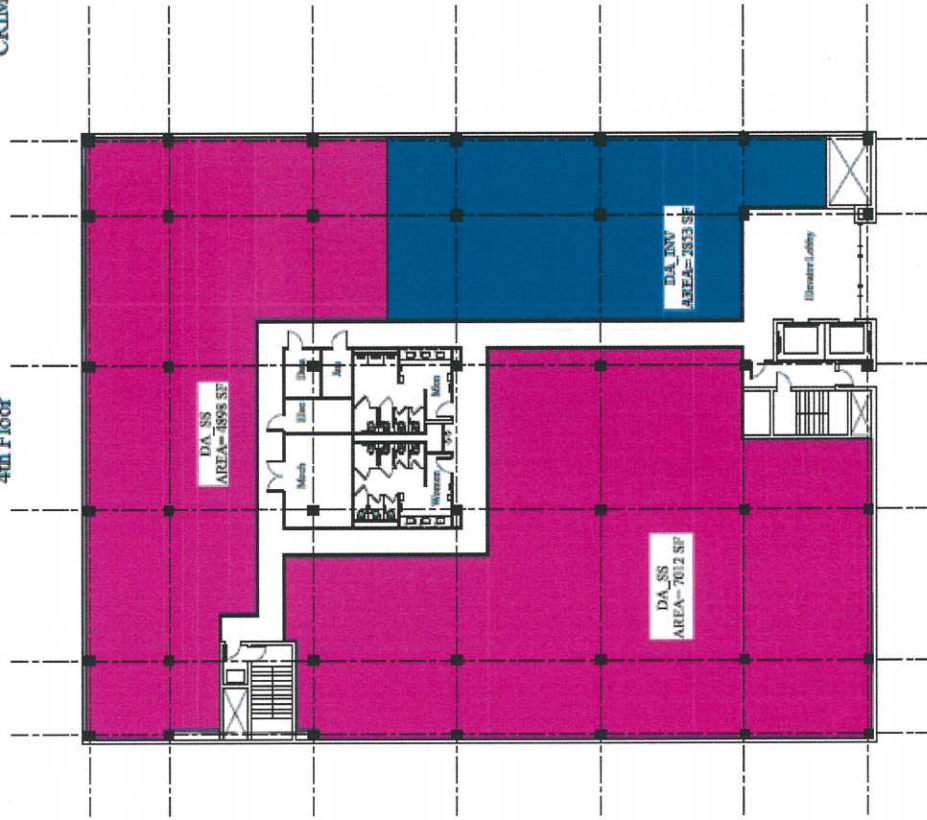
Travis County Central Campus Study - 2035 Need

STACKING PLAN

DISTRICT ATTORNEY
CRIMINAL COURT ADMINISTRATION
PRETRIAL SERVICES

4th Floor

- District Attorney - Staff Support:
DA_SS 11,910 sf.
- District Attorney - Investigations:
DA_IN 2,853 sf.



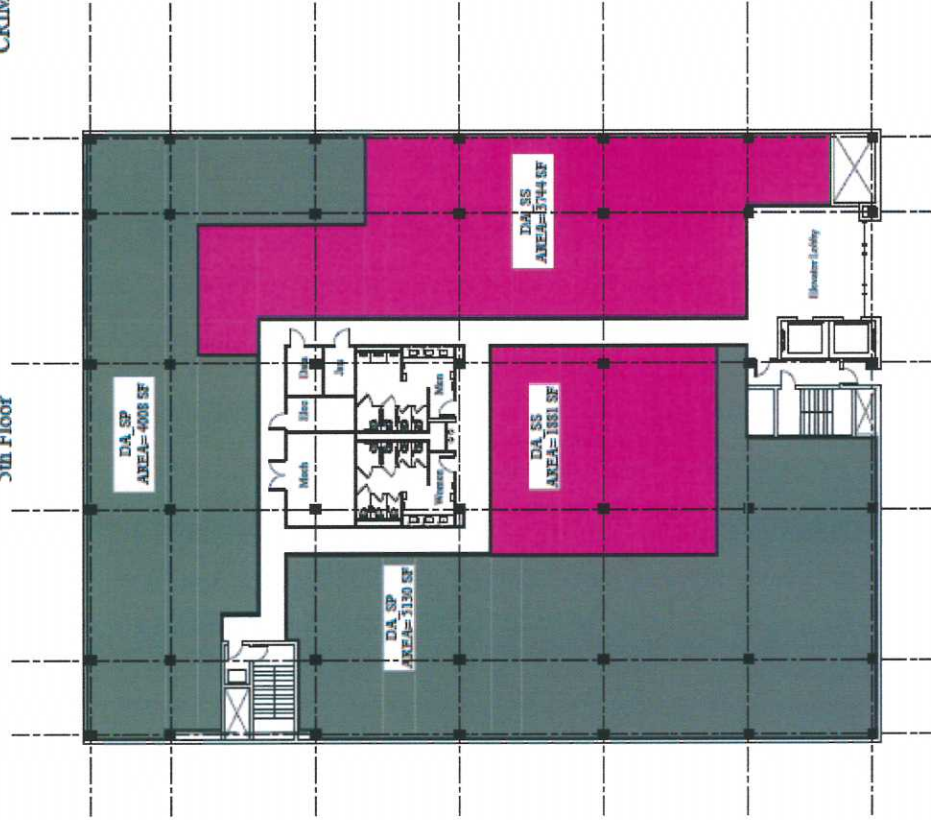
Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2035 Need
STACKING PLAN

DISTRICT ATTORNEY
CRIMINAL COURT ADMINISTRATION
PRETRIAL SERVICES

5th Floor

- District Attorney - Special Prosecution:
DA_SP 9,138 sf.
- District Attorney - Staff Support:
DA_SS 5,625 sf.



Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2035 Need

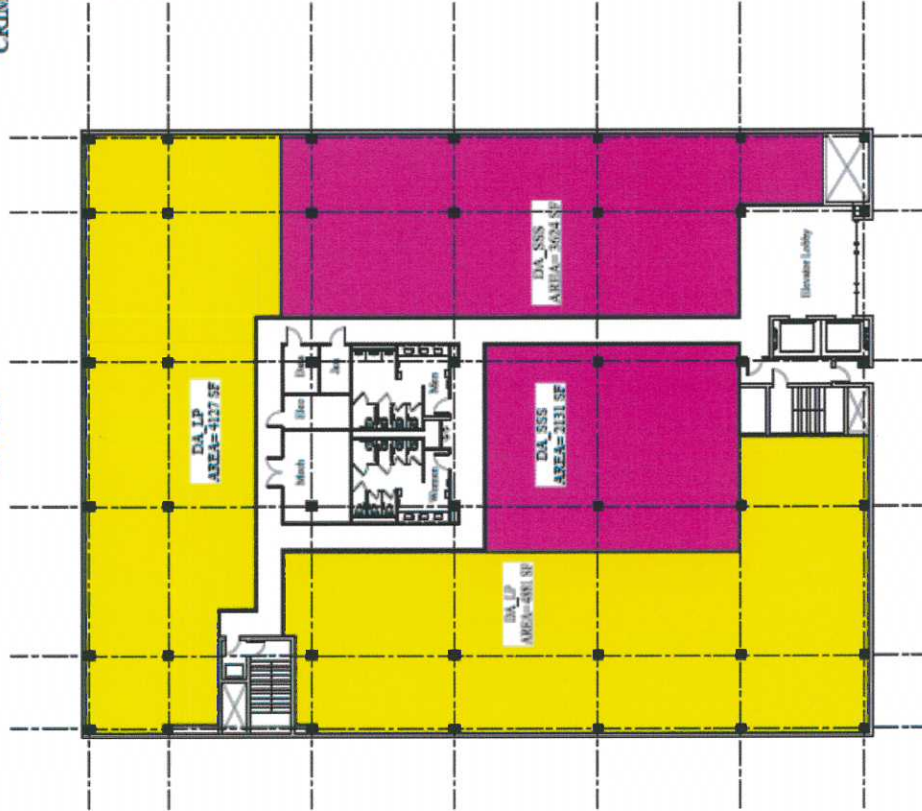
STACKING PLAN

6th Floor

DISTRICT ATTORNEY
CRIMINAL COURT ADMINISTRATION
PRETRIAL SERVICES

District Attorney - Legal / Prosecution:
DA_IP 9,008 sf.

District Attorney - Staff Support Services:
DA_SSS 5,755 sf.



Travis County Criminal Court Administration Building

Travis County Central Campus Study - 2035 Need

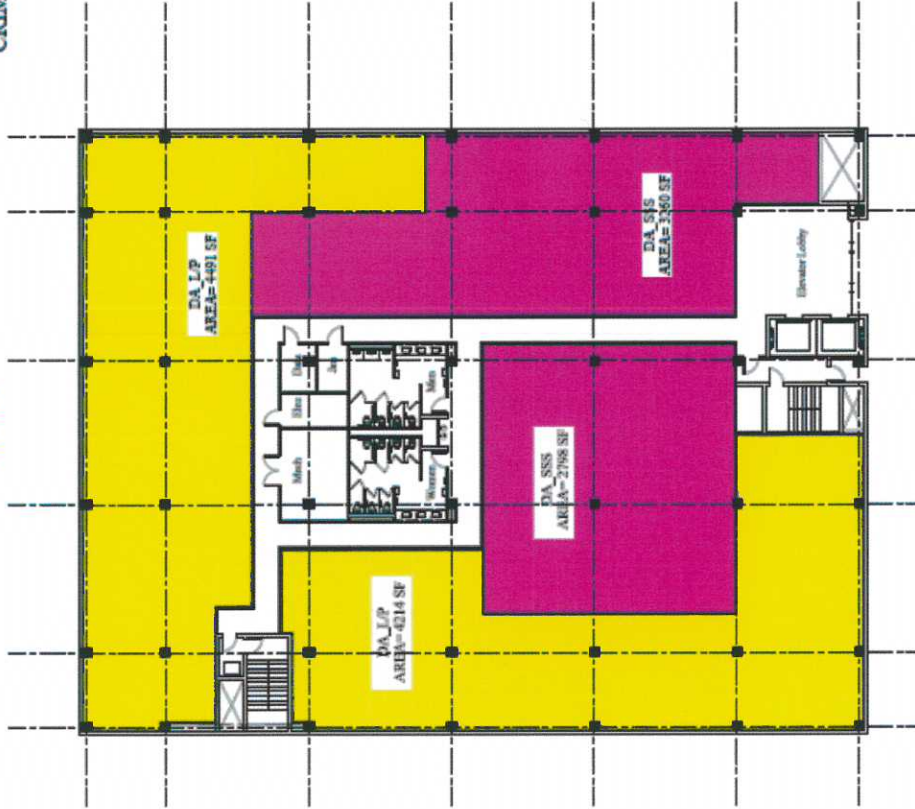
STACKING PLAN

7th Floor

DISTRICT ATTORNEY
CRIMINAL COURT ADMINISTRATION
PRETRIAL SERVICES

District Attorney - Legal / Prosecution:
DA_LP 8,705 sf

District Attorney - Staff Support Services:
DA_SSS 6,058 sf



DESCRIPTION OF TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

The Travis County Commissioner's Court has identified a specific need to support the growing demands of the Travis County Court system with the development of the Travis County Criminal Court Administration Building.

The scope of work for the new facility involves the design and construction of a 200,000 sf. high rise structure comprised of approximately 130,000 sf. of gross office space and 70,000sf. of parking area with 140 parking spaces. Specific floor area allocation and functional requirements for the occupants of the facility will be programmed in a build-to-suit manner between Travis County representatives and the development team of professionals and consultants.

As a precursor to the implementation of professional procedures these description details to follow are provided as an overview of the design objectives anticipated for the development of the Travis County Administration Building. All descriptions provided here-in are subject to revisions from time to time in accordance with governing agreements, applicable building codes, and the requirements of code officials having jurisdiction.

ARCHITECTURAL DESCRIPTION

Site

- The current site improvements include a parking lot area and a portion of the existing structure occupied by the PTA will be demolished to make room for the new Travis Country building.
- Utilities to the site will be improved to adequately supply the new building demand with domestic water and waste water, fire water supply, electricity, data, and telephone services.
- All other existing vegetation and site improvements such as retaining walls, parking control equipment, unoccupied out buildings, fences and sidewalks will be removed.
- The site will be graded to slope with the street grades, sub-grade stabilized, and all foreign materials not reused on site will be disposed of according to the Austin Green Energy Building Program.
- The site work surrounding the new multi-story structure will be improved to the extent necessary for compliance will applicable building code requirements, the landscape design intent and irrigation, to be described in the construction plans, and to maintain accessibility requirements as enforced by the Texas Department of Licensing and Regulation and in compliance with the American's with Disabilities Act.

Building Shell

- The building shell will be constructed on a 19,500 square foot floor plate. With three sub-grade parking levels and seven above grade stories for office use occupancy.
- Each office floor level will include the necessary space allocations for; men's and women's restroom facilities, mechanical, plumbing, electrical and communication service equipment rooms, two fire exit stairwells, two side-by-side passenger elevators, vertical equipment shafts, and miscellaneous all purpose closets as needed. In addition, the ground level floor will include a fire control room, fire pump room, public entrance lobby, and a retail tenant lease space designed for a third-party food service commercial use.
- The overall height of the building structure will be partially limited to an elevation at or below the established Capitol View Corridor.
- The building will be equipped with two passenger elevators utilizing the KONE Monospace elevator system in compliance with current State of Texas regulations, at rated capacity of 3,500 lbs., speed rate of 350 FPM, and inside cab dimensions of 6'-8" wide, 5'-5" deep, and 9'-4" height.
- The roof system shall be an FMG Listing Class 1 A-90 single ply fully adhered membrane roofing of white, 60 mil., fabric reinforced Thermoplastic Polyolefin Sheets with a 20 year materials and workmanship warranty, and two year installer's warranty. Roof membrane to be installed over a Polyisocyanurate roof insulation board with a minimum R-19 value and tapered at ¼" per foot.

DESCRIPTION OF TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

Building Exterior

Exterior design efforts will place a priority on establishing an architectural character and style that emphasis stability, strength, and historical prominence to the building facade.

- Materials for the exterior finish of the building are anticipated to utilize stone, masonry, glass, precast concrete forms, and architectural metals.
- The main entrance on 11th street will be emphasized with geometric forms utilizing stacked bond, smooth faced, large scale, cut stone veneer units.
- A masonry base element will anchor the building to the site. Potential materials to delineate this architectural form may utilize rough sawn masonry units in a running bond pattern also cut to large scale unit sizes.
- The main body of the building may utilize smaller more typical masonry brick dimensions and earth toned colors to compliment the building's stone applications.
- Architectural elements such as sills, lintels, water table trim, vertical pilasters, cornices and entablatures may be best constructed of pre-cast concrete or other modern material applications that provide vertical and horizontal emphasis to the building structure.
- Other Architectural elements for the public entrance, windows, screens, and spandrels will employ aluminum storefronts, curtain walls, energy efficient glazing, and architectural metals.

Building Interior

Interior design will be function of programming the requirements necessary for Travis County administration. Programming will be directed to develop an office environment typically found in other county administration buildings of similar size and use.

Walls and Ceilings:

The style, color and finish applications of all interior wall and ceiling construction will be based on an assessment of use and need with regard of the project costs and its functionality in compliance with current building code regulations.

- Wall construction shall be 3-5/8" steel studs with one layer of 5/8" gypsum board on an occupied side of the wall or as otherwise required by applicable building codes and indicated on the construction plans.
- Ceiling construction in areas intended for office and related type uses shall utilize a standard 2x4 lay-in acoustical ceiling grid system at a height of approximately 9'-0" above finished floor. Mechanical, Electrical, data, and other utilitarian use rooms where appropriate shall not have ceilings. Public areas such as lobbies and restrooms may utilize ceilings constructed of gypsum wallboard or other architectural finishes where design is appropriate and project costs allow.
- New wall finishes shall be two coats of low VOC latex paint for the majority of the wall and ceiling finish applications or as otherwise scheduled in the construction plans. Wall finishes in public area may include other architectural materials where design enhancement is appropriate and where project costs allow.
- Acoustical ceiling tile applications will utilize a 2x4 flat edged ceiling panel or as scheduled in the construction plans.

Floors:

The style, color, and application of all interior floor finishes will be will be based on an assessment of use and need with regard of the project costs and its functionality in compliance with current building code regulations.

- New Carpet floor coverings will be a direct glue-down, commercial grade, looped pile, and located in Offices, hallways, and in other such areas to be established in the construction plans.
- New Resilient floor coverings will be 1/8" Vinyl Composition tile located in Break Rooms, File & Copy Rooms, Storage Rooms, and other such areas requiring resilient flooring as established in the construction plans.
- New hard tile floor coverings will be used in areas such as elevator lobbies, public restrooms, and other such areas as determined in the assessment of use and need of the building

DESCRIPTION OF TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

occupants. Materials shall be consistent with functionality and appropriately slip resistant for public applications standard in the industry.

- Differing adjacent floor materials will utilize transition strips suitable for each condition, compliant with applicable regulations, and typically made of a rubber, vinyl, or complementary material.
- New Floor base materials will be complementary to the flooring materials and functionality of the spaces. Typical material to be 4" rubber base throughout, straight at carpet materials and cove at hard surfaces.
- Decorative Floor coverings such as rugs, remnants, pads, and special purpose coverings not a part of the construction plans shall be considered non-leasehold items and outside the scope of work for project costs as a part of the Furniture, Fixtures, and Equipment provided by occupants of the building.

Doors and Windows:

The style, finish, hardware, and frames of all interior doors and windows will be based on an assessment of use and need with regard of the project costs and its functionality in compliance with current building code regulations.

- Doors shall be steel or solid core wood, fire rated or non-fire rated as required by current building codes and the use of the door. Doors for offices and public area shall be wood veneer or wood grained plastic laminate on to a solid wood core 36" wide by 84" tall or as otherwise scheduled in the construction plans.
- Door Hardware shall be based on the functionality and use of the space or spaces served, applicable code requirements, and as otherwise described in the construction plans to meet the needs of the application and Travis County requirements. Door Hardware shall include, but not be limited to, butt hinges, locksets, door closers, exit devices, and miscellaneous items. Cylinders & Locksets shall be a grade suitable to meet goals on project costs and all doors will be keyed to meet user requirements with interchangeable cores.
- New interior windows, if any, will be fixed glass with aluminum frames finished to match door frames and compliant with applicable codes where required.

Restroom Accessories:

- All restrooms will be designed to meet the minimum plumbing fixture count requirements of applicable building code requirements and all applicable accessibility requirements of the State of Texas and the Americans with Disabilities Act.
- Restroom accessories will include toilet paper dispensers, paper towel dispensers, grab-bars, mirrors and other elements as described in the construction plans.
- Restroom toilet partitions and screens will be securely mounted to the building structure and constructed of a plastic laminate material configured in standard assemblies to meet all applicable accessibility and building code regulations.

STRUCTURAL DESCRIPTION

General Design:

- The building is anticipated to be a concrete cast in place structure. Floors would be supported by concrete columns with lateral loads resisted by concrete moment frames and concrete shear walls at the elevator and stair shafts.
- The structural design criteria will be as required and reduced by the International Building Code 2003 edition. Live loads for parking levels will be 40 psf, Office areas 50psf, corridors 100psf mechanical rooms 125psf, roof and partitions 20psf. Superimposed dead loads for the ceiling and MEP will be 10psf and the roof 20psf. The Wind Speed Zone is 90mph and the Earthquake Zones are not applicable to this building in the Austin area.
- Concrete strengths will be 3klbs for drilled piers, grade beams, and elevator pits; 3.5klbs for slab on grade; columns 4-6klbs; and post tensioned slabs, joists, and beams.

DESCRIPTION OF TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

Foundation System:

- The basement ground level slab is assumed to be a concrete slab supported on fill. The slab is anticipated to consist of a 5" thick concrete slab reinforced with #3 at 15" o.c. each way mid-depth of slab. The vapor barrier beneath the slab on grade will be 15 mil stego wrap. The below grade perimeter will consist of load bearing cast in place concrete walls. The perimeter foundation system will be coordinated with the required earth retention system in order to construct the below grade levels. Potential requirements for drainage of walls and slab will be coordinated with geotechnical information.
- Straight drilled shafts will probably be used to support the structure and transfer the column loads to the supporting soils. The drilled shafts sizes and penetration depth will be determined based on the geotechnical report.

Typical Parking levels

- Based on the construction economies for reuse of forms and construction type, it is anticipated the parking structure typical floors will consist of a cast in place concrete beams and slab system. The flat concrete slab may consist of post-tensioned and supported on cast-in-place post-tensioned concrete girders. This system provides an open, clean looking structure which is desirable for a parking garage exposed structure.

Typical Office levels

- The typical floors will probably consist of a cast in place concrete pan joist and girder system. The joists will typically utilize pan joists with a 5" thick slab. The joists will be reinforced with mild steel and typically spaced at approximately 6' o.c. The joists may be supported by post-tensioned girders at each column line. Cast in place columns reinforced with mild reinforcement will support the floor structure.

MEP SYSTEM DESCRIPTION:

HVAC Design Criteria:

The HVAC systems for the building shall be sized and designed to serve each floor in a manner consistent with standard design practices for the designated use and support the Owners criteria as a multi-tenant lease type office building occupancy with indoor sub-grade parking levels.

Heating and air conditioning criteria:

- Summer design outdoor condition: 98°F DB 74°F WB coincident.
- Summer ambient design for air-cooled equipment: 105°F DB, 78° F WB
- Winter design temperature: +24°F
- Indoor design conditions:
 - Occupied area space temperatures: 75°F (summer), 72°F (winter)
 - Elevator machine rooms: 85°F maximum, 65°F minimum
 - Non-occupied rooms: 85°F maximum, 65°F minimum
 - Lighting: 1.0 watts/useable square foot.
 - Outside air: 20 CFM per person; population density for outside air ventilation: 7 people per 1000 sq. ft. (ASHRAE 62-2001 Standards). Carbon dioxide monitoring shall be provided and shall be an integral part of the environmental controls system to maintain indoor air quality.
- Mechanical systems will be designed in accordance with the latest editions of the Uniform Mechanical Code, The International Energy Conservation Code, ASHRAE Standard 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings, ASHRAE Standard 62 – Ventilation for Acceptable Indoor Air Quality.

DESCRIPTION OF TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

- HVAC equipment sound levels shall not exceed the following:
 - General office areas - NC40
 - Spaces adjacent to air handling unit equipment rooms or below roof mounted equipment – NC42.

Mechanical System Descriptions:

- The typical office floors will be air conditioned by a variable air volume (VAV) style unit per floor. Primary air ductwork will deliver cold primary air to the floor and VAV terminal units shall deliver air to the occupied space through secondary ductwork. Fan powered VAV units with electric heating coils shall provide cooling and heating to exterior zones and single duct VAV units shall provide cooling to interior zones. HVAC zones shall typically not exceed 1500 square feet.
- Outside air shall be provided to each mechanical room via a variable air volume system consisting of a variable speed filtered intake fan and variable volume terminal units at each mechanical room controlled by carbon dioxide (CO2) monitors to maintain indoor air quality. Minimum airflow setpoint shall be set to maintain a positive pressure within the building relative to outdoors. Electric heat shall be used to preheat outdoor air to achieve a mixed air temperature at the AHU intake of 54° F.
- Each stairwell shall have a stair pressurization system. A stair pressurization riser shall extend from the roof to the first floor and supply air to the stairwell every second floor.
- The closed parking garage shall have a ventilation system. The garage ventilation fans shall be wall propeller type fans. The fans shall be cycled by CO sensors in the garage as required to maintain acceptable air quality.
- The water entry / fire pump room on the first floor shall have an electric unit heater for freeze protection. The pump room shall also have a thermostatically controlled ventilation fan with automatic shutoff damper for normal ventilation. Each dry-pipe sprinkler valve room in the parking garage shall have an electric unit heater for freeze protection.
- Each garage level elevator lobby shall have an air-cooled self contained DX cooling unit with electric heat.
- Toilet exhaust systems shall be provided for each toilet room as required by local Code.
- The building elevator machine room shall be cooled/heated utilizing high efficiency split system air conditioning units with roof mounted condensing units. Systems shall use Non-CFC based refrigerants. A condensate pump shall be provided. Condensate waste shall be piped to the nearest mechanical room.
- Test-adjust-balance of mechanical systems shall be by an NEBB or AABC certified contractor.
- The building management and control system shall be full electronic based direct digital control micro-processor based system.

ELECTRICAL SYSTEMS

Electrical Service:

- Electrical service for the project will be from Austin Energy.
- Provide transformer vault per the Austin Energy network area requirements. Primary duct bank routing requirements shall be coordinated with Austin Energy.
- Metering CT's will be located at the transformer vault and a single Austin energy meter shall be provided for the building.
- The network transformer vault shall provide 480/277-volt, 3-phase, 4-wire, service to the building. A service entrance busway shall be provided from the vault to the main switchboard to be located at the main electrical room.

Electrical Distribution:

Electrical Service Equipment and Normal Source Distribution:

- The main switchboard shall be 480/277-volt, 3-phase, 4-wire, and shall have capacity for the following:

DESCRIPTION OF TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

- 20 VA/SF for the building and existing annex.
- 3 VA/SF for the parking garage.
- Provide two 480/277-volt, 3-phase, 4-wire busway (fed from the main switchboard) and route vertically through the core electrical rooms. Busway capacity shall be 15 VA/SF.
- Provide a 480/277-volt, 3-phase, 4-wire panel board at each level with 15 VA/SF capacity.
- Provide a 480:208/120-volt transformer at each level with 208/120, 3-phase, 4-wire output panel board. The transformer capacity shall be a minimum of 5 VA/SF.
- Provide a 480/277-volt, 3-phase, 4-wire panel board at the level one main electrical room to serve garage lighting

Generator and Emergency Distribution Equipment:

- Provide a 480/277-volt 3-phase, 4-wire diesel generator for emergency back-up of egress lighting, one elevator in each bank as required per IBC 2003 Chapter 30, stairwell pressurization fans, the fire pump, and fire alarm system equipment. Provide a skid-mounted UL 142 fuel tank suitable for four hours of run time at full load. The generator shall be provided with output breakers for the life safety automatic transfer switch, legally required standby system automatic transfer switch, and fire pump automatic transfer switch.
- Provide a 480-volt, 4-pole automatic transfer switches and 480/277-volt, 3-phase, 4-wire emergency panel boards for life safety systems including egress lighting, legally required standby systems including elevators and stairwell pressurization fans. The fire pump controller shall be provided with an integral 4-pole automatic transfer switch.
- Emergency distribution equipment shall be installed in separate 1-hour rated emergency equipment rooms.
- Provide a 1-hour rated chase for the emergency feeder conduits routed vertically within the building to the emergency equipment located in the mechanical penthouse.
- Provide a 480/277-volt, panel board (fed from the main switchboard) at the level one main electrical room to serve garage lighting.

General Power and Lighting Requirements:

- General purpose receptacles shall be served at 120 volts by the nearest 208/120-volt, 3-phase, 4-wire panel located on each level.
- Fluorescent lighting shall be served at 277 volts from the nearest 480/277-volt panel board located on each level (assume 3500 VA maximum connected load per 277-volt, 20-amp lighting circuit).
- Exhaust fans, VAV boxes, and other miscellaneous mechanical loads will be served from the nearest 480/277-volt panel board located on each level.
- General purpose receptacles shall be provided at all service areas, corridors, and lobby areas. Circuit a maximum of six (6) general purpose workstation receptacles to a 120-volt, 20-amp circuit.
- For lobby areas, restrooms, stairwells, and other public areas, provide fluorescent lighting with foot-candle levels per IES recommendations.
- Mechanical, Electrical, Telephone, Elevator Machine Room and other service areas shall utilize 4' strip fluorescent with T-8 lamps and electronic ballast.
- Wiring devices shall be heavy-duty commercial specification grade, 20-amp rated minimum, with matching nylon wall plates in equipment rooms and stainless steel wall plates in lobbies, corridors, and restrooms.
- All branch circuiting shall utilize EMT conduit with ¾" minimum conduit home runs. Type MC cable shall only be allowable within walls between receptacles and for fixture tails (not to exceed 8'-0" in length). Light fixtures shall not be daisy chained.

Interior Lighting Control Requirements:

- Provide ceiling mounted occupancy sensors for restrooms.
- At the each level provide lighting control panels for control of light fixtures at lobbies, corridors, and the parking garage. One panel shall serve as the master and the control panels shall be networked together. Provide low voltage override switches outside of each electrical room.

DESCRIPTION OF TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

- Provide heavy-duty commercial specification grade 20-amp rated switches for all electrical rooms, mechanical rooms, elevator equipment rooms, and storage areas.

Emergency Lighting:

- Provide emergency egress lighting in all common areas served from the 480/277-volt emergency panel. A junction box with two (2) 277-volt, 20- amp emergency circuits shall be provided at each electrical room (eight total) for connection to emergency lighting (including future Tenant lighting) at each area.
- All stairwell lighting shall be connected to an un-switched emergency circuit.
- Corridor and common area exit lighting shall consist of LED architectural edge-lit type exit light fixtures and shall be connected to an un-switched emergency circuit.
- Every fourth fixture in corridors shall be connected to an un-switched emergency circuit.
- All lighting at electrical rooms and the elevator equipment rooms shall be connected to an emergency circuit. Provide a line voltage switch at each location.
- Foot-candle levels shall meet minimum NFPA life safety foot-candle requirements.

Exterior Lighting:

- Provide an allowance for landscape and building exterior lighting at the building entrance areas and landscaped areas. Verify exterior building mounted lighting requirements with the Architect. Verify landscape lighting requirements with the Landscape Architect.
- Lighting shall be controlled via the level 1 lighting control panel.

Parking Garage Lighting:

- Lighting at the parking garage area shall consist of fluorescent lighting with foot-candle levels per IES recommended min to max ratios. Light shall not average less than 5.0 foot-candles at parking surface.
- b. Stairwell lighting at the parking garage levels shall consist of Lithonia 4'-0" fluorescent wall fixtures with two (2) T8 lamps located at each landing.
- Exit lighting shall be LED, vandal resistant, cast aluminum type and shall be provided at each stairwell entry point.

Grounding:

- Provide grounding electrode system in strict accordance with the NEC. The grounding electrode system shall consist of a concrete encased electrode, structural frame of the building, and all other available electrodes as required per NEC Article 250-50. The grounding electrodes shall be connected to a main ground bar in the level 1 main electrical room with a copper grounding electrode conductor installed to the main switchboard. Provide ground bars at each office level electrical room and communications room with copper conductors routed to the main ground bar located at the main electrical room.

Communications Service and Distribution:

- Communications service for the facility shall be provided from AT&T Communications and Time Warner Communications. Provide communications service conduits from the communications service location to the level 1 communications room.
- Provide conduit sleeves between the main communications room and the office level communications room.

Fire Alarm System, Fire Command Center, and Area of Refuse Locations:

- Provide complete addressable fire alarm emergency voice/alarm system with central control station monitoring in compliance with all national, local, and ADA/TDLR requirements.
- The system shall include initiating devices, audible/visual devices, visual devices, monitor modules, control modules, power supplies, and all additional devices as required for a complete system. Duct-mounted smoke detectors shall be provided at mechanical units and at outside air dampers at each level and shall be monitored by the fire alarm system. Provide sprinkler system monitoring and

DESCRIPTION OF TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

elevator recall sequence/system programming as required.

- A fire command center for fire department operations shall be provided. The location (at level 1) and accessibility shall be approved by the Austin Fire Department. The central control station shall be one-hour rated and 96 square feet minimum. It shall include:
 - Voice alarm and public address panels.
 - Fire department communications panel.
 - Fire detection and alarm system annunciator panels.
 - Elevator status and location panel.
 - Status indicators for stairwell pressurization fans.
 - Controls for unlocking stairwell doors.
 - Emergency and standby power status indicators.
 - A telephone for fire department use with access to the public telephone system.
 - Fire pump status indicators.
 - Schematic building plans.
 - Two-way communications panel for area of refuge locations.
- Provide a two-way approved fire department communication system shall be provided for fire department use. It shall operate between the fire command center and elevators, elevator lobbies, emergency and standby power rooms, and entries into enclosed stairways.
- Areas of refuge shall be provided with a two-way communications system between the area of refuge and the fire command center. If the central control station is not constantly attended, the area of refuge shall also have access to a public telephone system.
- Provide a two-hour rated chase for fire alarm system riser cabling as required by NFPA 72.

Plumbing Systems:

- The domestic water service shall be a single 4" service line with a 3" compound meter. A domestic water booster system shall be provided for the building if the city pressure is below 110 psi. The domestic water system shall utilize Type "L" copper piping throughout. All future restaurants will be sub-metered upon tenant finish out (meters not part of shell building). Pressure reducing valves shall be installed to reduce pressure to below 65psi per City of Austin requirements.
- Sanitary sewer waste and vent system shall be provided including all underground piping to public mains consisting of 6" sanitary waste service, and vertical vents through the roof. Wet stacks consisting of sanitary waste, vent, and cold water with valves and taps shall be provided throughout the building for connection of tenant plumbing fixtures. Waste and vent piping shall be cast-iron hubless or hub/spigot above grade and Sch. 40 PVC below grade.
- The mechanical rooms shall be provided with a floor drain and trap primer at each office level.
- A 4" sanitary waste line shall be provided along the back side of the ground floor retail area for future connection. A 3" vent shall be provide at the ceiling of the retail area. A 2" domestic water line shall be provided for future retail connection.
- Provisions shall be made for one restaurant within the retail space on Level 1. A 4" waste line, a 4" grease waste line, a 4" vent, and a 2" cold water service shall be stubbed into the space. Grease piping shall be installed from each of the restaurant spaces to a grease trap area outside of the building as located by owner. Vent, sanitary and grease waste piping shall be roughed in to accommodate one (1) 2000 gallon grease trap.
- Ultra-low flow wall hung water closets (1.28 gpf) and ultra low flow urinals (0.125 gpf) shall be used throughout the shell building restrooms. Flush fixtures shall utilize sensor operated battery-powered valves. Provide floor mounted water closets in the existing building only. Lavatory faucets shall use sensor operated battery-powered faucets, which use 1/2 GPM or less. Showers, if provided, shall be provided with flow restricting aerators limited to a maximum of 1.5 gpm. All floor drains within the building shall be provided with automatic trap primers.
- Six sets of tenant plumbing risers, each with a 4" waste, 3" vent and a 2" cold water riser shall be provided in the office levels with connections on each floor for future tenant fixtures. Plumbing risers shall be spaced equally around the core area to evenly cover the building.
- Domestic hot and cold water system serving individual restroom groups shall be valved to allow independent isolation for service.

DESCRIPTION OF TRAVIS COUNTY CRIMINAL COURT ADMINISTRATION BUILDING

- Wet piping, other than fire sprinkler, shall not be routed through rooms containing sensitive electrical, communications or control equipment.
- Provide TAS compliant recessed dual height electric water coolers with stainless steel cabinets as required by code and for function of space. Drinking water chillers shall utilize Non-CFC based refrigerants, and shall contain no lead.
- Domestic hot water shall be provided to the core via a 50-gallon 6kw 277v / 1 ph electric water heater located in the janitor's room on Level 2. Hot water shall be re-circulated to maintain water temperature. Recirculation pump and water heater shall be started/stopped via the base building DDC temperature controls system.
- A complete roof drainage system consisting of primary and overflow roof drains shall be provided for the building. Roof drains shall be routed interior of the building to Level 1. Primary storm system shall connect to the site storm system. Storm water piping shall be hubless or bell/spigot cast-iron piping above grade and Sch. 40 PVC below grade. Insulate all horizontal storm piping within the building including roof drain bodies. Overflow storm system shall discharge above grade through brass downspout nozzles. Discharge of storm shall not be directed across any public way.
- Freeze-proof hose bibs with integral vacuum breaker and vandal resistant tee-key will be provided at strategic locations around the perimeter of the building and garage. A standard hose bib with integral vacuum breaker and vandal resistant tee-key shall be provided at the top of each stair shaft. A freeze-proof wall hydrant shall be located at the dock area as well a freeze-proof roof hydrant, non-draining, shall be installed in the center of the roof area.
- No natural gas system is required.
- Automatic sump pumps shall be provided at each elevator shaft and shall be automatically pumped to the storm water system outside the building per City of Austin requirements. Pumps shall be rated at 50 gpm per elevator car. Provide test ports and signage required by jurisdiction. High level alarm shall be provided and shall report to building DDC system.
- Janitor rooms shall have a 30" x 30" terrazzo floor mounted mop sink with faucet, splash guards, rim guards and mop hooks.
- Provide cleanouts on all sanitary lines minimum 50 ft. on center.
- All plumbing piping shall terminate 5 ft. outside of building line. Owner's civil engineer to coordinate all entry locations.

Fire Protection:

- The building shall be fully sprinklered. Combination sprinkler/standpipes shall be provided at each of the two (2) stairwells. All piping in stairwells shall be primed and painted per architectural specifications. 2-1/2" fire hose valves, tamper and flow switches shall be provided at each intermediate landing. A roof manifold shall be provided as well. Sprinkler piping shall be Sch. 40 black steel within conditioned areas with galvanized pipe and fittings in the garage and exterior areas. Grooved couplings shall be permitted for piping larger than 2-inches.
- Provide fire service line to building (8" or as required) with double detector check valve assembly. A 75 hp horizontal split-case fire pump, main controller, jockey pump, jockey pump controller, etc. shall be provided to serve sprinkler system. Existing water pressure does not appear to be adequate to serve the sprinkler system.
- Sprinkler system shall be designed for "light hazard occupancy" for office areas with a minimum sprinkler density of 1 per 225 sq. ft. spacing utilizing quick response large orifice, chrome, recessed pendant sprinkler heads as required by code. System shall be compliant with current NFPA 13 & COA regulations. Lobby areas and public corridors to have "concealed" type heads with cover caps. Head cover color shall match surrounding material color and shall be approved by architect.
- Fire standpipe drains shall be floor drains in stairwells in locations approved by Architect so as not to be in a foot traffic pattern.
- Height and arrangement of piping in stairwells and under landings to be approved by Architect.
- The parking garage, and all other unconditioned areas, will require a dry-pipe sprinkler system.
- The fire department connection shall be mounted on the side of the building near the water entry room.

HUB DECLARATION AND STATEMENT

Development 2000, Inc. does hereby declare that it will comply with the Travis County HUB policy and program requirements. Development 2000, Inc. will provide maximum opportunities for HUB professional, non- professional, service providers, vendors, and sub- contractors to participate in all phases of the turn- key design, build- to- suite facility at 1108 West 11th Street. Development 2000, Inc. and its core team (Studio 8 (Architect), White Construction (Builder), Garret- Ihnen (Engineer), and McKinnis, Lockridge, and Kilgore (Legal) will meet and/or exceed the Travis County HUB participation goals of 16.5% minority owned business, 14.2% for women owned business, (sub-goals 1.7% African American, 9.5% Hispanics, 4.7% Asian, and 0.6% Native Americans.) Development 2000 is proud to acknowledge that Studio 8 (Architect) of our core team is already HUB certified.

Development 2000, Inc. will provide all required information to the Travis County HUB Coordinator and the Travis County Purchasing Agent. Development 2000, Inc. will utilize the Travis County HUB Coordinator, Travis County Purchasing Agent, the local trade associations (Association Contractors and Trade, Austin Black Contractors, Austin Hispanic Contractors, Austin Metropolitan Untied Black Contractors), as well as the Travis County Data Base, State of Texas Master Bidders List, City of Austin Minority Vendor Data Base and the Texas Unified Certification Program in our good faith efforts to exceed the above described goals. Development 2000, Inc. will also conduct information meetings in each precinct office to announce and solicit opportunities for HUB business to participate in this project.

HUB RE-AFFIRMATION

D2000 and the entire core team do hereby reaffirm its commitment to meet and/or exceed the Travis County HUB requirements for this project.

As an example, White Construction Company, or project team General Contractor, has 26.1% first tier small business/minority owned firm participation on the new Austin Federal Courthouse and will exceed the Travis County requirement on this project.


STATE OF TEXAS
COUNTY OF TRAVIS

Ethics and Disclosure Affidavit

Date: February 8, 2013
Name of Affiant: Jerry R. Reed
Title of Affiant: President, Development 2000, Inc.
Business Name: Development 2000, Inc.
Address of Business: 510 West 15th Street, Austin, Texas 78701
County of Business: Travis

Affiant on oath swears that the following statements are true:

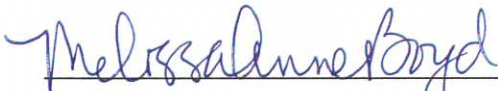
1. Affiant is authorized by Development 2000, Inc. to make this affidavit for Development 2000, Inc.
2. Affiant is fully aware of the facts stated in the affidavit.
3. Affiant can read the English language.
4. Affiant does hereby disclose that he has no knowledge of any Development 2000, Inc. employees doing business or having done business during the 365 day period immediately before the date of this affidavit with any Travis County Key Contracting Person who would/ will sign any document deemed necessary for the completion of this project that Development 2000, Inc. is going for and on behalf of Travis County.



Jerry R. Reed, President
Development 2000, Inc.
510 W. 15th Street, Austin, Texas 78701

SUBSCRIBED AND SWORN TO BEFORE ME

By Jerry R. Reed on 8th February, 2013.



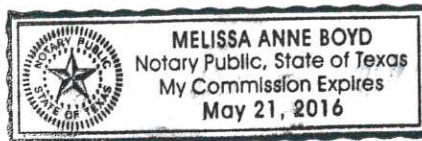
NOTARY PUBLIC, STATE OF TEXAS

Melissa Anne Boyd

PRINTED NAME OF NOTARY

May 21, 2016

COMMISSION EXPIRES





INSURANCE STATEMENT

Development 2000, Inc. and or its assigns does hereby agree to provide and maintain the following insurance requirements:

- A. Workers Compensation in accordance with statutory requirements.
- B. Commercial General Liability Insurance with a combined minimum Bodily Injury and Property Damage limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, including coverage on the same for independent sub-contractors. Where necessary, Travis County shall be named as an additional insured under this coverage.
- C. Automobile Liability Insurance for all owned, non-owned, and hired vehicles with combined minimum limits for Bodily Injury and Property damage limits of \$400,000 per occurrence and \$1, 000,000 with aggregate. Development 2000, Inc. shall figure any sub-contractor(s) to provide Automobile Liability Insurance in the same minimum amounts
- D. Development 2000, Inc. shall not commence any work under this lease agreement until it has obtained all required insurance and such insurance has been submitted to the County Judge and Purchasing Agent. Development 2000, Inc. shall not allow any sub-contractor(s) to commence work to be performed in connection with this project until all required insurance has been obtained.
- E. Development 2000, Inc. will furnish the County with a certification of coverage by insurer.
- F. Development 2000, Inc. shall not cause any of the insurance to be cancelled nor permit any insurance to lapse.



CIVIL RIGHTS / ADA COMPLIANCE STATEMENT

Development 2000, Inc. and its core team shall provide all services and activities required to complete this project in a manner that would comply with the Civil Rights Act of 1964, as amended, the Rehabilitation Act of 1973, Public Law 93-1122, Section 504, and with the provisions of the Americans With Disabilities Act of 1990, Public Law 101-336(S.933) as if Development 2000, Inc. were an entity to comply with these laws. Development 2000, Inc. and its core team shall not discriminate against any employee or applicant for employment based on race, religion, color, sex, national origin, age, or handicapped conditions.