

<b>REGULAR AGENDA</b>
-----------------------

**AGENDA ITEM 22**

Presentation of Williamson County Courthouse poster from Harvey Allen of McCreary, Veselka, Bragg, and Allen, the county's delinquent tax attorneys.

Deborah Hunt introduced Harvey Allen who presented the court with a framed copy of the display his firm sponsored for Williamson County in the February edition of the *County Progress* magazine

**AGENDA ITEM 23**

Discuss and take appropriate action on change order #8 for Williamson County Regional Park.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Limmer**

Motion: To approve change order #8 for the Williamson County Regional Park with the exception of item #2, Contract Completion Adjustment PCO#00062, to be addressed on next week's agenda.

Vote: **5 - 0**

< Attachment >

03/25/2003

## LAND STRATEGIES INC.

for 3-25-03

PAUL LINEHAN &amp; ASSOCIATES

March 18, 2003

Judge John Doerfler  
Williamson County Commissioners  
710 Main Street  
Georgetown, Texas 78626

RE: Williamson County Regional Park

Dear Commissioner's:

The following synopsis is a breakdown for Change Order #8.

This following are topics for discussion at the Commissioner's Court Meeting on 3/18/03 with Land Strategies, Inc.

**Change Order #8**

Additional cost proposed by contractor necessary for completion.

1. Building H Drywell - PCO#00048*	= \$ 3,547.50
2. Contract Completion Adjustment - PCO#00062	= \$ 0.00 <i>X 900</i>
3. Boulder Placement - PCO#00065	= \$ 2,750.00
4. Commons Changes - PCO#00071	= \$ 0.00
5. Tx.DOT Guardrail Credit - PCO#00072	= \$ (1,198.50) cr.
6. Building H Locker Credit - PCO#00073	= \$ (1,687.08) cr.
Sub-Total Cost	= \$ 3,411.92
Bond Premium @ 1.5%	= \$ 51.17
Total	= \$ 3,463.09

*all approved except #2 3-25-03*  
*John C. Doerfler*

\*Has been installed. Was installed without authorization from LSI. Was installed in good faith for sequencing of construction.

**Change Orders Approved as of March 18, 2003**

-Change Order #1	\$ 431,371.99
-Change Order #2	\$ 45,042.84
-Change Order #3	\$ 430,380.04
-Change Order #4	\$ 6,627.40
-Change Order #5	\$ 7,498.64
-Change Order #6	\$ 37,315.74
-Change Order #7	\$ 18,448.55
Total Cost =	\$ 976,685.20

**Project Cost:**

Base Contract	\$ 7,448,346.00
Net Change by Change Orders	\$ 976,685.20
Total to date	\$ 8,425,031.20

**For Discussion:**

- Additional Well Services Proposed Change Order
- Parking Lot #2 Proposed Change Order
- Drywell for Drinking Fountain at Basketball Courts Proposed Change Order
- Williamson County Regional Park Phase II Master Plan

Sincerely,

Paul W. Linehan

# WORKMAN

CORPORATION  
CONSTRUCTION SERVICES

## PROPOSED CHANGE ORDER

No. 00048

TITLE: *Building H Drywell*

DATE: 11/4/2002

PROJECT: Williamson County Regional Park

JOB NO.: 2210

TO: Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

CONTRACT DATE: 4/9/2002

WORKMAN CORPORATION  
3735 Promontory Point Drive  
Austin, Texas 78744  
512 326-9293 512 447-8156 FAX

ATTN: Paul Linehan

### DESCRIPTION OF PROPOSAL

This change incorporates adding a drywell at Building H for the Williamson County Regional Park project. This price includes: all trenching, PVC and installation of drywell according to drywell detail provided in Construction documents; all labor, materials, equipment, and incidentals required. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Provide & Install Drywell @ Building H	1.000	ls	\$3,225.00	\$3,225.00	10.00	\$322.50	\$3,547.50

TOTAL: \$3,547.50

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

Sales Tax Exempt

SUBMITTED BY:

APPROVED BY:

By:

By:

Marc Shepard

Paul Linehan

Date:

Date:

11/5/02



**AIR CONDITIONING • HEATING • REFRIGERATION • PLUMBING • MOLD**

### Additional Work Authorization No. 4

Date: 11/05/02

Contractor: Workman Corporation  
Attn: Mark Sheppard  
3735 Promontory Point  
Austin, Texas

Fax 238-9025

Project: Williamson County Parks  
Location: Building H Water Fountain

It is hereby requested that the following changes be made to the above stated project as outlined as follows.

Furnish and install dry well. Includes +/- 70 LF of trenching / piping. We Will  
Excludes any rock work outside the foundation if needed. But does include any  
Rock work inside the foundation

**Amount of Change: \$ 3,225.00**

We hereby agree to perform the work in complete accordance with the plans and specifications.

Plumbing Subcontractor: \_\_\_\_\_ Date: 11/04/02

We hereby Accept these changes and changes and conditions and agree to pay for this change over and above the contract amount.

General Contractor or Agent: \_\_\_\_\_ Date: \_\_\_\_\_

2300 Patterson Industrial Blvd. • Pflugerville, Texas 78660  
(512) 251-7492 • Fax (512) 251-7945

1AOLA018089C 4 35807



## REQUEST FOR INFORMATION No. 00080

TITLE: Building H Water Fountain

DATE: 10/28/2002

PROJECT: Williamson County Regional Park

TO: Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

WORKMAN CORPORATION  
3735 Promontory Point  
Austin, Texas 78744  
(512) 326-9293  
(512) 326-3219 FAX

ATTN: Jeff Witte

1. Please specify the model and type of water fountain to be installed in the corridor area of Building H.
2. Since the sanitary for the water fountain is tied into the main sewer line it requires a vent. Please provide direction for the installation of the vent or change the tie in from the sewer line to adding a dry well. Please provide direction on how to proceed.

1. USE THE SAME DRINKING FOUNTAIN AS SPECIFIED  
TYPICAL TO BUILDING "F & G". BUT TURN 90  
DEGREES TO ACCESS FROM BOTH SIDES.
2. PROVIDE A DRYWELL TYPICAL TO BUILDING  
"F & G". PLACE DRYWELL AS CLOSE TO  
DRINKING FOUNTAIN AS POSSIBLE  
OUTSIDE CONCRETE PAD.

*Armando P. Garcia*  
10-31-02

Requested By: WORKMAN CORPORATION

Signed: Nick Bergmann  
Nick Bergmann

Date: 10/28/02

Revision 2

Page 1 of 1

03/25/2003



Page 137

115 East Main Street  
PH: (512) 218-0060

Round Rock, Texas 78664  
FAX: (512) 218-0077

830  
file  
Jeff  
Jeff

## FAX TRANSMITTAL

To: LSI

Date: 11-25-02

ATTN: Jeff C.

Project: Wm. Cnty. PARK

HCE Party: LARRY

HCE Project No.: 01-038

No. of Pages: 3  
(Including Cover Sheet)

File: ☐ DESIGN ☐ CONSTRUCTION  
☒ CONSTRUCTION NOTEBOOK

MESSAGE:

If an error in this fax transmittal occurs, please call the number above. Jim ●

03/25/2003

**WORKMAN**  
CORPORATION  
CONSTRUCTION SERVICES

Page 138

PROPOSED CHANGE ORDER  
No. 00048

TITLE: Building H Drywell

DATE: 11/4/2002

PROJECT: Williamson County Regional Park

JOB NO.: 2210

TO: Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

CONTRACT DATE: 4/9/2002

WORKMAN CORPORATION  
3735 Promontory Point Drive  
Austin, Texas 78744

ATTN: Paul Linchan

512 326-9293 512 447-8156 FAX

## DESCRIPTION OF PROPOSAL

This change incorporates adding a drywell at Building H for the Williamson County Regional Park project. This price includes: all trenching, PVC and installation of drywell according to drywell detail provided in Construction documents; all labor, materials, equipment, and incidentals required. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Provide & Install Drywell @ Building H	1.000	ls	\$3,225.00	\$3,225.00	10.00	\$322.50	\$3,547.50

PRICE LOOKS OK.

*Guillermo P. Garcia*  
11-25-02

TOTAL: \$3,547.50

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

Sales Tax Exempt

SUBMITTED BY:

APPROVED BY:

By:

By:

Marc Shepard

Paul Linchan

Date:

11/5/02

Date:



**PROPOSED CHANGE ORDER**  
**No. 00062**

**TITLE:** *Contract Completion Adjustment*

**DATE:** 12/19/2002

**PROJECT:** Williamson County Regional Park

**JOB NO.:** 2210

**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

**CONTRACT DATE:** 4/9/2002

WORKMAN CORPORATION  
3735 Promontory Point Drive  
Austin, Texas 78744

**ATTN:** Paul Linehan

512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates adjusting the Prime Contract between Williamson County and Workman Corporation for the Williamson County Regional Park project. This change includes: 1) removing the completion requirements of Phase 1A and Phase 1B in the Contract Documents 2) the adjusted date of Substantial Completion is February 14, 2003 not including contract extensions due to Non-Contractor delays. Non-contractor delays can be defined as delays specifically cited in the Contract Documents and Agreement between Williamson County and Workman Corporation, that are not a direct result of the General Contractor. The Project Completion date shall be adjusted accordingly to reflect any non-contractor delays incurred until Project Completion, 3) all Utility bills (water, sewer, electric, etc.) paid by the Owner (Williamson County) through the end of the project.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Contract Completion Adjustment	1.000	ls	\$0.00	\$0.00	0.00	\$0.00	\$0.00

**TOTAL:** **\$0.00**

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

By: 

Marc Shepard

Date: 3/13/03

Exposition 66

**APPROVED BY:**

By: \_\_\_\_\_

Paul Linehan

Date: \_\_\_\_\_



TITLE: *Boulder Placement*

DATE: 1/11/2003

PROJECT: Williamson County Regional Park

JOB NO.: 2210

 TO: Land Strategies Inc.  
 1010 Land Creek Cove  
 Suite 100  
 Austin, TX 78746

CONTRACT DATE: 4/9/2002

 WORKMAN CORPORATION  
 3735 Promontory Point Drive  
 Austin, Texas 78744  
 512 326-9293 512 447-8156 FAX

ATTN: Paul Linehan

**DESCRIPTION OF PROPOSAL**

This change incorporates placing large boulders throughout the Williamson County Regional Park project. This change is a time and material change consisting of a \$120 per hour rate for an operator and front end loader not to exceed \$2,500. Large boulders were placed as per Land Strategies and Owner direction throughout the site as to deter any future vehicular traffic. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fec. %	Fec.	Net Amount
00001	22 hours of Boulder Placement @ \$120.00 per hour	1.000	ls	\$2,500.00	\$2,500.00	10.00	\$250.00	\$2,750.00

TOTAL: \$2,750.00

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

Sales Tax Exempt

**SUBMITTED BY:**By: 

Marc Shepard

Date: 2/6/03

**APPROVED BY:**

By: \_\_\_\_\_

Paul Linehan

Date: \_\_\_\_\_

**Boulder Placement - Williamson County Regional Park**

Date		Hours
17-Jan-03		1
23-Jan-03		2.5
24-Jan-03		3
27-Jan-03		4
30-Jan-03		3
3-Feb-03		4.5
4-Feb-03		4

**PROPOSED CHANGE ORDER**  
No. 00071**TITLE:** Commons Changes**DATE:** 2/7/2003**PROJECT:** Williamson County Regional Park**JOB NO.:** 2210**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746**CONTRACT DATE:** 4/9/2002WORKMAN CORPORATION  
3735 Promontory Point Drive  
Austin, Texas 78744  
512 326-9293 512 447-8156 FAX**ATTN:** Paul Linehan**DESCRIPTION OF PROPOSAL**

This change incorporates the changes made to the Commons area at the Williamson County Regional Park project. This change is a zero dollar amount change order. In lieu of the original seed specifications for the Commons area, the attached seed specification shall be utilized. Furthermore, the Commons area shall be prepared by hand raking all native material to achieve a seed bed that can be smooth and ready to maintain. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Seed changes and preperation of Commons area	1.000	ls	\$0.00	\$0.00	0.00	\$0.00	\$0.00

**TOTAL:** \$0.00

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

Sales Tax Exempt

**SUBMITTED BY:**By:   
Marc Shepard

Date: 2/7/03

Expedition 10

**APPROVED BY:**By: \_\_\_\_\_  
Paul Linehan

Date: \_\_\_\_\_

# SunGROW

## LANDSCAPE SERVICES

EROSION  
MAT

February 5, 2003

Workman Corporation  
Mark Shepard  
Project Manager

Re: Williamson County Park

Dear Mark,

Due to the spring planting of the wildflower seeds, I am recommending the Wildseed Texas/Oklahoma mix, plus some additional selected seeds that should provide additional spring and summer color. These additional seeds will be: Cosmos, Catchfly, Missouri, Primrose and African Daisy. They were selected for early germination and color.

The seeding rate would be forty (40) pounds per acre for wildflower mix and forty (40) pounds per acre for Native Grass Mix.

The earliest recommended seeding date for the wildflowers and native grass seeds is the first of March. A soil temperature of sixty (60) to seventy (70) degrees is optimum.

It should be noted that the Bluebonnets are fall germinating and the seed should carry over into this fall.

The above rates have been altered to enable Sungrow Landscape Services to perform the proper seed bed preparation for The Commons.

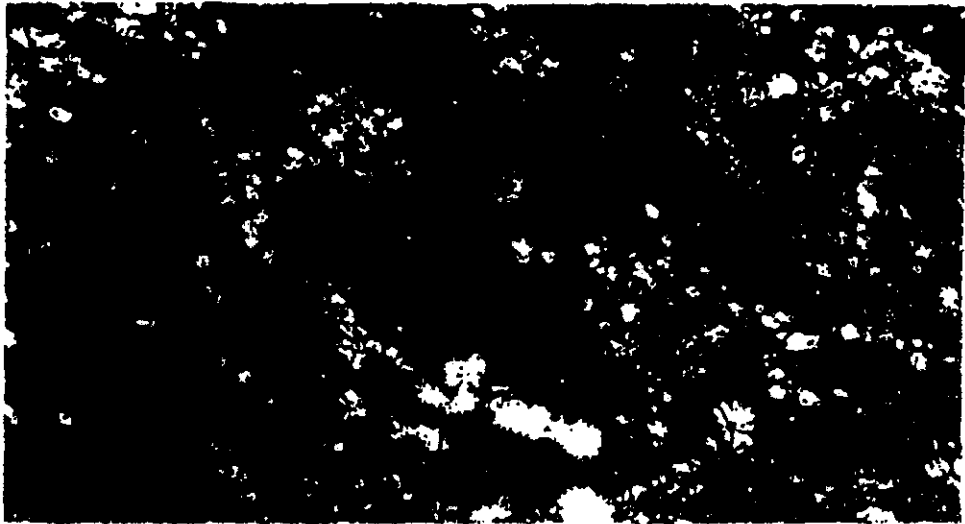
Respectfully,



Bill Roussel

- EXCELSION, can  
- JUTE MESH

# Texas/Oklahoma Wildflower Mix



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For

## HERE'S WHAT YOU GET

Common Name	Type	% by Weight	Common Name	Type	% by Weight
Texas Bluebonnet	A	18.46	Baby's Breath	A	2.86
Indian Blanket	A	8.00	African Daisy	A	2.75
Scarlet Flax	A	6.60	Plains Coreopsis	A	2.24
Tickseed	P	6.45	Clasping Coneflower	A	1.98
Lemon Mint	A/P	6.23	Black-Eyed Susan	A/P	1.76
Purple Coneflower	P	5.86	Moss Verbena	P	1.44
Drummond Phlox	A	5.29	Corn Poppy	A	1.40
Cornflower	A	4.40	Toadflax	A	1.21
Rocket Larkspur	A	4.40	Dwarf Red Coreopsis	A	1.10
Baby Blue Eyes	A	4.40	Standing Cypress	P	1.00
Ox-Eyed Daisy	P	4.18	Showy Primrose	P	.77
California Poppy	A/P	3.14	Mexican Hat	A/P	.56
Yellow Cosmos	A	2.86	Yarrow	P	.44
			Texas Paintbrush	A/P/B	.22

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**PROPOSED CHANGE ORDER**  
**No. 00072****TITLE:** *TxDot Guardrail Credit***DATE:** 2/7/2003**PROJECT:** Williamson County Regional Park**JOB NO.:** 2210**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746**CONTRACT DATE:** 4/9/2002WORKMAN CORPORATION  
3735 Promontory Point Drive  
Austin, Texas 78744**ATTN:** Paul Linehan

512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates deleting 50 lineal feet of guardrail at the Williamson County Regional Park project. Per Gray-Jansing, 50 lineal feet of TxDot guardrail was deleted to keep from interfering with existing trees. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	TxDot Guardrail	50.000	lf	\$23.50	(\$1,175.00)	2.00	(\$23.50)	(\$1,198.50)

**TOTAL:** (\$1,198.50)

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt***SUBMITTED BY:****By:**   
Marc Shepard**Date:** 2/7/03**APPROVED BY:****By:** \_\_\_\_\_  
Paul Linehan**Date:** \_\_\_\_\_



Roadway Specialties, Inc.

Certified DBE/HUB

## PROPOSAL

Project: Williamson County Park  
CR 176Bid Date: March 20, 2002  
2:00 PM

Owner: Williamson County

Proposal No.: 030239P

We propose to furnish all labor, materials, equipment and supervision to perform the following scope of work, per plans and specifications, on the project that is referenced above.

Item	Bid Item Description	Unit	Bid Quantity	Unit Price	Amount
1.	Silt Fence	LF	10,780.00	\$ 1.35	\$ 14,553.00
2.	Remove Silt Fence	LF	10,780.00	\$ 0.15	\$ 1,617.00
3.	Rock Berm, STD COA 18"	LF	110.00	\$ 13.00	\$ 1,430.00
4.	Stabilized Construction Entrance, 70 X 20, 50 X 20 = 2,400 SF	EA	2.00	\$ 800.00	\$ 1,600.00
5.	Pavers	SF	9261.00	\$ 4.20	\$ 38,896.20
6.	Decomposed Granite Gravel Trail (Underlain w/Filter Fabric)	SF	103,730.00	\$ 1.65	\$ 171,154.50
7.	Metal Beam Guard Fence, 12 ga., Timber Posts, No Blockouts, Including 4 EA Low Fill Steel Posts and 4 EA Terminal Anchor Sections	LF	200.00	\$ 23.50	\$ 4,700.00
NOTE: All Maintenance is excluded.					
8.	Certified T&S Sport Hybrid Bermudagrass Sod (Fields 6 - 11)	SY	54,500.00	\$ 2.30	\$ 125,350.00
9.	Common Bermudagrass Sod	SY	5,570.00	\$ 2.37	\$ 13,200.90
10.	Native Wildflower Hydromulch	SY	22,550.00	\$ 1.47	\$ 33,148.50
11.	Bermuda Hydromulch, 3 lbs/1,000 SF as specified (incl. Fields 1 - 5)	SY	99,067.00	\$ 0.25	\$ 24,766.75
12.	Bermuda Hydromulch, 3 lbs/1,000 SF as specified (outside ignition area)	SY	44,856.00	\$ 0.25	\$ 11,214.00
13.	Bermuda Hydromulch, 3 lbs/1,000 SF as specified, 12" & 8" Offset Waterline Connector	SY	32,694.00	\$ 0.25	\$ 8,173.50
TOTAL AMOUNT OF BASE BID:					\$ 449,804.36

Items 1 - 3:	\$ 10,098.00
Item 4:	\$ 607.82
Item 5:	\$ 18,522.00
Item 6:	\$ 51,517.32
Item 7:	\$ 1,725.00
Item 8 - 9:	\$ 119,026.00
Item 10:	\$ 31,231.75
Items 11 - 13:	\$ 31,791.06

Total Materials (already included in Base Bid): \$ 264,318.95

If additional information is needed, please feel free to contact us at (512) 280-6666.

Sincerely,

Lanny D. Rodriguez, Project Manager/Senior Estimator

## Please note:

1. All quantities are estimates-payment will be based upon field measurement.
2. If bond is needed, add 2.50% to total and place in mobilization.
3. Locating underground utilities shall be the responsibility of the General Contractor.
4. Unit prices are based on one move-in. If additional are required, a \$400.00 minimum charge will apply.
5. Pavers include 1" sand bedding. Concrete and base material are excluded.
6. General Contractor to provide water source.
7. This quote is good for 30 days.

## Exclusions:

1. All maintenance, unless paid for on an hourly basis.
2. Coarsens and base materials for pavers.
3. All clearing.
4. All watering.
5. All mowing.
6. All topsoil.
7. All subgrade preparation-removal of stones, sticks, stumps, and other debris.
8. All removal of stabilized construction entrances/rock berms.
9. All concrete snowstrips, asphalt backfill, and/or concrete apron for guardrail.
10. All haul-off of spoils generated by guardrail excavation.



9424 S. IH 35 • Austin, Texas 78748 • (512) 280-6666 • Fax 280-6066



## RECORDERS MEMORANDUM

All or part of the text on this page was not clearly legible for satisfactory recordation.



**PROPOSED CHANGE ORDER**  
No. 00073

**TITLE:** *Building H Locker Credit*  
**PROJECT:** Williamson County Regional Park  
**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746  
**ATTN:** Jeff Witte

**DATE:** 3/3/2003  
**JOB NO.:** 2210  
**CONTRACT DATE:** 4/9/2002  
**WORKMAN CORPORATION**  
3735 Promontory Point Drive  
Austin, Texas 78744  
512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates the substitution of cold rolled steel lockers in Building H in lieu of the stainless steel lockers originally specified at the Williamson County Regional Park project. This change includes the substitution of cold rolled painted steel in lieu of 304 nickel bearing stainless steel lockers per the attached proposal. Lockers shall be milled to receive a coin deposit attachment. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fcc %	Fee	Net Amount
00001	Locker Credit	1.000	ls	(\$1,654.00)	(\$1,654.00)	2.00	(\$33.08)	(\$1,687.08)

**TOTAL:** (\$1,687.08)

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

By: 

Marc Shepard

Date: 3/3/03

Expedition 40

**APPROVED BY:**

By: \_\_\_\_\_

Jeff Witte

Date: \_\_\_\_\_



**PROPOSAL**

**Southern  
Systems**  
JMAR / MATNEY CORPORATION

**DOORS / FRAMES  
FINISH HARDWARE / SPECIALTIES**

DATE: 28 February 2003  
TO: Workman Corporation  
ATTN: Marc Sheppard  
RE: Williamson County Park Lockers Job # SO2491

---

Gentlemen,

Southern Systems proposes to furnish steel lockers as specified under section 10500 with cold rolled painted sheet steel in lieu of 304 nickel bearing stainless steel. The manufacturers listed in the specification are PHC Inc. and American Locker Security Systems. Problems have arisen with the listed manufacturers, as PHC Inc. is no longer in business and American Locker Security Systems does not make the 12" X 12" X 36" lockers in stainless steel as part of their standard line of lockers.

We propose the substitution of Lyons painted steel lockers in lieu of the specified product. This product meets the specified requirements for size and utility. This product is machined to accept coin key release locking mechanism as required by the specifications. Details regarding this product are attached to this proposal. In the color specified, this product is available in seven working days.

Acceptance of this proposal will include a credit to the owner of \$1654.00.

Mike Wuamett  
Project Manager  
Southern Systems  
(V) 512-926-3667 (F) 512-926-3666  
mwuamett@s-systems.com

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

---

3714 BLUESTEIN DR., STE. 700  
PN: ( 512 ) 926-3667

AUSTIN, TX. 78721  
FX: ( 512 ) 926-3666

MAR-03-2003 17:15 FROM: WURKMAN, CLIP

51244/8150

10,000 000 0112

1,000 010

10500/LYO

BuyLine 4449



# LYON

Workspace Products

*When  
Quality  
and  
Delivery  
Count!*



**Standard  
Heavy Duty  
Heavy Duty Ventilated  
All Welded**  

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**Integrated Frame All Welded  
Expanded Metal  
All Welded Expanded Metal  
Collegiate  
Specialty**

RECORDERS MEMORANDUM  
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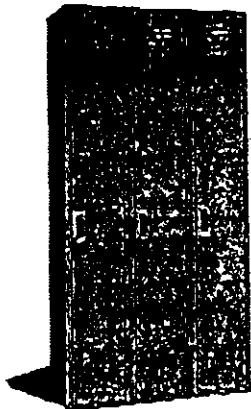
MAR-03-2003 17:15 FROM: WURNMAN CORP

0127710100

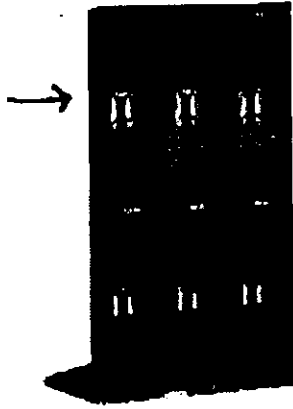
10500/LYO  
BuyLine 4449

# STANDARD LOCKERS

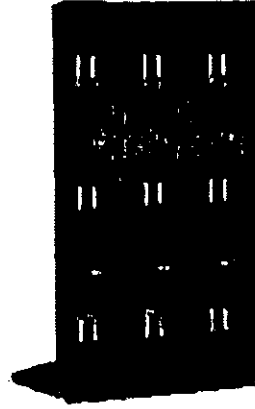
For Quality and Value For suggested applications see page 3.



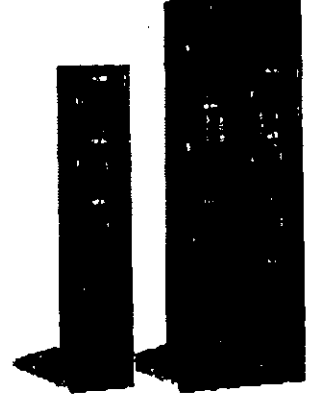
**Single Tier Quiet Lockers**  
are widely used to provide ample storage for full length garments with shelf space for books, hats, lunches and other articles.



**Double Tier Quiet Lockers**  
are designed for short period use, or where short coats and jackets are worn.



**Triple Tier Quiet Lockers**  
save valuable floor space and are often used in combination with single tier lockers to make gym class lockers.



**Multiple Tier Lockers**  
allow a wide variety of space saving applications. Often used with Lyon single tier and double tier lockers to make gymnasium lockers. Available four, five, and six tiers high.

**Locker Sizes (per opening)**

W	D	H	W	D	H
9	12	60	9	12	72
9	15	60	9	15	72
9	18	60	9	18	72
9	21	60	9	21	72
9	24	60	9	24	72
12	12	60	12	12	72
12	15	60	12	15	72
12	18	60	12	18	72
12	21	60	12	21	72
12	24	60	12	24	72
15	12	60	15	12	72
15	15	60	15	15	72
15	18	60	15	18	72
15	21	60	15	21	72
15	24	60	15	24	72
18	12	60	18	12	72
18	15	60	18	15	72
18	18	60	18	18	72
18	21	60	18	21	72
18	24	60	18	24	72
12	12	37	12	12	48
12	15	37	12	15	48
12	18	37	12	18	48
15	15	37	15	15	48
15	18	37	15	18	48

\* Actual height of  
37" High = 37 1/4"  
48" High = 48 1/4"

**Locker Sizes (per opening)**

W	D	H	W	D	H
9	12	30	9	12	36
9	15	30	9	15	36
9	18	30	9	18	36
9	21	30	9	21	36
9	24	30	9	24	36
12	12	30	12	12	36
12	15	30	12	15	36
12	18	30	12	18	36
12	21	30	12	21	36
12	24	30	12	24	36
15	12	30	15	12	36
15	15	30	15	15	36
15	18	30	15	18	36
15	21	30	15	21	36
15	24	30	15	24	36
18	12	30	18	12	36
18	15	30	18	15	36
18	18	30	18	18	36
18	21	30	18	21	36
18	24	30	18	24	36

\* For overall height, multiply  
number of openings by  
height listed.

\* Add 6" to height for legs  
when desired.

**Locker Sizes (per opening)**

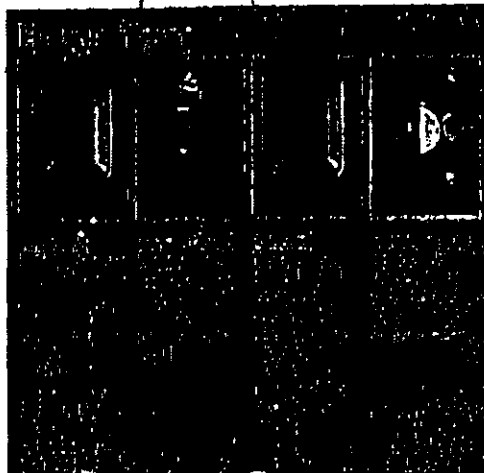
W	D	H	W	D	H
9	12	20	9	12	24
9	15	20	9	15	24
9	18	20	9	18	24
9	21	20	9	21	24
12	12	20	12	12	24
12	15	20	12	15	24
12	18	20	12	18	24
12	21	20	12	21	24
15	12	20	15	12	24
15	15	20	15	15	24
15	18	20	15	18	24
15	21	20	15	21	24

**Locker Sizes (per opening)**

W	D	H	W	D	H
<b>Four Tier</b>			<b>Five Tier</b>		
12	12	15	12	12	12
12	15	15	12	15	12
12	18	15	12	18	12
12	21	15	12	21	12
15	12	15	15	12	12
15	15	15	15	15	12
15	18	15	15	18	12
15	21	15	15	21	12
12	12	18	<b>Six Tier</b>		
12	15	18	12	12	12
12	18	18	12	15	12
12	21	18	12	18	12
15	12	18	12	21	12
15	15	18	15	12	12
15	18	18	15	15	12
15	21	18	15	18	12
			15	21	12

Also see ADA  
lockers on page 17.

- STD. Lyon Spec Summary**
- 16 gauge door and frames.
  - 24 gauge body parts.
  - One piece door.
  - Full loop type hinges.
  - All metal locking system.
  - 40,000 psi zinc alloy handles.
  - Painted on enamel finish.
  - Built in padlock loop.
  - Built in key locks or combination locks are also available.
  - Fully assembled construction optional.
  - LYON strongly recommends wall and/or floor anchoring for all locker installations.



## Lyon Quality Features

- One piece, 16 gauge, 16" x 6" profile door with built-in locking system and security.
- Lockers are built with 16 gauge, 16" x 6" profile door with built-in locking system and security.
- One piece, 16 gauge, 16" x 6" profile door with built-in locking system and security.
- Big, soft rubber casters mounted through frame and upright to reduce noise of door slams.
- All door hinge caps are welded and secured to form a strong, rigid assembly.
- These lockers feature 40,000 psi zinc alloy handles and built-in locking system.
- All one piece locking door construction from prime, high grade, Class 1 steel for extra strength and durability. Optional combination lock available.
- Bars at each end of bottom cross member to form more rigid upright to prevent twisting and maintain door alignment.

See Accessories on Pages 19-23.  
• Filler and End Panels on Page 23.  
• Installation Details on Page 21.  
• Optional Perforations/Louvers on Page 22.

## RECORDERS MEMORANDUM

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10:01 AM

1000 010

# Standard Locker Specifications

10500/LYO

BuyLine 4449

**Material**—Prime, high grade Class I mild annealed, coldrolled steel free from surface imperfections. A.S.T.M.-366. Galvannealed Steel available for high humidity atmospheres. A.S.T.M.-525. Bolts to be zinc plated or subjected to other rustretardant treatment.

**Body**—24 gauge steel, flanged to give double thickness of metal at back vertical corners.

**Door Frame**—16 gauge formed steel channels. Vertical members shall have an additional flange to form continuous door strike. Corners shall be lapped and welded into a rigid assembly. In addition, bottom cross members shall have tang at each end that fits through slot in rear flange of upright frame member to prevent twisting out of alignment. Top and bottom cross members shall provide support for front edge of locker top and locker bottom.

**Door**—One-piece, 16 gauge steel on single, double and triple tier with both vertical edges formed into channel shaped formation; top and bottom shall be flanged at 90° angle. On multiple tier lockers, hinge side shall be formed into channel shaped formation with other three sides flanged at 90° angle.

**NOTE:** Box locker doors up to and including 15" wide by 15" high shall be 18 gauge unless specified otherwise.

**Ventilation**—Louvers shall be provided as follows.

Locker Styles	Louvers
Single/Double tier lockers—9" w	Six 3 1/2" louvers top and bottom
Single tier lockers—Over 9" w	Six 6" louvers top and bottom
Double tier lockers—Over 9" w	Six 6" louvers top and bottom
Triple tier lockers—9" w	Two 3 1/2" louvers top and bottom
Triple tier lockers—Over 9" w	Two 6" louvers top and bottom
Multiple tier lockers	Three 3 1/2" louvers per door for 12" and 15" wide lockers. Four 6" louvers per door for lockers 18" wide and over.

**Door Jamb**—48" and higher Single tier lockers shall have three door jambs; double tier and triple tier lockers shall have two jambs welded to side of door frames to engage locking device. Design and gauge of jamb shall prevent freeing of locking device by prying. Each jamb shall have safety reverse nose to eliminate hazard of sharp pointed edges protruding into the locker. Each jamb shall have easily replaceable soft rubber bumper.

**Hinges**—Shall be not less than 2" high. They feature .050" steel 5 knuckle, full loop forming double thickness on each leaf. Hinges to be set in slot in door and frame and projection welded to frame and securely attached to door, hinge pin to be spun over at ends to resist removal. Single tier lockers 48", 60" and 72" high to have three hinges. All other tiers to have two hinges—all on right hand side of door.

**Quiet Locking Device**—Single tier locking device shall engage frame at three points; double tier and triple tier at two points. Channel shaped locking device shall be a quiet design with nylon coated metal latches to eliminate any metal to metal contact. Lock bar shall be enclosed on three sides and operate within the channel formation of the door. Locking device shall be prelocking so mechanism can be locked in open position—door locking automatically when closed. An optional single point latch shall be available except on 9" wide lockers. Box lockers shall

have one point locking device with a 14 gauge lock clip for attaching padlock. Doors also to be provided with lock hole filler to permit use of built in key or combination lock.

**Handles**—On single, double and triple tier lockers, all parts shall be chrome plated, diecast zinc alloy with a tensile strength of not less than 40,000 psi. No moving parts are to operate against outside surface of locker. Padlock attachment to be integral part of lift which shall be attached directly to locking bar and protected by fixed handle housing. Handle to provide built in padlock strike. Multiple tier lockers shall be equipped with a 16 gauge door pull with padlock attachment when not used with built in locks. An optional recessed handle shall be available at no extra charge on single tier, double tier, triple tier and two person lockers. The recessed handle shall be 4 1/4" w x 6 1/4" h x 1 1/4" d and constructed of die cast zinc alloy, nickel plated, with a minimum tensile strength of 40,000 psi.

**Hot Shelves**—Single tier lockers shall have one 24 gauge hot shelf approximately 9" below top. Flanged on all four sides for strength with the front flange turned 45° for safety and attached at no less than two points through each side flange. Only single tier lockers have shelves.

**Coat Hooks**—Single tier, double tier and triple tier lockers shall have one double prong (ceiling) hook and three single prong wall hooks. 1/2" diameter coat rods are standard in 18" and 21" deep knocked down single tier lockers, replacing ceiling hook. All hooks to be zinc plated or subjected to a comparable rust retardant treatment and attached with two bolts.

**Number Plates**—Optional aluminum number plates with etched figures at least 1/8" high. All lockers shall have number plates attached near top of door.

**Standard Finish**—Exposed steel parts shall be thoroughly cleaned, given a bonding and rust inhibitive phosphate treatment and then electrostatically sprayed with a heavy coat of high quality enamel. See page 2 for finish options.

**NOTE:** Lyon recommends application of a corrosion resistant primer finish or galvannealed steel on lockers used in high humidity atmospheres. Contact Lyon for finish compatibility with any chemicals.

**Anchoring**—To prevent tipping or injury, Lyon strongly recommends that lockers be floor and/or wall anchored.

**Free Standing Lockers**—Lockers shall be furnished with 6" legs. Optional front and end closed bases available.

**Recess Trim**—End and top recess trim for lockers to be placed in wall recesses shall be 18 gauge formed steel with a 2 1/4" wide face and shall be bolted to locker frames.

Top recess trim to be in approximately 510" lengths with a formed splice cap to cover joints and to hold top recess trim in alignment. End recess trim to be 23 1/2" higher than lockers and will lap over ends of top recess trim for a neat joint at top of corners.

**NOTE:** There are certain sizes and/or types of lockers that are available in minimum quantity production runs only. Contact your Lyon factory representative for complete details.

## Lyon Lockers

Eliminating metal-to-metal contact, all Lyon locker doors are lined with nylon coated metal lockers to reduce vibration and provide smoother, quieter operation.

In addition to quiet operation, Lyon QuietPlus locker doors have no louver and include a vibration-free sound-reducing panel. This resulting combination minimizes noise levels created by opening and closing locker doors.

## Full Loop Hinge Standard



### Stronger by Design

This Lyon type of hinge provides better strength than larger hinges by its unique full loop construction. Strength is maximized by anchoring the hinge through slots in the door and frame and then projection welding (not riveting).



# RECORDERS MEMORANDUM

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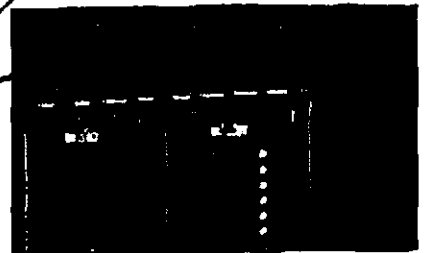
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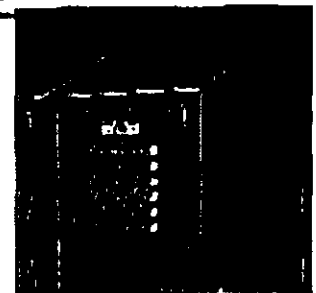
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**10500/LY0**  
**BuyLine 4448**

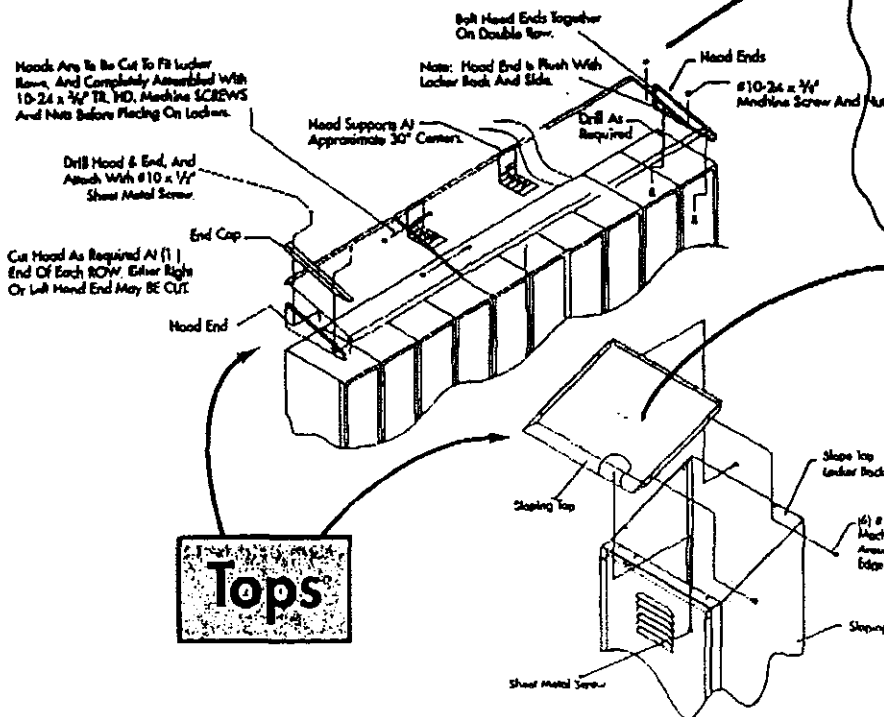
# TOPS & BASES



**Continuous Sloping Hoods**  
mount on one or more standard  
flat top lockers.



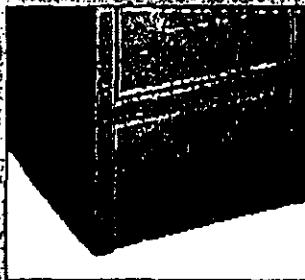
**Individual Sloping  
Tops** are furnished on  
lockers with full height  
side panels and backs.



# Bases



**"Kitchen Cabinet Style"**  
Bases are of high, antique or  
smooth, unbroken appearance to  
look like without legs.



**Closed Style Bases** are available in a 6" high space between legs when finished. This provides a finished appearance and facilitates cleaning.



**"Z" Type-Bases** offer added  
size space and selective support  
using rugged 1 1/2 gauge steel. Adds  
4 1/2" to overall locker height.

## RECORDERS MEMORANDUM

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MAR-03-2003 17:18 FROM: WORKMAN CORP

0124410100

**LYON**ISO 9001  
AS459**Workspace Products****Lyon Workspace Products**

P.O. Box 671

Aurora, IL 60507-0671

Telephone: 630/892-8941

Literature: 800/323-0096

Customer Service: 800/323-0082

Fax: 800/367-6681

**Lifetime Product Warranty**

Lyon lockers are warranted against defects in material and workmanship for the life of the product when used in accordance with manufacturer's specifications and/or operating instructions.\* (This warranty applies to the original purchaser only, and purchaser's sole remedy under this warranty is limited to replacement or repair of the product and specifically excludes consequential incidental or any other damages directly or indirectly resulting from failure of loss of use of Lyon products)

\* Lock warranties limited.



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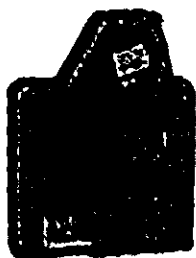
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**LOCK SECTION**

REVISED 12/1/00

PAGE 9-SVAD

Coin Return



Coin Collect

**Safe-O-Mat Locks**

Each order will include the following:

1. Attaching hardware.
2. One user key for each lock. Key is equipped with a swivel to attach number tag, pin or wrist band.
3. Outside instruction decal. (must be applied by erector.)
4. Coin insertion decal. (attached)
5. One master key. (requires that a coin be re-inserted into the lock to re-lock the door after the master key has been used to unlock the door.)
6. One penalty key. (does not require that a coin be re-inserted to remove the key after opening locker.)
7. Hex spline screwdriver.
8. Two cash box keys (with coin collect order.)

Complete tool kit supplied with an order for 100 or more locks.

Net prices. Not subject to any further discount.

Dealer/Dist. net

|   |         |
|---|---------|
| # NFSOM-A1Q spring bolt deposit lock (returns 1 quarter)  | \$55.09 |
| # NFSOM-A2Q spring bolt deposit lock (returns 2 quarters) | \$55.09 |
| # NFSOM-AT spring bolt deposit lock (returns 1 token)     | \$55.09 |

|   |         |
|---|---------|
| # NFSOM-B1Q dead bolt deposit lock (returns 1 quarter)  | \$55.09 |
| # NFSOM-B2Q dead bolt deposit lock (returns 2 quarters) | \$55.09 |
| # NFSOM-BT dead bolt deposit lock (returns 1 token)     | \$55.09 |

|  |         |
|--|---------|
| # NFSOM1-A1Q spring bolt coin collect (keeps 1 quarter)  | \$79.03 |
| # NFSOM1-A2Q spring bolt coin collect (keeps 2 quarters) | \$79.03 |
| # NFSOM1-AT spring bolt coin collect (keeps 1 token)     | \$79.03 |

|  |         |
|--|---------|
| # NFSOM1-B1Q dead bolt coin collect (keeps 1 quarter)  | \$79.03 |
| # NFSOM1-B2Q dead bolt coin collect (keeps 2 quarters) | \$79.03 |
| # NFSOM1-BT dead bolt coin collect (keeps 1 token)     | \$79.03 |

**Optional equipment:**

|   |         |
|---|---------|
| #NFSOM518 extra lock cylinder with key    | \$18.95 |
| #NFSOM521 token                           | \$0.84  |
| #NFSOM522 extra master key                | \$8.62  |
| #NFSOM523 extra penalty key               | \$8.62  |
| #NFSOM543 tool kit                        | \$84.09 |
| #NFSOM544 spline hex screw driver         | \$8.62  |
| #NFSOM510 extra to number user key (each) | \$0.55  |
| #NFSOM500 extra cash box key              | \$4.35  |

**Additional data:**

Dead bolt locks are used on lockers with a lock bar. Spring bolt locks are used on box lockers.

A 12" high box locker will not accept a coin collect lock, send pricing request to Aurora for any such requirement.

Safe-O-Mat locks can be used on any regular box locker or expanded metal box locker.

Safe-O-Mat locks can be changed in the field from dead bolt to spring bolt operation and vice versa.

Safe-O-Mat locks cannot be used on any of the following: (1) expanded metal lockers with a turn handle and lock rod. (2) left hand hinged doors. (3) duplex lockers. (4) two person lockers.

Safe-O-Mat locks can be used on lockers with recessed handles however, an S.P.I is required for the materials necessary to accommodate this condition.

**Information required when placing a Safe-O-Mat lock order:**

1. Name and address of end user as well as shipping address.
2. Name and address of person to whom master keys are to be sent.
3. If this order is an extension of a safe-o-mat system now in use, you must provide the existing series no.

# Colorscape by LYON®

\*As described below, Lyon's Premier color selections, clear coat finishes, high gloss finishes and/or a computerized match to your custom color offer a virtually endless combination of choices — including two-tone effects.

Our preparation and finishing procedures deliver a superior enameled surface, highly resistant to chipping, cracking and corrosion, to create a lasting impression for your locker installation.

**LYON®**

Lyon Metal Products  
P.O. Box 671  
Aurora, IL 60507-0671

Telephone: 630/892-8941

Customer Service: 800/323-0082

Literature: 800/323-0096

FAX: 800/367-8881

Internet: www.lyon-metal.com

## LYON PREMIER LOCKER COLORS



Ash — #AA



Putty — #PP



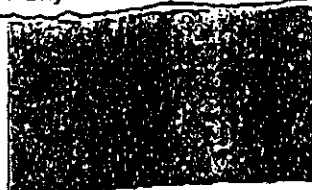
Wedgewood Blue — #BB



Dove Gray — #DD



Winter White — #68



Silver Fern — #61



Teal — #63



Forest Green — #66



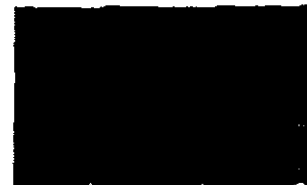
Sunburst Yellow — #46



Midnight Blue — #62



Claret — #64



Burgundy — #67



Mandarin Orange — #MM



Cardinal Red — #65

Note: All color chips are reproductions and approximate the actual color as closely as possible. For a more precise color match, request a metal color sample.

### \*Optional Special High-Gloss Finishes

All of our premier colors are available in the special High-Gloss Finishes.

### \*Optional Special Clear Coat Finishes

The clear coat finish is comprised of a Color coat plus one coat of clear acrylic to protect and beautify your locker installation. This extra gloss coat protects the locker finish by making it more durable and mar-resistant.

### \*Optional Lyon Three-Step, Corrosion-Resistant Finishing Process

Whenever additional Corrosion Resistance is required, Lyon undertakes a rigid three-step process to meet this requirement for lockers to be installed in high-humidity or corrosive atmospheres.

1. All doors, frames and parts are cleaned and treated with a multi-step detergent/iron phosphate coating, cold water rinsed and sealed with an environmentally sound non-chrome treatment. Providing excellent corrosion protection and paint adhesion.

2. A prime coat of modified epoxy is applied through a electrostatically charge dip process providing superior coverage and corrosion protection.

3. A finish top coat of high solids polyester paint is applied over the prime coat through an electrostatically charged spray process, maximizing coverage and corrosion protection.

\*Additional charges may apply. Please contact LYON for actual costs.

Form No. C801-97

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Printed In U S A



# WORKMAN

CORPORATION  
CONSTRUCTION SERVICES

## PROPOSED CHANGE ORDER

No. 00074

**TITLE:** *Parking Lot #2 Repairs*  
**PROJECT:** Williamson County Regional Park  
**TO:** Land Strategies Inc.  
 1010 Land Creek Cove  
 Suite 100  
 Austin, TX 78746  
**ATTN:** Paul Linchan

**DATE:** 3/13/2003  
**JOB NO.:** 2210  
**CONTRACT DATE:** 4/9/2002  
 WORKMAN CORPORATION  
 3735 Promontory Point Drive  
 Austin, Texas 78744  
 512 326-9293 512 447-8156 FAX

### DESCRIPTION OF PROPOSAL

This change incorporates the additional work performed in Parking Lot #2 at the Williamson County Regional Park project. Sub-surface or groundwater was found to be in the general area of Parking Lot #2 after initial paving was constructed. This change includes the additional work to bridge this pre-existing condition. This change includes: all labor, material, equipment, supervision and incidentals to excavate the hotmix and flexible base in the failed areas, approximately 5400 square feet; install approximately 6" of 3/4"-1-1/2" washed river rock; #4 reinforcing bars on 16" O.C.E.W.; and 6" of concrete. Approximately 250 lineal feet of 4" perforated PVC pipe was installed on the north side of Parking Lot #2 to act as a french drain. Please see attached.

| Item  | Description                               | Quantity | Units | Unit Price | Subtotal    | Fee % | Fee    | Net Amount  |
|-------|---|----------|-------|------------|-------------|-------|--------|-------------|
| 00001 | French Drain @ North side of Parking area | 1.000    | ls    | \$2,200.00 | \$2,200.00  | 0.00  | \$0.00 | \$2,200.00  |
| 00002 | Remove flexible base to subgrade          | 5400.000 | sqft  | \$1.00     | \$5,400.00  | 0.00  | \$0.00 | \$5,400.00  |
| 00003 | 3/4"-1-1/2" washed river rock             | 70.000   | cuyd  | \$15.00    | \$1,050.00  | 0.00  | \$0.00 | \$1,050.00  |
| 00004 | Concrete Paving with steel reinforcing    | 5400.000 | sqft  | \$2.75     | \$14,850.00 | 0.00  | \$0.00 | \$14,850.00 |

**TOTAL:** **\$23,500.00**

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

By:   
 Marc Shepard

Date: 3/19/03

Expedition ©

**APPROVED BY:**

By: \_\_\_\_\_  
 Paul Linchan

Date: \_\_\_\_\_



# RANGER Excavating

5222 Thunder Creek Rd #B1 Austin, Texas 78759 / (512) 331-5551 Fax (512) 343-9618

## MEMORANDUM

DATE : January 29, 2003

TO: Marc Shepard

FAX 238.0925 *disconnected*

FROM: Mark McKenzie

*c/o 326.3219*

RE: Williamson County Regional Park

SUBJECT: Parking Lot #2 Pavement Failures

Marc,

As observed during this morning's meeting, the failures are the result of groundwater or water from another source saturating the pavement section. We have excavated the four most severe failures, and found substantial groundwater infiltration. HBC Geotechnical Engineering will have an initial report from his visit, available as quickly as possible. (*Attached 2/3*)

By the end of the day today, as you witnessed, the subgrades were all wet, with more than 2" of water standing in some areas.

All of the excavated areas were found to have the appropriate paving sections installed, confirming that none of these failures were due to any defective workmanship or materials.

Please provide direction as to how we should proceed, as quickly as possible. Clearly all work associated with these failures will be additional cost Change Order work. To help minimize the cost impact of this work, we will not perform any further demolition, until directed to do so. It is likely that once the groundwater problem is resolved, the portions of this parking area that have not failed will perform without further complications.

Feel free to contact me with any questions or comments. Thank you.

*FC. Jan B. HBC*

429 P01 FEB 03 14:34

5123439618 RANGER EXCAVATING

*Refer 2/3  
ATTN: KYLE*

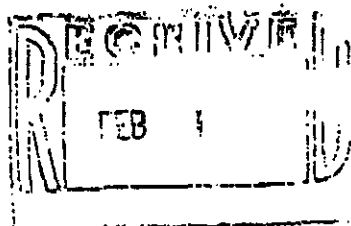
January 31, 2003

Mr. Mark McKenzie  
 Ranger Excavating  
 5222 Thunder Creek Road #B1  
 Austin, Texas 78759

# HBC Terracon

5307 Industrial Oaks Boulevard, Suite 160  
 Austin, Texas 78733  
 (512) 442-1122 Fax: (512) 442-1181

Re: Williamson County Regional Park  
 Parking Lot No. 2  
 County Road 175  
 Williamson County, Texas  
 HBC/Terracon Project No. 96035021



Dear Mr. McKenzie:

As you requested, I visited the above referenced site on Wednesday, January 31 to observe the condition of the asphaltic concrete pavements in the parking lot 2 area of the above referenced project site and to participate in a project meeting to discuss the pavement condition. My observations are summarized below.

- There were a number of failed areas in the parking lot. The failures were generally of a rutting/shoving type, generally indicative of a base and/or subgrade failure. Although the failures were scattered about the parking lot, they appeared to be more prevalent in the lower areas of the lot. It appears that the failures resulted from delivery trucks or equipment accessing the parking lot.
- Water was noted to be standing in the ruts of two of the failed areas. It is my understanding that the irrigation system has been shut off for at least a week and it had not rained for several days. I also noted water collecting in a trench that had been excavated earlier that morning just to the south of the lot.

It was decided at that meeting that several of the failed areas would be excavated to expose the base material and underlying subgrade in an attempt to assess the cause(s) of the failures. I observed the excavation of one of these areas. Upon excavation, the bottom of the base material and the interface with the underlying subgrade were saturated. Immediately after excavating the area, water began to seep into the excavation along the base/subgrade interface. I did not observe excavation of three additional areas, however, an HBC/Terracon representative visited the site that evening and noted that water had collected in three of the four excavated areas.

Based upon the above, I have developed the following conclusions regarding the above.

- Subsurface water is infiltrating into the subgrade and ultimately into the pavement base material in this area. The water appears to be generally traveling within the base material along the base/subgrade interface.

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429 P02 FEB 03 14:35

5123439618 RANGER EXCAVATING



Mr. Mark McKenzie

January 31, 2003

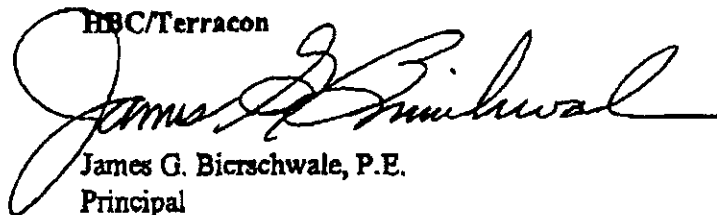
Page 2 of 2

- The source of the subsurface water could not be assessed with the information available. I suspect that the water is either one or a combination of infiltration of surface water, infiltration of irrigation water, or groundwater.
- It is my opinion that the presence of the subsurface water in the base material/subgrade contributed to the failures observed in the parking lot.
- If the water source is not identified and/or intercepted and removed from the parking lot area, it is possible that additional failure areas could develop. In addition, it is likely that attempts to patch the failed areas by replacing them with an equivalent asphalt/base section will result in additional failures.

Based upon the above, it is our opinion that an evaluation of the water source(s) that may be contributing to the observed subsurface water be performed so that measures can be taken to remove or intercept the water before it has an opportunity to infiltrate the pavement subgrade areas.

I trust that the enclosed comments meet your needs at this time. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

HBC/Terracon  
  
James G. Bierschwale, P.E.  
Principal

N:\Geodoc\com\96035021.doc

429 P03 FEB 03 14:35

5123439618 RANGER EXCAVATING

**FUQUAY, INC.****Certified WBE/DBE**Main office: P.O. Box 10327 Austin, Texas 78766  
www.fuquay.com

Phone (512) 260-9899 Fax (512) 260-9009

**PROPOSAL**

DATE: FEBRUARY 10, 2003

PROJECT: WILLIAMSON CO. REGIONAL PARK

WE PROPOSE TO PROVIDE ALL THE MATERIALS, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE FOLLOWING ITEMS FOR THE PROJECT REFERENCED ABOVE.

| ITEM NUMBER/<br>DESCRIPTION | ESTIMATED<br>QUANTITY | UNIT<br>PRICE | ESTIMATED<br>COST |
|-----------------------------|-----------------------|---------------|-------------------|
| FRENCH DRAIN                | 250 LF                | \$ 8.80 LF    | \$ 2,200.00       |

THIS PRICE IS FOR FRENCH DRAIN INSTALLATION ONLY. ALL CONCRETE, BASE AND ASPHALT ARE TO BE REMOVED AND REPLACED BY OTHERS.

CONT. PAGE 2

PAGE 2

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED AND THE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS SUBMITTED FOR ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER. ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS AND DRAWINGS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE QUOTATION. WORKER'S COMPENSATION AND PUBLIC LIABILITY INSURANCE ON ABOVE WORK TO BE FURNISHED BY FUQUAY, INC. ALL FENCE MATERIAL IS FOR TEMPORARY USE AND SHALL REMAIN THE PROPERTY OF FUQUAY INC.

EXCLUSIONS:

FUQUAY, INC., IS NOT RESPONSIBLE FOR MATERIALS DESTROYED/DAMAGED BY OTHER CONTRACTORS, PARTIES, OR ACTS OF NATURE AFTER INSTALLATION. THE COST REPLACEMENT OR RESEEDING SHALL BE AT THE SAME PRICE AS STATED ABOVE. ABOVE PRICES ARE FOR INSTALLATION/APPLICATION ONLY AND DO NOT INCLUDE THE FOLLOWING UNLESS SPECIFICALLY STATED ABOVE.

MAINTENANCE AND/OR SILT REMOVAL ON ROCK BERMS  
ROCK BERM AND/OR CONSTRUCTION ENTRANCE REMOVAL  
FABRIC REPLACEMENT AND/OR SILT REMOVAL ON SILT FENCE  
CLEARING OF BRUSH TO INSTALL EROSION CONTROL DEVICES  
PROVIDING AND/OR SPREADING OF TOPSOIL  
SURVEY, LAYOUT AND UTILITY LOCATE  
WATERING TO ESTABLISH GROWTH  
DIRT WORK AND/OR GRADING  
ROCK & ROOT REMOVAL  
BOND & SALES TAX

TERMS:

PAYMENT FOR SERVICES SHALL BE DUE AND PAYABLE WITHIN THIRTY DAYS OF THE DATE/MONTH THE WORK IS PERFORMED. THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN THIRTY DAYS.

RESPECTFULLY SUBMITTED,

FUQUAY, INC.

ROGER RUCKER  
ESTIMATOR

ACCEPTED BY:

\_\_\_\_\_  
COMPANY

\_\_\_\_\_  
NAME & TITLE

\_\_\_\_\_  
DATE

**SUPERSTRUCTURES****PROPOSED CHANGE ORDER****No. 00002****TITLE:** P2 Concrete Paving**DATE:** 3/17/03**PROJECT:** Williamson County Regional Park**JOB:** 4218

**TO:** Attn: Marc Shepard  
 Workman Corporation  
 3735 Promontory Drive  
 Austin, Texas 78744  
 Phone: 512-326-9293 Fax: 512-447-8156

**CONTRACT NO:****RE:****To:****From:****Number:****DESCRIPTION OF PROPOSAL**

Marc,

Listed below please find our price to install approximately 5400 SF of 4" crushed limestone and 6" concrete paving in parking lot #2 at Williamson County Regional Park. Our price includes all labor, materials, equipment, incidentals, and supervision necessary to complete the work as required. Should you have any questions, please do not hesitate to contact me. Superstructures appreciates the opportunity to provide Workman Corporation with or services.

| Item | Description          | Stock# | Quantity | Units | Unit Price | Tax Rate | Tax Amount | Net Amount  |
|------|----------------------|--------|----------|-------|------------|----------|------------|-------------|
| 01   | 1x2" Non Wash Gravel |        | 70,000   | CY    | \$15.00    | 0.00%    | \$0.00     | \$1,050.00  |
| 02   | 6" Concrete Paving   |        | 5400.000 | SF    | \$2.75     | 0.00%    | \$0.00     | \$14,850.00 |

Unit Cost: \$15,900.00

Unit Tax: \$0.00

Lump Sum: \$0.00

Lump Tax: \$0.00

**Total: \$15,900.00****APPROVAL:****By:**

Will Blackbird

**By:**

Marc Shepard

**Date:**

3/17/03

**Date:**

Expedition 6

03/25/2003

RECORDERS MEMORANDUM

Page 163

All or part of the text on this page was not  
clearly legible for satisfactory recordation.

MAR-19-2003 08:11 FROM:WORKMAN CORP

5124478156

TO:512 328 6172

P.009-011

RECEIVED

Engineers, Geologists, Hygienists and Environmental Scientists

NUCLEAR MOISTURE-DENSITY REPORT

JUL 18 2002



CLIENT: Williamson County Commissioner's Court  
710 Main Street, 2nd Floor  
Georgetown, TX 78626

By: Workman Corp. Raba-Kistner-Brytest Consultants, Inc.  
8200 Cameron Rd., Suite C-154  
Austin, Texas 78754  
(512) 339-1745 - FAX (512) 339-8174

PROJECT NAME: Williamson County Regional Park Phase PROJECT NO.: AAD02-032-00

TECHNICIAN: MP

CONTRACTOR: Tri Dal

DATE: 7/8/2002

REFERENCE: Subgrade and Fill Material

TROXLER NO.: 11959

| TEST NO. | TEST LOCATION                             | SOIL TYPE | DEPTH (ft) | MOISTURE (%) | DENSITY (pcf) | PERCENT OF PROCTOR |
|----------|---|-----------|------------|--------------|---------------|--------------------|
| 159      | Building pad A, at center                 |           | 2nd        | 10.4         | 117.6         | 96.0               |
| 160      | Building pad A, 30' west from center      |           | 2nd        | 11.3         | 116.9         | 97.0               |
| 161      | Building pad B, 15' north from center     |           | 1st        | 11.4         | 121.2         | 100.0              |
| 162      | Building pad B, 12' west from center      |           | 1st        | 12.2         | 119.4         | 100.0              |
| 163      | Building pad C, at center                 |           | 2nd        | 10.9         | 118.7         | 98.0               |
| 164      | Building pad C, northeast quadrant center |           | 2nd        | 13.2         | 117.3         | 98.0               |
| 165      | Building pad H, 10' east from center      |           | 1st        | 11.0         | 121.4         | 100.0              |
| 166      | Building pad H, center of pad             |           | 1st        | 11.4         | 119.4         | 100.0              |
| 167      | Parking lot 2, east side center           |           | S/G        | 25.4         | 92.3          | 100.0              |
| 168      | Parking lot 2, center                     |           | S/G        | 24.8         | 90.0          | 99.0               |
| 169      | Parking lot 2, west side center           |           | S/G        | 25.0         | 92.2          | 100.0              |
| 170      | Parking lot 1, west side, south end       |           | S/G        | 26.1         | 91.8          | 101.0              |
| 171      | Parking lot 1, west side, north end       |           | S/G        | 25.3         | 87.9          | 87.0               |
| 172      | Parking lot 1, east side, north end       |           | S/G        | 26.8         | 88.3          | 97.0               |
| 173      | Parking lot 1, east side, south end       |           | S/G        | 25.7         | 88.0          | 97.0               |

REMARKS: Conforming Test Nos.: 159-173, 176, 177

Non-Conforming Test Nos.: 174, 175

PERSON NOTIFIED:

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| SOIL TYPE                           | OPTIMUM MOISTURE (%) | MAXIMUM DRY DENSITY (pcf) | REQUIRED MOISTURE (%) | REQUIRED DENSITY (% Proctor) |
|-------------------------------------|----------------------|---------------------------|-----------------------|------------------------------|
| 5) Gray Screening                   | 13.8                 | 120.0                     | 10.9-16.8             | 95%                          |
| 4) Red & Brown Clay W/L/S fragments | 27.9                 | 90.9                      | 24.9-30.9             | 95%                          |

TEST METHOD: Laboratory Test Procedure:

Field Test Procedure: ASTM D2922, 3017

COPIES TO:

COPY

RABA-KISTNER CONSULTANTS, INC.

07/12/02  
by FARSHID KUHABABI  
PROFESSIONAL ENGINEER

ASSIGNMENT NO.: 016  
MVR 7/13/2002

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Raba-Kistner  
1978



03/25/2003

RECORDERS MEMORANDUM

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clearly legible for satisfactory recordation.

Page 164

MAR-19-2003 08:12 FROM:WORKMAN CORP

5124478156

TO:512 328 6172

P.010/011

Engineers, Geologists, Hygienists and Environmental Scientists

NUCLEAR MOISTURE-DENSITY REPORT



CLIENT: Williamson County Commissioner's Court  
710 Main Street, 2nd Floor  
Georgetown, TX 78626

Raba-Kistner-Brytest Consultants, Inc.  
8200 Cameron Rd., Suite C-154  
Austin, Texas 78754  
(512) 339-1745 • FAX (512) 339-8174  
www.rkci.com

PROJECT NAME: Williamson County Regional Park Phase PROJECT NO.: AAD02-032-00

CONTRACTOR: Tri Dal

TECHNICIAN: MP

DATE: 7/12/2002

REFERENCE: Fill

TROXLER NO.: 11959

| TEST NO. | TEST LOCATION                        | SOIL TYPE | TEST NO. | MOISTURE CONTENT (%) | DRY DENSITY (pcf) | PERCENT OF PROCTOR |
|----------|--------------------------------------|-----------|----------|----------------------|-------------------|--------------------|
| 217      | Building pad A, at center            | 5         | 5th      | 12.4                 | 120.6             | 100.0              |
| 218      | Building pad C, 10' west from center | 5         | 5th      | 12.8                 | 120.6             | 100.0              |
| 219      | Parking #2, southeast corner         | 1         | 1st      | 12.1                 | 122.8             | 108.0              |
| 220      | Parking #2, center                   | 1         | 1st      | 12.5                 | 121.7             | 104.0              |
| 221      | Parking #2, northwest corner         | 1         | 1st      | 11.8                 | 122.6             | 105.0              |
| 222      | Roadway access A, north end          | 1         | 4th      | 12.4                 | 118.7             | 101.0              |
| 223      | Roadway access A, south end          | 1         | 4th      | 12.0                 | 119.4             | 102.0              |
| 224      | Roadway access A, center             | 1         | 4th      | 11.5                 | 121.6             | 104.0              |

REMARKS: Conforming Test Nos.: 217-224

Non-Conforming Test Nos.:

PERSON NOTIFIED:

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SOIL TYPE

- 5) Gray Screening  
1) Weathered L/S trench cuttings

COPY

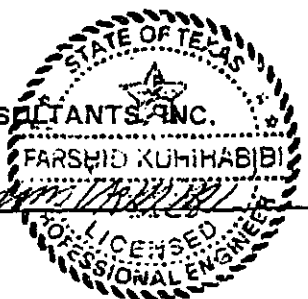
| OPTIMUM MOISTURE (%) | MAXIMUM DRY DENSITY (pcf) | REQUIRED MOISTURE (%) | REQUIRED DENSITY (% Proctor) |
|----------------------|---------------------------|-----------------------|------------------------------|
| 13.8                 | 120.0                     | 10.8-16.8             | 95%                          |
| 14.0                 | 117.2                     | 11.0-17.0             | 95%                          |

TEST METHOD: Laboratory Test Procedure:  
Field Test Procedure: ASTM D2922, 3017

COPIES TO:

RABA-KISTNER CONSULTANTS, INC.

07/18/02 FARSHID KUMHABIBI  
by FARSHID KUMHABIBI



ASSIGNMENT NO.: 019  
MVR 7/17/2002

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MAR-19-2003 08:13 FROM:WORKMAN CORP

5124478156

TO:512 328 6172

P.011/011

Engineers, Geologists, Hygienists and Environmental Scientists

## NUCLEAR MOISTURE-DENSITY REPORT

CLIENT: Williamson County Commissioner's Court  
710 Main Street, 2nd Floor  
Georgetown, TX 78626Raba-Kistner-Brytest Consultants, Inc.  
8200 Cameron Rd., Suite C-164  
Austin, Texas 78754  
(512) 338-1745 • FAX (512) 338-8174

PROJECT NAME: Williamson County Regional Park Phase PROJECT NO.: AAD02-032-00

TECHNICIAN: MP

CONTRACTOR: Tri Dal

DATE: 09/13/02

REFERENCE: Subgrade roadway B

TROXLER NO.: 11959

| TEST NO. | TEST LOCATION                        | SOIL TYPE | WET DENSITY (pcf) | MOISTURE CONTENT (%) | DRY DENSITY (pcf) | PERCENT OF PROCTOR |
|----------|--------------------------------------|-----------|-------------------|----------------------|-------------------|--------------------|
| 453      | 150'S of pedestrian tunnel           | 1 SG      | 12.5              | 114.7                | 98.0              |                    |
| 454      | Roadway B south of pedestrian tunnel | 3 SG      | 16.2              | 98.4                 | 97.0              |                    |
| 455      | Roadway B north of parking #7        | 3 SG      | 16.2              | 98.4                 | 97.0              |                    |
| 456      | Roadway B north of parking #7        | 3 SG      | 16.2              | 98.4                 | 97.0              |                    |
| 457      | Parking #2 NE area                   | 5 final   | 11.4              | 120.0                | 100.0             |                    |
| 458      | Parking #2 NW area                   | 5 final   | 11.3              | 122.5                | 102.0             |                    |
| 459      | Parking #2 center                    | 5 final   | 12.7              | 120.9                | 101.0             |                    |
| 460      | Parking #2 SW area                   | 5 final   | 10.5              | 120.7                | 100.0             |                    |
| 461      | Parking #2 SE area                   | 5 final   | 11.4              | 121.5                | 101.0             |                    |
| 462      | Parking #4 SE area                   | 5 final   | 10.7              | 121.0                | 100.0             |                    |
| 463      | Parking #4 NE area                   | 5 final   | 11.0              | 120.4                | 100.0             |                    |
| 464      | Parking #4 SW area                   | 5 final   | 10.5              | 122.8                | 102.0             |                    |
| 465      | Parking #4 center                    | 5 final   | 10.8              | 121.8                | 101.0             |                    |
| 466      | Parking #4 NW area                   | 5 final   | 11.2              | 121.2                | 100.0             |                    |

REMARKS: Conforming Test Nos.: 452-466 Non-Conforming Test Nos.:

PERSON NOTIFIED:

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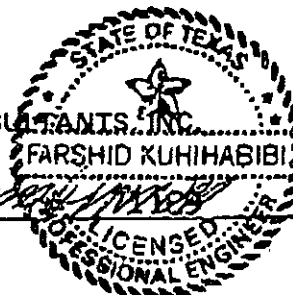
## SOIL TYPE

- 1) Weathered L/S trench cuttings
- 3) Dark Brown Clay w/L/S fragments
- 5) Gray Screening

| OPTIMUM MOISTURE (%) | MAXIMUM DRY DENSITY (pcf) | REQUIRED MOISTURE (%) | REQUIRED DENSITY (% Proctor) |
|----------------------|---------------------------|-----------------------|------------------------------|
| 14.0                 | 117.2                     | 11.0-17.0             | 95%                          |
| 17.2                 | 101.0                     | 14.2-20.2             | 95%                          |
| 13.8                 | 120.0                     | 10.8-16.8             | 95%                          |

TEST METHOD: Laboratory Test Procedure:  
Field Test Procedure: ASTM D2922, 3017

COPIES TO:

RABA-KISTNER CONSULTANTS, INC.  
09/16/02 FARSHID KUHABABI  
by FARSHID KUHABABIASSIGNMENT NO.: 062  
MVR 8/18/2002

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**PROPOSED CHANGE ORDER**  
**No. 00056**

**TITLE:** *Dry Well @ Basketball Courts*  
**PROJECT:** Williamson County Regional Park  
**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746  
**ATTN:** Paul Linehan

**DATE:** 12/5/2002  
**JOB NO.:** 2210  
**CONTRACT DATE:** 4/9/2002  
**WORKMAN CORPORATION**  
3735 Promontory Point Drive  
Austin, Texas 78744  
512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates installing one drywell for the Basketball court water fountain at the Williamson County Regional Park project. This price includes: all labor, material, equipment, and incidentals required to install a dry well necessary for the operation of the water fountain located next to the Basketball courts. Dry well shall be installed per the specification outlined in the Construction Documents. Please see attached.

| Item  | Description  | Quantity | Units | Unit Price | Subtotal   | Fee % | Fee      | Net Amount |
|-------|--|----------|-------|------------|------------|-------|----------|------------|
| 00001 | Provide & Install one<br>(1) drywell @<br>Basketball Water<br>Fountain | 1.000    | ls    | \$3,425.00 | \$3,425.00 | 10.00 | \$342.50 | \$3,767.50 |

**TOTAL:** **\$3,767.50**

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

**APPROVED BY:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Marc Shepard

Paul Linehan

Date: \_\_\_\_\_

Date: \_\_\_\_\_

12/18/2002 10:13

5122517945

METRO SERVICES INC

PAGE 01

**AIR CONDITIONING • HEATING • REFRIGERATION • PLUMBING • MOLD****Additional Work Authorization No.5**

Date: 12/10/02

Contractor: Workman Corporation  
Attn: Mark Sheppard  
3735 Promontory Point  
Austin, Texas

Fax 238-9025

Project: Williamson County Parks  
Location: Tennis center drywell

It is hereby requested that the following changes be made to the above stated project as outlined as follows.

Furnish and install dry well. Includes +/- 20 LF of trenching / piping. We Will  
Exclude any rock work outside the foundation if needed.

**Amount of Change: \$ 3,425.00**

We hereby agree to perform the work in complete accordance with the plans and specifications.

Plumbing Subcontractor: \_\_\_\_\_ Date: 12/10/02

We hereby Accept these changes and changes and conditions and agree to pay for this change over and above the contract amount.

General Contractor or Agent: \_\_\_\_\_ Date: \_\_\_\_\_

2300 Patterson Industrial Blvd. • Pflugerville, Texas 78660  
(512) 251-7492 • Fax (512) 251-7945

TACL00180690 M-33807

**AGENDA ITEM 24**

Discuss and take appropriate action on Master Plan for the Williamson County Regional Park.

No action was taken on this agenda item.

**AGENDA ITEM 25**

Discuss and take appropriate action concerning proposed change order from Workman Corporation concerning Parking Lot #2 repairs in the amount of \$23,500.00.

**Commissioner Boatright** requested that this item be tabled until next week after the County Engineer, Joe England can be consulted. He suggested that Gray-Jansing and Workman Corporation go ahead and present their side of the situation.

John Jansing, from Gray-Jansing & Associates Inc., stated that the change order consists of two items. The first item is that the failures in the parking lot were noted after the paving was completed and had been driven on. At that time, Gray-Jansing's construction section had advised the Workman Corporation that the problem should be noted and repaired to limit the amount of damage that would be done to the paved surface. Don Bason, head of the construction inspection department for Gray-Jansing, said that the contractor chose to wait until a later date so that they could determine any other paved areas that might need repair to limit their mobilization costs. Gray-Jansing's position is that this caused the damage/failures to spread to a larger area than what was initially noted when the failures began. The second issue is that Gray-Jansing was not consulted prior to Workman making the repairs using concrete. Gray-Jansing's position is that the change order needs to be evaluated further on the fact that they feel that it addresses damage that was caused by Workman's potential negligence and that the repairs were done without their supervision.

Marc Shepard from Workman Corporation presented their view on the change order. He stated that they did have conversations with Gray-Jansing's team and Land Strategies' team regarding the parking lot and they were privy to how they were going to make repairs. Also, that Workman is not requesting reimbursement for all of the costs concerning the repair of the parking lot, only the 5,400 square feet of concrete. The concrete was tested and met or exceeded the specifications.

**Commissioner Heiligenstein** asked if Workman Corporation would be willing to bond the concrete for 2 years in lieu of damages. Marc Shepard replied that they would be willing.

**Commissioner Limmer** requested the specs and the information regarding the cylinders of the concrete.

< Attachment >



**PROPOSED CHANGE ORDER**  
**No. 00074**

**TITLE:** *Parking Lot #2 Repairs*

**DATE:** 3/13/2003

**PROJECT:** Williamson County Regional Park

**JOB NO.:** 2210

**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

**CONTRACT DATE:** 4/9/2002

WORKMAN CORPORATION  
3735 Promontory Point Drive  
Austin, Texas 78744

**ATTN:** Paul Linehan

512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates the additional work performed in Parking Lot #2 at the Williamson County Regional Park project. Sub-surface or groundwater was found to be in the general area of Parking Lot #2 after initial paving was constructed. This change includes the additional work to bridge this pre-existing condition. This change includes: all labor, material, equipment, supervision and incidentals to excavate the hotmix and flexible base in the failed areas, approximately 5400 square feet; install approximately 6" of 3/4"-1-1/2" washed river rock; #4 reinforcing bars on 16" O.C.E.W.; and 6" of concrete. Approximately 250 lineal feet of 4" perforated PVC pipe was installed on the north side of Parking Lot #2 to act as a french drain. Please see attached.

| Item  | Description                               | Quantity | Units | Unit Price | Subtotal    | Fee % | Fee    | Net Amount  |
|-------|---|----------|-------|------------|-------------|-------|--------|-------------|
| 00001 | French Drain @ North side of Parking area | 1.000    | ls    | \$2,200.00 | \$2,200.00  | 0.00  | \$0.00 | \$2,200.00  |
| 00002 | Remove flexible base to subgrade          | 5400.000 | sqft  | \$1.00     | \$5,400.00  | 0.00  | \$0.00 | \$5,400.00  |
| 00003 | 3/4"-1-1/2" washed river rock             | 70.000   | cuyd  | \$15.00    | \$1,050.00  | 0.00  | \$0.00 | \$1,050.00  |
| 00004 | Concrete Paving with steel reinforcing    | 5400.000 | sqft  | \$2.75     | \$14,850.00 | 0.00  | \$0.00 | \$14,850.00 |

**TOTAL:** **\$23,500.00**

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

By: 

Marc Shepard

Date: 3/18/03

**APPROVED BY:**

By: \_\_\_\_\_

Paul Linehan

Date: \_\_\_\_\_

All other Areas to be Re-Paved with Hot Mix (TYP)

SWALE  
GRADE

Concrete 3500 PSI  
PAVING

5' BIKE

5' BIKE

DROP OFF

5' BIKE

AREA(S)  
REMOVE  
REPLACE

L(12") =  
892.2

General  
CONCRETE

4" - 6" UNCL

1:02  
SLOPE

**RECORDERS MEMORANDUM**  
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clearly legible for satisfactory recordation.



# RANGER Excavating

5222 Thunder Creek Rd #B1 Austin, Texas 78759 / (512) 331-5551 Fax (512) 343-9618

## MEMORANDUM

DATE : January 29, 2003  
 TO: Marc Shepard  
 FROM: Mark McKenzie  
 RE: Williamson County Regional Park  
 SUBJECT: Parking Lot #2 Pavement Failures

REF 2/3  
ATTN: KYLE

FAX 238.0925 ~~decanted~~

c/o 326.3219

Marc,

As observed during this morning's meeting, the failures are the result of groundwater or water from another source saturating the pavement section. We have excavated the four most severe failures, and found substantial groundwater infiltration. HBC Geotechnical Engineering will have an initial report from his visit, available as quickly as possible. (Attached 2/3)

By the end of the day today, as you witnessed, the subgrades were all wet, with more than 2" of water standing in some areas.

All of the excavated areas were found to have the appropriate paving sections installed, confirming that none of these failures were due to any defective workmanship or materials.

Please provide direction as to how we should proceed, as quickly as possible. Clearly all work associated with these failures will be additional cost Change Order work. To help minimize the cost impact of this work, we will not perform any further demolition, until directed to do so. It is likely that once the groundwater problem is resolved, the portions of this parking area that have not failed will perform without further complications.

Feel free to contact me with any questions or comments. Thank you.

FC. James B. HBC

429 P01 FEB 03 14:34

5123439618 RANGER EXCAVATING



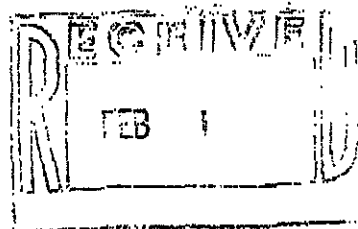
January 31, 2003

Mr. Mark McKenzie  
 Ranger Excavating  
 5222 Thunder Creek Road #B1  
 Austin, Texas 78759

# HBC Terracon

5307 Industrial Oaks Boulevard, Suite 160  
 Austin, Texas 78735  
 (512) 442-1122 Fax: (512) 442-1181

Re: Williamson County Regional Park  
 Parking Lot No. 2  
 County Road 175  
 Williamson County, Texas  
 HBC/Terracon Project No. 96035021



Dear Mr. McKenzie:

As you requested, I visited the above referenced site on Wednesday, January 31 to observe the condition of the asphaltic concrete pavements in the parking lot 2 area of the above referenced project site and to participate in a project meeting to discuss the pavement condition. My observations are summarized below.

- There were a number of failed areas in the parking lot. The failures were generally of a rutting/shoving type, generally indicative of a base and/or subgrade failure. Although the failures were scattered about the parking lot, they appeared to be more prevalent in the lower areas of the lot. It appears that the failures resulted from delivery trucks or equipment accessing the parking lot.
- Water was noted to be standing in the ruts of two of the failed areas. It is my understanding that the irrigation system has been shut off for at least a week and it had not rained for several days. I also noted water collecting in a trench that had been excavated earlier that morning just to the south of the lot.

It was decided at that meeting that several of the failed areas would be excavated to expose the base material and underlying subgrade in an attempt to assess the cause(s) of the failures. I observed the excavation of one of these areas. Upon excavation, the bottom of the base material and the interface with the underlying subgrade were saturated. Immediately after excavating the area, water began to seep into the excavation along the base/subgrade interface. I did not observe excavation of three additional areas, however, an HBC/Terracon representative visited the site that evening and noted that water had collected in three of the four excavated areas.

Based upon the above, I have developed the following conclusions regarding the above.

- Subsurface water is infiltrating into the subgrade and ultimately into the pavement base material in this area. The water appears to be generally traveling within the base material along the base/subgrade interface.

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429 P02 FEB 03 14:35

5123439618 RANGER EXCAVATING



Mr. Mark McKenzie  
January 31, 2003  
Page 2 of 2

- The source of the subsurface water could not be assessed with the information available. I suspect that the water is either one or a combination of infiltration of surface water, infiltration of irrigation water, or groundwater.
- It is my opinion that the presence of the subsurface water in the base material/subgrade contributed to the failures observed in the parking lot.
- If the water source is not identified and/or intercepted and removed from the parking lot area, it is possible that additional failure areas could develop. In addition, it is likely that attempts to patch the failed areas by replacing them with an equivalent asphalt/base section will result in additional failures.

Based upon the above, it is our opinion that an evaluation of the water source(s) that may be contributing to the observed subsurface water be performed so that measures can be taken to remove or intercept the water before it has an opportunity to infiltrate the pavement subgrade areas.

I trust that the enclosed comments meet your needs at this time. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

HBC/Terracon

A handwritten signature in cursive script, reading "James G. Bierschwale".

James G. Bierschwale, P.E.  
Principal

N:\Gen\dox\corr\96035021.doc

429 P03 FEB 03 '03 14:35

51234439618 RANGER EXCAVATING

**FUQUAY, INC.**

**Certified WBE/DBE**

Main office: P.O. Box 10327 Austin, Texas 78766  
www.fuquay.com

Phone (512) 260-9899 Fax (512) 260-9009

**PROPOSAL**

DATE: FEBRUARY 10, 2003

PROJECT: WILLIAMSON CO. REGIONAL PARK

WE PROPOSE TO PROVIDE ALL THE MATERIALS, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO COMPLETE THE FOLLOWING ITEMS FOR THE PROJECT REFERENCED ABOVE.

| ITEM NUMBER/<br>DESCRIPTION | ESTIMATED<br>QUANTITY | UNIT<br>PRICE | ESTIMATED<br>COST |
|-----------------------------|-----------------------|---------------|-------------------|
| FRENCH DRAIN                | 250 LF                | \$ 8.80 LF    | \$ 2,200.00       |

THIS PRICE IS FOR FRENCH DRAIN INSTALLATION ONLY. ALL CONCRETE, BASE AND ASPHALT ARE TO BE REMOVED AND REPLACED BY OTHERS.

CONT. PAGE 2

**SUPERSTRUCTURES****PROPOSED CHANGE ORDER  
No. 00002****TITLE:** P2 Concrete Paving**DATE:** 3/17/03**PROJECT:** Williamson County Regional Park**JOB:** 4218**TO:** Attn: Marc Shepard  
Workman Corporation  
3735 Promontory Drive  
Austin, Texas 78744  
Phone: 512-326-9293 Fax: 512-447-8156**CONTRACT NO:****RE:****To:****From:****Number:****DESCRIPTION OF PROPOSAL**

Marc,

Listed below please find our price to install approximately 5400 SF of 4" crushed limestone and 6" concrete paving in parking lot #2 at Williamson County Regional Park. Our price includes all labor, materials, equipment, incidentals, and supervision necessary to complete the work as required. Should you have any questions, please do not hesitate to contact me. Superstructures appreciates the opportunity to provide Workman Corporation with or services.

| Item | Description         | Stock# | Quantity | Units | Unit Price | Tax Rate | Tax Amount | Net Amount  |
|------|---------------------|--------|----------|-------|------------|----------|------------|-------------|
| 01   | 1x2"Non Wash Gravel |        | 70.000   | CY    | \$15.00    | 0.00%    | \$0.00     | \$1,050.00  |
| 02   | 6" Concrete Paving  |        | 5400.000 | SF    | \$2.75     | 0.00%    | \$0.00     | \$14,850.00 |

**Unit Cost:** \$15,900.00**Unit Tax:** \$0.00**Lump Sum:** \$0.00**Lump Tax:** \$0.00**Total:** \$15,900.00**APPROVAL:****By:**

Will Blackbird

**Date:**

3/17/03

**By:**

Marc Shepard

**Date:**

03/25/2003

Page 176

RECEIVED

25

JAN 17 2003

By: Workman Corp.



GRAY ♦ JANSING & ASSOCIATES, INC.

January 13, 2003

Via Fax (512) 328-6172 & Mail

Mr. Jeff Witte  
Land Strategies, Inc.  
1010 Land Creek Cove  
Austin, Texas 78746

**RE: Williamson County Regional Park  
Parking Lot # 2 (Pavement Failure)  
GJA No. 1396-8653-34**

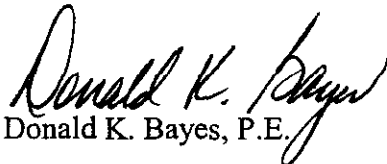
Dear Mr. Witte:

Upon notification by Workman Corp., that the materials stored within the limits of parking lot No. 2 had been removed, we performed an on-site visual inspection of the paved areas. Our review focused primarily on the areas previously observed. The attached sketch which has been revised indicates the areas of primary concern where pavement failure has occurred and repairs are required. Please have the Contractor notify our office when the repair and reconstruction work is scheduled so that we may observe the operation.

If you have any questions regarding these repairs please do not hesitate to contact me at (512) 452-0371.

Sincerely,

**GRAY ♦ JANSING & ASSOCIATES, INC.**

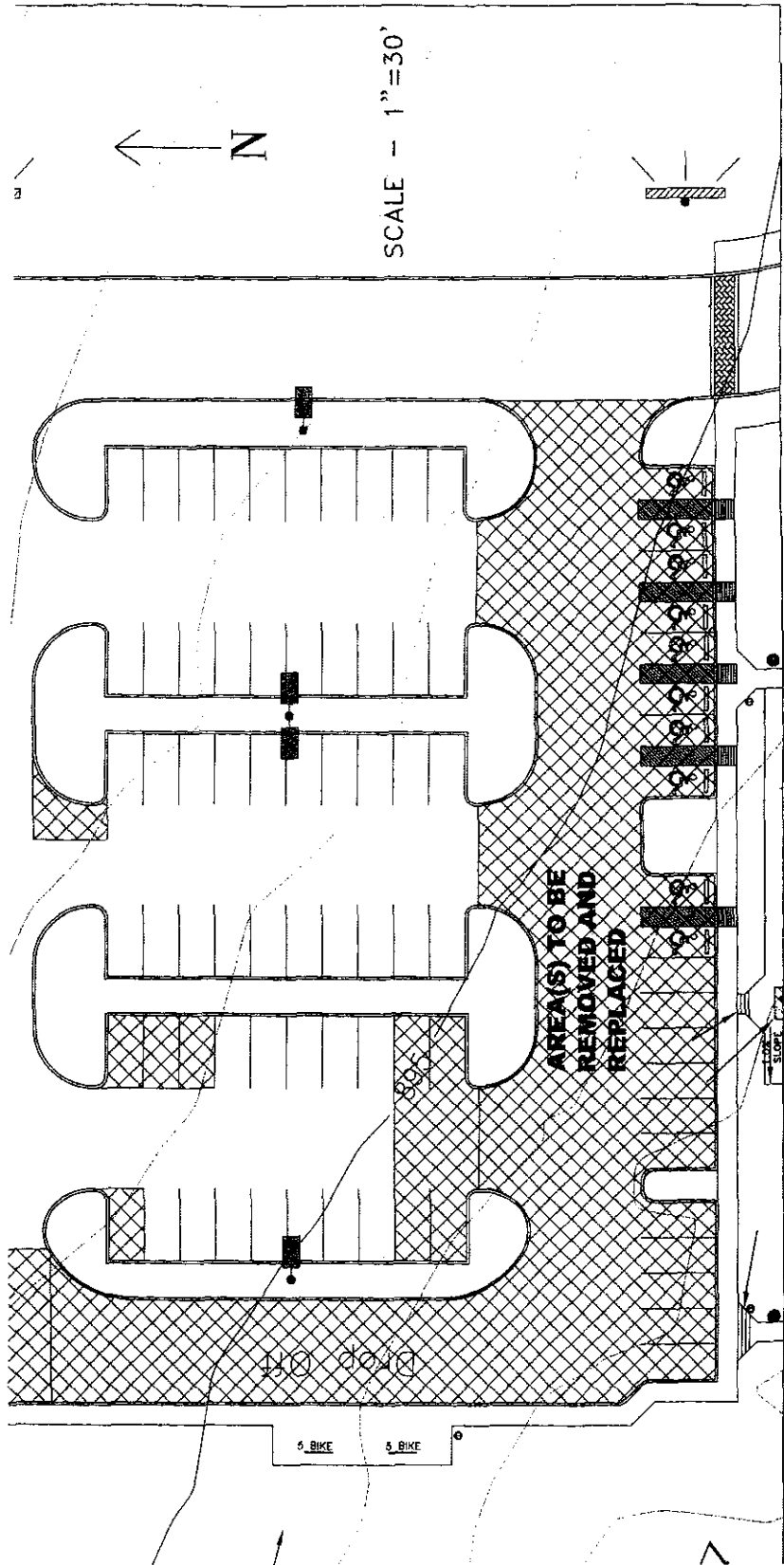
  
Donald K. Bayes, P.E.

Attachment

cc: Mr. John M. Jansing, P.E.; Gray ♦ Jansing & Associates, Inc.  
Mr. Gene Theriot; Gray ♦ Jansing & Associates, Inc.

Consulting Engineers

8217 Shoal Creek Blvd., Suite 200 . Austin, Texas 78757-7592 . (512)452-0371 FAX (512)454-9933



**RECORDERS MEMORANDUM**  
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clearly legible for satisfactory recordation.

**LAND STRATEGIES INC.**

PAUL LINEHAN &amp; ASSOCIATES

January 31, 2003

Marc Shepard  
Workman Corporation  
3735 Promontory Point Drive  
Austin, Tx. 78744

RE: Williamson County Regional Park (LSI #830)  
Project Completion

Dear Mr. Shepard,

Since the park completion date is approaching rapidly, Don Bayes from Gray/Jansing and myself performed a site inspection on January 31, 2003 to review the status and progress of the project. Land Strategies, Inc. is pleased with the progress made in recent weeks but continues to have growing concerns with magnitude of unfinished work to date.

During our site visit we noticed minimal crews working on the project especially with regards to the failures in parking lot 2. Land Strategies, Inc. first informed Workman Corporation of the issue on December 18, 2002 (per Gray/Jansings memo; Parking Lot 2 Surface Failure) stating that corrective actions should be taken immediately in order to avoid delays due to the significance of the repair work needed. A second memo was sent to Workman Corporation from Gray/Jansing and Associates, Inc. on January 13, 2003 indicating additional areas to be repaired on the parking lot. During our site inspection today we noticed that work has not commenced on parking lot #2 and we are concerned that the parking lot may not be complete before the park deadline.

We have a growing concern that the park may not be completed by the February 14<sup>th</sup> deadline and would like to inform you that the owner reserves the right to pursue liquidated damages in the event that the extended completion date of February 14<sup>th</sup> is not met.

Sincerely,



Jeffery L. Witte  
Landscape Architect, Land Strategies, Inc.

cc: Jim Rodgers; Williamson County Parks Director  
Don Bayes; Gray/Jansing and Associates, Inc.

DEVELOPMENT, DESIGN AND PLANNING CONSULTANTS  
1010 LAND CREEK COVE, SUITE 100 • AUSTIN, TEXAS 78746 • (512) 328-6050 • FAX: (512) 328-6172

P. 10

5124478156

Workman Corp HQ

Feb 03 03 03:57p

**WORKMAN**  
CORPORATION  
CONSTRUCTION SERVICES**BULLETIN No. 00112****TITLE:** Parking Lot #2**DATE:** 1/7/2003**PROJECT:** Williamson County Regional Park**JOB:** 2210**TO:** Gray Jansing & Associates  
8217 Shoal Creek Blvd  
Suite 200  
Austin, TX 78757-7592**WORKMAN CORPORATION**  
3735 Promontory Point  
Austin, Texas 78744  
(512) 326-9293  
(512) 326-3219 FAX**ATTN:** Gene Theriot**REMARKS:**

Gene,

This is to inform you that Parking Lot #2 is clear of any material and that we request an inspection of this parking lot to identify the areas that you will require to be re-done. Please contact me so that we may schedule a time to meet regarding this issue. We would like to perform this corrective work starting Monday, January 13, 2003. Please contact me as soon as possible.

Thank you.

JEFF CLIFFORD - LSI  
FILE

Reported By: Workman Corporation

Date: 1/7/03Signed: Marc Shepard

Marc Shepard

Expedition ®



## BROADCAST REPORT

TIME : 01/07/2003 08:00  
NAME : MARC SHEPARD  
FAX : 2389025  
TEL : 2389224  
SER.# : BROL1J759505

PAGE(S)

01

| DATE  | TIME  | FAX NO./NAME | DURATION | PAGE(S) | RESULT | COMMENT |
|-------|-------|--------------|----------|---------|--------|---------|
| 01/07 | 07:59 | 4549933      | 19       | 01      | OK     | ECM     |
| 01/07 | 07:59 | 3206172      | 20       | 01      | OK     | ECM     |

BUSY: BUSY/NO RESPONSE  
NG : POOR LINE CONDITION  
CV : COVERPAGE  
PC : PC-FAX

**WORKMAN**  
**CORPORATION**  
CONSTRUCTION SERVICES

February 24, 2003

Mr. Paul Linehan  
Land Strategies, Inc.  
1010 Land Creek Cove  
Austin, Texas 78746

Reference: *Williamson County Park*

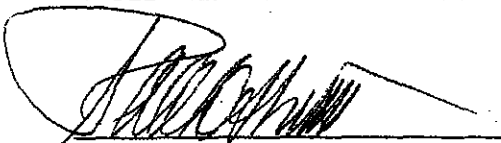

Dear Paul,

This weekend I met at the site with Ranger Excavating to discuss parking lot 2. After reviewing the situation and reviewing the letter from HBC, it appears to me that ground water is responsible for the failures in this parking lot. Lots all over the balance of the site are performing well. This particular lot is at the low end of the site and, according to Bob Ashmore, a dry creek bed meandered through this area prior to grading operations. On Saturday Ranger removed some 10 inches of existing base material, which by the way, had previously been cement stabilized, so that we could observe the condition of the subgrade. This morning some water has percolated into this area, reinforcing the theory that ground water is moving under that lot.

Our proposed solution is to remove some 5,400 SF of asphalt in the lowest corner of the lot and replace it with 6" concrete paving. We also propose to install a four (4) inch layer of gravel under the paving to relieve groundwater pressure that might be forcing its way up through the base and causing failures. Finally, we propose to install a "drywell" just beyond the sidewalk at the low end of the lot so that the water which does enter the gravel fill area will have an outlet.

Unless I here otherwise from you immediately, we are proceeding with this solution. We reserve the right to file a claim for reimbursement under the premise that this is an unknown, subsurface condition. If you have any questions please do not hesitate to contact me.

Yours truly,  
**WORKMAN CORPORATION**

  
Paul D. Workman  
President

*This Project is...  
On Time...  
On Budget...  
and, On Target!*

# WORKMAN

CORPORATION  
CONSTRUCTION SERVICES

TRANSMITTAL

No. 00652

PROJECT: 2210 Williamson County Regional Park

TO: Land Strategies Inc. / *GRAY-JANSING*  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

DATE: 2/24/2003

REF: Parking Lot #2 Repairs

ATTN: Jeff Witte / *GENE THERIOT*

PHONE: 512-328-6050

FAX: 512-328-6172 *454-9933*

WORKMAN CORPORATION

3735 Promontory Point

Austin, Texas 78744

(512) 326-9293 FAX (512) 447-8156

| WE ARE SENDING:                            | SUBMITTED FOR:                                   | ACTION TAKEN:                                     |
|--|--|---|
| <input type="checkbox"/> Shop Drawings     | <input type="checkbox"/> Approval                | <input type="checkbox"/> Approved as Submitted    |
| <input type="checkbox"/> Letter            | <input checked="" type="checkbox"/> Your Use     | <input type="checkbox"/> Approved as Noted        |
| <input type="checkbox"/> Prints            | <input checked="" type="checkbox"/> As Requested | <input type="checkbox"/> Returned After Loan      |
| <input type="checkbox"/> Change Order      | <input type="checkbox"/> Review and Comment      | <input type="checkbox"/> Resubmit                 |
| <input type="checkbox"/> Plans             |  | <input type="checkbox"/> Submit                   |
| <input type="checkbox"/> Samples           | <b>SENT VIA:</b>                                 | <input type="checkbox"/> Returned                 |
| <input type="checkbox"/> Specifications    | <input checked="" type="checkbox"/> Attached     | <input type="checkbox"/> Returned for Corrections |
| <input checked="" type="checkbox"/> Other: | <input type="checkbox"/> Separate Cover Via:     | <input type="checkbox"/> Due Date:                |

| ITEM NO. | COPIES | DATE | ITEM NUMBER | REV. NO. | DESCRIPTION | STATUS |
|----------|--------|------|-------------|----------|-------------|--------|
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|   |   |           |  |  |                       |  |
|---|---|-----------|--|--|-----------------------|--|
| 1 | 1 | 2/24/2003 |  |  | Parking Lot #2 Repair |  |
|---|---|-----------|--|--|-----------------------|--|

Remarks: Jeff,

Please see attached on how we are proceeding with the Parking Lot #2 repairs. We are proceeding with concrete pavement in the area shown. All other areas shall be cement stabilized and re-paved as per Gray-Jansing's correspondence and specifications agreed to during site meetings. In the area to receive concrete pavement, we have excavated to 10" below finished pavement grade. We are going to install 4" of 3/4"-1-1/2" river rock and then 6" of 3500 PSI concrete paving on top. We have installed a french drain along the North side of the Parking Lot. We will be installing a drywell or gravel pit directly behind the sidewalk in the lowest point or the flow line leaving the parking lot. In addition, we are going to install 3-4" PVC pipes underneath the sidewalk in the lowest point of the parking lot to drain into the drywell.

cc: *RANGER EXCAVATING - MARK MCKENZIE*CC: Kyle Workman/Legal  
fileSigned: *M. Shepard*

Marc Shepard

ALL OTHER AREAS TO BE RE-PAVED WITH HOT MIX (TYP)

SWALE  
GRADE

CONCRETE 3500 PSI  
PAVING

5 BIKE

5 BIKE

DROP OFF

CONCRETE 3500 PSI  
PAVING

L(12") =  
892.2

AREA(S)  
REMOVE  
REPLACE

1.0%  
SLOPE

**RECORDERS MEMORANDUM**  
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clearly legible for satisfactory recordation.

**AGENDA ITEM 26**

Clarify and correct item #26 from Tuesday February 18, 2003: To approve entering into an interlocal agreement with the Central Texas Regional Mobility Authority (CTRMA) to transfer the unencumbered balance of \$201,000.00 of RMA funds to the CTRMA. The amount should be corrected to \$147,859.31.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Heiligenstein**

Motion: Clarify and correct item # 26 from Tuesday February 18, 2003: To approve entering into an interlocal agreement with Central Texas Regional Mobility Authority (CTRMA) to transfer the unencumbered balance of \$201,000 of RMA funds to the CTRMA. The corrected amount should be and is \$147,859.31. Williamson County has previously paid \$102,140.69 in RMA expenses and will not seek 50% reimbursement from Travis County but will instead wire the remaining \$147,859.31 directly to the CTRMA for a total of \$250,000 participation in the formation of the RMA. All Interlocals, supplementals and addendums pertaining to the formation of the RMA with Travis County are now terminated. All future expenses for the RMA will be the responsibility of the CTRMA.

Vote: **5 - 0**

< Attachment >