EXHIBIT "E"

EQUIPMENT LISTS

EXHIBIT "E"
EQUIPMENT LISTS--DETAILED BY FACILITY

(Equipment includes but is not limited to:)

I. GEORGE R. BROWN CONVENTION CENTER:

Air Handling Units:

Outside AHU's 100% F.A. Total 17 units, 50 HP variable speed controls with flow cross cfm output regulator

Two speed AHU's
20 HP Total (57) units

Standard AHU's
20 HP Total (94) units

Air Handling Units – Tunnel Area: 12 units

Equip. ID	Size	# Units	Description
COND A4NE25	>10 tons	1	Split System
AHU A4NE25		1	
AHU 2SE25	23.9 ton	1	Air Handling Unit
AHU 3NE25	23.9 ton	1	Air Handling Unit
AHU 13NE83	67.8 ton	1	Air Handling Unit
AHU 14NE83	84.3 ton	1	Air Handling Unit
AHU 15NE83	67.8 ton	1	Air Handling Unit
AHU 16NE35	80.7 ton	1	Air Handling Unit
AHU 16NE83	84.7 ton	1	Air Handling Unit
AHU 16SE35	79.4 ton	1	Air Handling Unit
AHU 17NE35	84.1 ton	1	Air Handling Unit
AHU 17NE83	251.8 ton	1	Air Handling Unit
AHU 17SE35	87.8 ton	1	Air Handling Unit
AHU 18NE35	81.7 ton	1	Air Handling Unit
AHU 18NE83	84.7 ton	1	Air Handling Unit
AHU 18SE35	251.6 ton	1	Air Handling Unit
AHU 19NE35	86.4 ton	1	Air Handling Unit
AHU 19NE83	71.8 ton	1	Air Handling Unit
AHU 19SE35	84.7 ton	1	Air Handling Unit
AHU 20NE83	89.3 ton	1	Air Handling Unit
AHU 20NW83	67.8 ton	1	Air Handling Unit
AHU 20SE35	82.0 ton	1	Air Handling Unit
AHU 21NE35	77.6 ton	1	Air Handling Unit
AHU 21NE83	80.4 ton	1	Air Handling Unit
AHU 21NW83	84.7 ton	1	Air Handling Unit
AHU 21SE35	68.4 ton	1	Air Handling Unit
AHU 22NE35	84.1 ton	1	Air Handling Unit

GEORGE R. BROWN CONVENTION CENTER continued

AHU 22NW83	67.8 ton	1	Air Handling Unit
AHU 22SE35	84.5 ton	1	Air Handling Unit
AHU 23NE35	251.8 ton	1	Air Handling Unit
AHU 23NW35	84.5 ton	1	Air Handling Unit
AHU 23NW83	48.7 ton	1	Air Handling Unit
AHU 23SE35	80.3 ton	1	Air Handling Unit
AHU 24NE35	89.3 ton	1	Air Handling Unit
AHU 24NW35	69.7 ton	1	Air Handling Unit
AHU 24NW83	67.8 ton	1	Air Handling Unit
AHU 24SE35	84.5 ton	1	Air Handling Unit
AHU 25NE35	80.4 ton	1	Air Handling Unit
AHU 25NW35	81.1 ton	1	Air Handling Unit
AHU 25NW83	84.7 ton	1	Air Handling Unit
AHU 25SE35	64.6 ton	1	Air Handling Unit
AHU 25SW35	87.8 ton	1	Air Handling Unit
AHU 26NW35	84.7 ton	1	Air Handling Unit
AHU 26NW83	67.8 ton	1	Air Handling Unit
AHU 26SW35	78.2 ton	1	Air Handling Unit
AHU 26SW83	11.5 ton	1	Air Handling Unit
AHU 27NW35	75.2 ton	1	Air Handling Unit
AHU 27NW83	84.7 ton	1	Air Handling Unit
AHU 27SW35	142.5 ton	1	Air Handling Unit
AHU 27SW83	3.5 ton	1	Air Handling Unit
AHU 28NW35	86.2 ton	1	Air Handling Unit
AHU 28SW35	48.1 ton	1	Air Handling Unit
AHU 28SW83	72.8 ton	1	Air Handling Unit
AHU 29NW35	84.7 ton	1	Air Handling Unit
AHU 29NW83	251.8 ton	1	Air Handling Unit
AHU 29SW35	87.8 ton	1	Air Handling Unit
AHU 29SW83	11.4 ton	1	Air Handling Unit
AHU 30NW35	71.8 ton	1	Air Handling Unit
AHU 30NW83	67.8 ton	1	Air Handling Unit
AHU 30SE83	62.4 ton	1	Air Handling Unit
AHU 30SW35	71.8 ton	1	Air Handling Unit
AHU 30SW83	11.4 ton	1	Air Handling Unit
AHU 31NW35	61.2 ton	1	Air Handling Unit
AHU 31NW83	89.3 ton	1	Air Handling Unit
AHU 31SW35	142.5 ton	1	Air Handling Unit
AHU 31SW83	6.9 ton	1	Air Handling Unit
AHU 32NW35	89.1 ton	1	Air Handling Unit
AHU 32NW83	70.4 ton	1	Air Handling Unit
AHU 32SE83	5.1 ton	1	Air Handling Unit

GEORGE R. BROWN CONVENTION CENTER continued

AHU 32SW35	74.8 ton	1	Air Handling Unit
AHU 32SW83	6.9 ton	1	Air Handling Unit
AHU 33SE83	16.4 ton	1	Air Handling Unit
AHU 33SW35	84.7 ton	1	Air Handling Unit
AHU 33SW83	6.9 ton	1	Air Handling Unit
AHU 34NW35	285.7 ton	1	Air Handling Unit
AHU 34SE83	16.4 ton	1	Air Handling Unit
AHU 34SW35	91.2 ton	1	Air Handling Unit
AHU S4SW83	6.9 ton	1	Air Handling Unit
AHU 35NW35	78.2 ton	1	Air Handling Unit
AHU 35SE83	16.4 ton	1	Air Handling Unit
AHU 35SW35	84.7 ton	1	Air Handling Unit
AHU 35SW83	10.2 ton	1	Air Handling Unit
AHU 36NW35	44.4 ton	1	Air Handling Unit
AHU 36SE83	22.9 ton	1	Air Handling Unit
AHU 36SW35	74.8 ton	1	Air Handling Unit
AHU 36SW83	10.2 ton	1	Air Handling Unit
AHU 37NW35	74.7 ton	1	Air Handling Unit
AHU 37SE83	14.6 ton	1	Air Handling Unit
AHU 37SW35	87.3 ton	1	Air Handling Unit
AHU 37SW83	167.3 ton	1	Air Handling Unit
AHU 38NW35	15.3 ton	1	Air Handling Unit
AHU 38SE83	167.3 ton	1	Air Handling Unit
AHU 38SW35	33.8 ton	1	Air Handling Unit
AHU 39SE83	10.3 ton	1	Air Handling Unit
AHU 39SW83	10.2 ton	1	Air Handling Unit
AHU 40SE83	10.3 ton	1	Air Handling Unit
AHU 40SW35	39.6 ton	1	Air Handling Unit
AHU 40SW83	10.2 ton	1	Air Handling Unit
AHU 41SE83	10.3 ton	1	Air Handling Unit
AHU 41SW35	15.3 ton	1	Air Handling Unit
AHU 41SW83	10.2 ton	1	Air Handling Unit
AHU 42SE83	10.3 ton	1	Air Handling Unit
AHU 42SW35	60.3 ton	1	Air Handling Unit
AHU 42SW83	10.2 ton	1	Air Handling Unit
AHU 43SE83	10.3 ton	1	Air Handling Unit
AHU 43SW83	10.2 ton	1	Air Handling Unit
AHU 44SE83	10.3 ton	1	Air Handling Unit
AHU 44SW83	10.2 ton	1	Air Handling Unit
AHU 45SE83	10.3 ton	1	Air Handling Unit
AHU 45SW83	10.2 ton	1	Air Handling Unit
AHU 46SE83	10.3 ton	1	Air Handling Unit

GEORGE R. BROWN CONVENTION CENTER continued

AHU 46SW83	10.2 ton	1	Air Handling Unit
AHU 47SE83	10.3 ton	1	Air Handling Unit
AHU 47SW83	51.2 ton	1	Air Handling Unit
AHU 48SE83	10.3 ton	1	Air Handling Unit
AHU 48SW83	41.7 ton	1	Air Handling Unit
AHU 49SE83	35.6 ton	1	Air Handling Unit
AHU 49SW83	10.2 ton	1	Air Handling Unit
AHU 4T-12NE	37.0 ton	1	Air Handling Unit
AHU 50SE83	10.3 ton	1	Air Handling Unit
AHU 50SW83	10.2 ton	1	Air Handling Unit
AHU 51SE83	10.3 ton	1	Air Handling Unit
AHU 51SW83	10.2 ton	1	Air Handling Unit
AHU 52SE83	10.3 ton	1	Air Handling Unit
AHU 52SW83	10.2 ton	1	Air Handling Unit
AHU 53SE83	10.3 ton	1	Air Handling Unit
AHU 53SW83	10.2 ton	1	Air Handling Unit
AHU 54SE83	10.3 ton	1	Air Handling Unit
AHU 54SW83	10.7 ton	1	Air Handling Unit
AHU 55SE83	10.3 ton	1	Air Handling Unit
AHU 55SW83	10.7 ton	1	Air Handling Unit
AHU 56SE83	10.3 ton	1	Air Handling Unit
AHU 56SW83	10.7 ton	1	Air Handling Unit
AHU 57SE83	10.3 ton	1	Air Handling Unit
AHU 57SW83	167.3 ton	1	Air Handling Unit
AHU 58SE83	10.3 ton	1	Air Handling Unit
AHU 58SW83	67.3 ton	1	Air Handling Unit
AHU 59SE83	10.3 ton	1	Air Handling Unit
AHU 59SW83	10.2 ton	1	Air Handling Unit
AHU 5T-12SE	40.0 ton	1	Air Handling Unit
AHU 60SE83	167.3 ton	1	Air Handling Unit
AHU 60SW83	10.2 ton	1	Air Handling Unit
AHU 61SE83	10.3 ton	1	Air Handling Unit
AHU 61SW83	10.2 ton	1	Air Handling Unit
AHU 62SE83	10.3 ton	1	Air Handling Unit
AHU 62SW83	10.2 ton	1	Air Handling Unit
AHU 63SE83	10.3 ton	1	Air Handling Unit
AHU 63SW83	10.2 ton	1	Air Handling Unit
AHU 64SE83	10.3 ton	1	Air Handling Unit
AHU 64SW83	10.2 ton	1	Air Handling Unit
AHU 65SE83	10.3 ton	1	Air Handling Unit
AHU 66SE83	10.3 ton	1	Air Handling Unit
AHU 67SE83	10.3 ton	1	Air Handling Unit

GEORGE R. BROWN CONVENTION CENTER continued

AHU 68SE83	10.3 ton	1	Air Handling Unit
AHU 69SE83	10.3 ton	1	Air Handling Unit
AHU 70SE83	10.3 ton	1	Air Handling Unit
AHU A1SW12	62.2 ton	1	Air Handling Unit
AHU A2SW12	32.6 ton	1	Air Handling Unit
AHU A3SW83	80.1 ton	1	Air Handling Unit
AHU A5NE35	69.6 ton	1	Air Handling Unit
AHU A6NW83	46.8 ton	1	Air Handling Unit
AHU 1NW12	42.3 ton	1	Air Handling Unit
AHU 7SW83	17.9 ton	1	Roof Top Air Handling Unit

Boilers:

(3) 250 HP each
ABCO, Model 250-A 8,400 BTU output each

Boiler Pumps – Primary:

Aurora Series
(3) 6L3, 5 HP – 7.5

Boiler Pumps – Secondary:

Aurora Series

(3) 9-1/4 C765-B12 – 15 HP

(2) Air Compressors – 60 HP Gardner-Denver

(5) Computers and monitors for BAS; interface and control.

(6) Automatic capacitor banks

(2) Fixed capacitor banks

Chilled Water Pumps – Primary:

Aurora Series – 410

(4) 25HP, 33 ft. HD – 8x10x12

(1) 15 HP, 35 ft. HD – 8x8x11

(1) 2.5HP, 35 ft. HD – 5x6x11

(1) 5HP, 35 ft. HD – IN-LINE (package unit)
168 AHU's with automatic roll media filters and bags for secondary

(1) 30 HP – Centrifugal Pump

Chilled Water Pumps – Secondary:

Aurora Series 410

(4) 120 ft. HD, 75 HP – 10x12x12B

(1) 120 ft. HD, 50 HP – 5x6x15

(1) 120 ft. HD, 25 HP – 4x5x11

GEORGE R. BROWN CONVENTION CENTER continued

Compressors:

Equip. ID	Size	# Units	Description
N Tunnel Air Comp	27.5 HP	1	Air Compressor
S Tunnel Air Comp	27.5 HP	1	Air Compressor
Oilless Air Comp	10 HP	2	Air Compressor-Control Air

Condenser Pumps:

Aurora Series 410

(4) 40 ft. HD, 50 HP – 10x12x12B

(1) 40 ft. HD, 30 HP – 8x16x15B

(1) 40 ft. HD, 20 HP – 8x8x11B

(1) 75 HP – Centrifugal Pump

Control Systems:

JCI METASYS System

Z-Line Control System

Cooling Tower:

(4) Baltimore Aircoil Model 026-83
1500 Ton capacity each x 4 = 6,000 Tons

(1) Water Cooling Tower - >500 Tons

Cooling Tower Filters:

(4) IWFS 300A

Motor Control Center – 16 units - >400 AMPS

Emergency Generators:

(2) Stewart & Stevenson
1000 KVA 16 cylinder diesel

(1) Onan - 900 KW

(1) Onan – 1000 KW

Transformers:

(17) >500 KVA

Fire Alarm System:

(1) Annual Inspection

GEORGE R. BROWN CONVENTION CENTER continued

Fans:

Small Fan Coil Units
(39) units – average ½ HP

Exhaust Fans

(26) units

Smoke Relief Fans
(40) 30 HP Axial Fans – 60,000 ofm each

Additional equipment:

Equip. ID	Size	# Units	Description
	30/40 HP	34	Aerofoil Fan
FCU 1SE25	3/4 HP	1	Fan Coil Unit
FCU 1NE25	3/4 HP	1	Fan Coil Unit
FCU 2NE83	1/2 HP	1	Fan Coil Unit
FCU 2 SE83	1/2 HP	1	Fan Coil Unit
FCU 2SW0	1/2 HP	1	Fan Coil Unit
FCU 2NW0	1/2HP	1	Fan Coil Unit
FCU 21T	2HP	1	Fan Coil Unit
FCU 22T	2HP	1	Fan Coil Unit
FCU 25T	3/4HP	1	Fan Coil Unit
FCU 26T	3/4HP	1	Fan Coil Unit
FCU 27T	3/4HP	1	Fan Coil Unit
FCU 28T	3/4T	1	Fan Coil Unit
FCU 3NW67	1/3HP	1	Fan Coil Unit
FCU 3SW67	1/3HP	1	Fan Coil Unit
PACU 1NW35	1/2HP	1	Fan Coil Unit
PACU 1SW35	1/2HP	1	Fan Coil Unit

Kitchen Exhaust Systems:

K-1, K-2, K-3, K-4

Lighting Control System:

General Electric - Wattstopper

GEORGE R. BROWN CONVENTION CENTER continued

Pumps:

Domestic Water Pumps:

(3) vertical turbine – 1 – 20 HP
2 – 40 HP

Fire Pump & Controls:

(2) 1000 CPM – 150 HP

(1) Jockey - 7.5 HP

(1) Refrigerated cooler – utility box supply

(2) Refrigerated cooler – control air supply

(2) Gas fire water heaters
1000 gallons each, 56 boiler HP

(53) Transformer Substations – 4160 volts

(41) Transformer Substations - 480 volts

(11) In-Line Pump – 0.5

All primary lighting, computer control fed (63 zones). Meeting rooms secondary lighting all on dimming panels (17).

Andover B.A.S.
Pod Diffusers directional motors 720 AT, 24 volt control.

All thermostats, RA, cold deck temp and reset, humidity stats, start/stop, filter status for (168) base unit.

Start/stop – alarm status on (105) exhaust fans and fan coil units – smoke relief fans.

(9) MASTERS – AC256M plus – 7.0

(1) SUBMASTER

(136) LCU 8

(1) 16-PORT DIGITAL NET COMMANDER

Sewage & Storm Pumps:

(24) 2HP each, surface mounted motor vertical shaft pumps

Trans Chillers:

(4) CVHK – 112N 1200 Ton Centrifugal

(1) CUHK – 080N 800 Ton Centrifugal

(1) CUHK – 045F 400 Ton Centrifugal

(1) CGACC – 154HA 20N Package Recip.

(1) Chiller #7 – 1200 Ton Centrifugal

Water Heaters:

A. Water heaters supplying kitchen area

B. Water heaters supplying restroom areas

GEORGE R. BROWN CONVENTION CENTER continued

Water Treatment Equipment – NALCO:

Chemical Treatment Control Panel: Lakewood Instrument, Serial #26225

(1) LMI Milton Roy Pump/Motor, A151-191S

(2) LMI Milton Roy Pumps/Motors, 8111-925

Loading Dock Levelers – 55 units

Electronic Security Equipment:

(80) Pelco Digital Cameras & mounts
(7) Pelco Monitors
(25) Card Access Readers
(3) Lenel 16-Channel Digital Video Recorders
(1) Computer – System Server
(2) Computer – Work Stations
(6) Pelco/GYYR Time Lapse Video Recorders
(1) Badge Production System w/printer & camera

Moveable Partition Wall Panel Inventory:

Location	# of Panels	Panel Height
Exhibit Hall A	94	35'
Exhibit Hall B	94	35'
Exhibit Hall C	94	35'
Exhibit Hall D	94	35'
Exhibit Hall F	40	30'
Meeting Room 301	64	20'
Meeting Room 302	64	20'
Meeting Room 303	12	16'
Meeting Room 304	12	16'
Meeting Room 305	22	20'
Meeting Room 306	61	20'
Meeting Room 307	61	20'
Meeting Room 309	24	20'
Meeting Room 310	68	20'
Meeting Room 311	68	20'
Meeting Room 312	62	20'
Meeting Room 313	22	20'
Meeting Room 314	69	20'
Meeting Room 315	69	20'
Meeting Room 316	22	20'
Meeting Room 317	64	20'
Meeting Room 318	64	20'
Meeting Room 319	36	16'
Ballroom	58	25'
General Assembly	58	30'

II. WORTHAM THEATER CENTER:

Air Compressors:

(2) With common tank, Ingersoll-Rand – 15 HP each

(1) Air Dryer, Model 8015 - Hankison

Boilers – Hot Water Heating:

(2) Cleaver-Brooks, maximum pressure 30 HW PSI – 6,277,000 BTU's each

Domestic Hot Water Boiler:

(1) Sellers Engineering Co., maximum pressure 125 – 4,000,000 BTU's

Emergency Generator:

Caterpillar – Model SR4, 938 KV/A, 750 KW, 480 V, 1.28 auxiliary, with battery charger, 120 VAC, 60HZ, 10 amp.

Energy Management System:

A. Dell OptiPlex GX200 / NEC 20" Monitor

B. Metasys printer, Epson LQ 570
Function: Check and read temperature, humidity of public areas, rehearsal hall and other areas. Will know the current status of equipment such as AHU's, pumps, chillers, domestic hot water and 29 lighting contractors. Command on and off. Read-out user name equipment and print. Adjust temperature to range of requirements. Alarms the operators if units malfunction. Check and print the chilled water temperature and information concerning A/C chillers. Prints fire alarm, low water pressure and high water in sump pumps.

C. Two field Metasys NCU's – related equipment (valves, sensors, motors, fire stats, etc.)

Pumps:

(3) Condenser, 50 HP each
(1) Condenser, 15 HP

(3) Chilled Water, 50 HP each
(1) Chilled Water, 15 HP

(2) Hot Water Circulating Pumps, 20 HP each

(2) House Pumps, 20 HP each

(1) Fire Pump, 300 HP

(4) Sewage Pumps, 10 HP each

(8) Submersible Storm Pumps

(3) Cooling Tower Fans, 50 HP – two speed each

(75) AHU's, 2 HP to 40 HP each

(32) Exhaust Fans, ½ HP to 1 HP each

Refrigerators:

Seven (7) Techumsa refrigerators located in the following areas:

2 in the alcove areas, 2 in the kitchen, 1 in the Green Room, and 2 in the Founder's Salon

WORTHAM THEATER CENTER continued:

Water Treatment Equipment:

(4) Liquid Metronics Pumps, Model LMI - P131/P151

(1) Moorcontrol (Automatic Chemical Feed Controller), Model P-04-14

(1) Moorcontrol (Chemical Timer), Model L-11-09

York Chillers:

(3) R-11 Model YT J1K3E3 – CUA, 550 HP each

(1) R-22 LCH100W – 46xB, 100 HP

Electronic Security Equipment:

(20) Proximity card readers
(10) Reader control units
(10) Lock power supplies
(33) Magnetic locks
(13) Electric strike locks
(9) Egress push buttons
(9) Egress motion detectors
(62) Door contacts
(5) Door prop alarms
(4) Sets of directional photobeams
(1) Digital video recorder
(6) PTZ dome cameras
(10) Fixed cameras

Loading Dock Levelers – 2 units

(4) Large Overhead Doors (Dock Area)

III. DIVISION OF RESPONSIBILITY – TENANTS:

Equipment and systems owned or leased by Tenants will not be the Contractor's responsibility. Operation and maintenance of Tenant owned or leased Equipment shall, however, be the Contractor's responsibility, if such Equipment uses chilled water, hot water, or domestic hot water. Tenants include the Houston Grand Opera, Houston Ballet, Houston Symphony, Society for the Performing Arts, Houston Ticket Center, Stages Repertory Theatre, Bayou Preservation Association, Crème de la Crème, Talento Bilingue de Houston, and any other tenants who may lease space from time to time at any of the Facilities.

Air Conditioning System:

For Offices:	SU603A-23	¾ HP
	SU51	½ HP

Capacitors:

Fixed:	MCC-1	100 K
	MCC-2	120 K VAR
	MCC – 3	120 K VAR
Automatic:	USS-7C	320 K VAR
	USS-CP	2500 KVA

IV. HOUSTON CENTER FOR THE ARTS

The Houston Center for the Arts ("HCA") will soon obtain a new HVAC system and a new Fire Alarm System. The new Equipment will become part of this Agreement upon completion of the installation.

NOTE - All heat is supplied by electric heat.

Air Conditioning Units:

Trane	SACC-B854	2 HP
Trane	SACB-B504	1-¾ HP
Trane	SACD-B854	2 HP
Trane	SACC-0174	5 HP
Trane	SACC-0174	5 HP
Carrier	50CD008600	---
Carrier	50CD008600	---

Air Dryer:

Hankinson	8010	

Air Handling Units:

Trane	BACA-C106	2 HP
Trane	BACA-B756	1-½ HP
Carrier	28CU1120HB	---
Carrier	39ED17FCSI	---
Carrier	40OBO60300	¾ HP
Carrier	39ED17	---
Carrier	40OBO60300	---
Carrier	40RR0R550	2 HP

Chillers:

Carrier	30GB075620
Teledine Larrs	-MT70230

Condensing Units:

Trane	AUC-C104-B
Trane	AUC-B754-B
Carrier	38ER060600
Goodman	CE6004B
Carrier	38AK012600

Control Air Compressor:

Quincy	30 gal Simplex	1/3 HP

Exhaust Fans:

Acme	SR100-5
E Fan (EF-2)	No nameplate data
E Fan (EF-3)	No nameplate data

Pumps:

CHW Pump	7.5 HP	(close coupled)
Peerless	C610A	3 HP (close coupled)
Purex Pump	CMK50	5 HP
Dynamo	DYN11-NI-¾	

HOUSTON CENTER FOR THE ARTS continued

Miscellaneous Parking Equipment:

Type of Equipment	Manufacturer	Model No.	Location
Booth			Entrance to Parking Lot
Window unit air conditioner	Hampton Bay	HBLG7000H	Booth at entrance to lot
Gate equipment	Sentex	SW 2000 - B3	Attached to both entrance & Exit gates
Gate controller	Linear	412001 300	1 @ Parking Office-- 2 @ HCA

New Equipment List: The following or comparable Equipment will be installed at Houston Center for the Arts prior to the end of the City's fiscal year 2005 (ending June 30, 2005). The Contractor will be responsible for maintaining the new Equipment and associated warranties upon installation.

210 ton Air Cooled Screw Chiller	York-Model-YCAS230
Natural Gas Boiler	Raypak-Model-H9-1262
Air Handler Unit-1w	York-Model-AP-60
Air Handler Unit-2w	York-Model-AP-60
Roof Top Unit-1w	York-Model-CP-65
Roof Top Unit-2w	York-Model-CP-65
Roof Top Unit-1	York-Model-CP-65
Roof Top Unit-2	York-Model-CP-65
Roof Top Unit-3	York-Model-CP-125
Roof Top Unit-4	York-Model-CP-105
Roof Top Unit-5	York-Model-CP-65
Roof Top Unit-6	York-Model-CP-65
Roof Top Unit-7	York-Model-CP-65
Fan Coil Unit-1	York-Model-YSVW-60
Fan Coil Unit-2	York-Model-YSVW-60
Fan Coil Unit-2	York-Model-YSVW-90
Fan Coil Unit-2	York-Model-YSVW-90
Fan Coil Unit-2	York-Model-YSVW-48
Air Handler Unit-1	Carrier-Model- 28CU1120MB1066
Air Handler Unit-2	Carrier-Model- 28CU1128MB1071
Air Handler Unit-3	Carrier-Model-28CW1624DB1071
Chilled Water Pump-1	Taco-Model-F13011
Chilled Water Pump-2	Taco-Model-F13011
Hot Water Pump-1	Taco-Model-F11507
Hot Water Pump-2	Taco-Model-F11507
BAS System	Teletrol

V. **JONES HALL:**

Air Compressor Duplex:

(1) Ingersoll-Rand, Model 234D4
(2) Marathon Motors – 1.5 HP each

Capacitor:

(1) F488G360-2LE Fixed Bank, KVAR 360

Carrier Chillers:

(2) Model 19C-313 – 302 Tons
(1) Model 301A801590 – 118 Tons

Emergency Generator:

(1) ONAN-277/480/3 HP – 8 cylinder

Water Treatment Equipment:

(3) Liquid Netronics Pumps, 110V, 1 amp

Other Equipment:

Description	Manufacturer	Equipment I.D.	Size
Air Handler Unit #1	York	AP 660	30 HP
Air Handler Unit #2	York	AP 500	25 HP
Air Handler Unit #3	York	AP 305	20 HP
Air Handler Unit #4	York	AP 360	20 HP
Air Handler Unit #5	York	AP 305	10 HP
Air Handler Unit #6	York	AP 150	10 HP
Air Handler Unit #7	York	AP 170	10 HP
Air Handler Unit #8	McQuay	FB043030401018	10 HP
Air Handler Unit #9	York	AP 120	7.5 HP
Air Handler Unit #10	Haakon Industries	03-2050-01-W	3 HP
Air Handler Unit #11	McQuay	FB04030401035	5 HP
Air Handler Unit #12	McQuay	39 AC	5 HP
Air Handler Unit #13	York	AP 80	3 HP
Air Handler Unit #14	York	AP 250	10 HP
Air Handler Unit #15	York	AP 105	5 HP
Air Handler Unit #16	York	AP 105	5 HP
Air Handler Unit #17	McQuay	FB04030401036	No Motor
Air Handler Unit #18	McQuay	FB04030401037	3 Hp
Air Handler Unit #19	McQuay	FB04030401038	5 HP
Air Handler Unit #20	McQuay	FB04030401039	5 HP
Air Handler Unit #21	McQuay	FB04030401015	5 HP
Air Handler Unit #22	York	AP 80	3 HP
Air Handler Unit #23	York	AP 250	7.5 HP
Air Handler Unit #24	York	AP 120	7.5 HP
Air Handler Unit #25	McQuay	39 AC	15 HP
Air Handler Unit #26	Haakon Industries	03-2050-02-W	15 HP

JONES HALL continued:

Description	Manufacturer	Equipment I.D.	Size
Air Handler Unit #27	McQuay	FB043030401040	5 HP
Air Handler Unit #28	York	AP 80	3 HP
Air Handler Unit #29	Trane	LPC-SVX01A-EN	5 HP
Air Handler Unit #30	York	AP 120	5 HP
Fan Coil Unit #1-1	International Environmental	50009-10-1	.5 HP
Fan Coil Unit #8-1	Majic Arie	48 BMW	.5 HP
Chiller #1	York	YTJA1E1-CNJ	400 Ton
Chiller #2	York	YTJA1A1E1-CNJ	400 Ton
Fire Alarm System	Siemens	Model MXL	
Emergency Generator	Onan	8 cylinder 277/480	
Transfer Switch	Russelectric Inc.	28651-1A	600 Amp
Transfer Switch	Russelectric Inc.	28651-1B	600 Amp
Air Compressor	Quincy	QCO1508D00125	SPL/HP
Exhaust Fan #1	Carrier		2 HP
Exhaust Fan #2	New (attic scaffolding)		
Exhaust Fan #3	Carrier		1 HP
Exhaust Fan #4	Carrier		10 HP
Exhaust Fan #5	Carrier		10 HP
Exhaust Fan #6	Carrier		3 HP
Exhaust Fan #7	Carrier		1.5 HP
Exhaust Fan #8	None (remodeled area)		
Exhaust Fan #9	Carrier		5 HP
Exhaust Fan #10	Carrier		2 HP
Exhaust Fan #11	None (remodeled area)		
Exhaust Fan #12	None (remodeled area)		
Exhaust Fan #13	Carrier		2 HP
Exhaust Fan #14	Carrier		1 HP
Combustion Supply Fan #1	Century E-Plus		3.75 HP
Combustion Supply Fan #2	Century E-Plus		3.75 HP
Hot Water Circulating Pump #9	Weiman		40 HP
Hot Water Circulating Pump #10	Weiman		40 HP
Domestic Hot Water Pump #1	Weiman		3 HP
Domestic Hot Water Pump #2	Weiman		3 HP
Chilled Water Pump #1	Weiman		40 HP
Chilled Water Pump #2	Weiman		40 HP
Chilled Water Pump #3	Weiman		40 HP
Condenser Water Pump #1	Weiman		40 HP
Condenser Water Pump #2	Weiman		40 HP
Condenser Water Pump #3	Weiman		40 HP
Domestic Water Circulating Pump #1	Baldor		40 HP

JONES HALL continued:

Description	Manufacturer	Equipment I.D.	Size
Domestic Water Circulating Pump #2	Baldor		40 HP
Domestic Water Circulating Pump #3	Baldor		40 HP
Circulating Pump #1	Armstrong	S46BF	
Circulating Pump #2	Armstrong	S46BF	
Circulating Pump #3	Armstrong	S46BF	
Circulating Pump #4	Armstrong	S46BF	
Pump #1	Bell & Gossett		1/3 HP
Pump #2	Bell & Gossett		1/3 HP
Vertical Sewage Ejector Pump #1	Weil		7.5 HP
Vertical Sewage Ejector Pump #2	Weil		7.5 HP
Vertical Sewage Ejector Pump #3	Weil		7.5 HP
Vertical Sewage Ejector Pump #4	Weil		7.5 HP
Vertical Sewage Ejector Pump #5	Weil		7.5 HP
Vertical Sewage Ejector Pump #6	Weil		7.5 HP
Boiler #1	Cleaver Brooks	CB 700-125	3 HP
Boiler #2	Cleaver Brooks	CB 700-125	3 HP
Electric Boiler #1	Precision	PCW2-1508-480-150	
Cooling Tower #1	Marley	8460-General Electric	25 HP
Cooling Tower #2	Marley	8460-General Electric	25 HP
"ES" Series Electric Humidifier #1	Pure Humidifier Co.		
"ES" Series Electric Humidifier #2	Pure Humidifier Co.		
"ES" Series Electric Humidifier #3	Pure Humidifier Co.		
"ES" Series Electric Humidifier #4	Pure Humidifier Co.		
Vacuum #1 (central vacuum system)	Spencer		7.5 HP
Chemical Feed Pump with Control Box #1	Olmi Milton Roy	P151-392SI	
Chemical Feed Pump with Control Box #2	Olmi Milton Roy	P151-392SI	C.L.C.
Fire Alarm System	Siemens	Model MXL	
Emergency Generator	Onan	8 cylinder 277/480	

JONES HALL continued:

Miscellaneous Parking Equipment - Green Level

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Supply Fan #1	Industrial Air	022-072	317586-30	Aisle K down ramp between orange & violet levels	25 HP Motor
Supply Fan #2	Industrial Air	022-072	317586-30	Aisle J down ramp between orange & violet levels	25 HP Motor
Supply Fan #3	Industrial Air	022-072	317586-30		25 HP Motor
Supply Fan #4	Industrial Air	022-072	317586-30	Orange level Aisle B	25 HP Motor
Air Handler Unit (AHU) #1	Trane	LVCAD10F1CORK000000 00004FAFA		Jones Hall Tunnel	
AHU #2		LVCAD10F1CORK000000 00004FAFA		Southeast corner of Orange Level	
AHU #3		LVCAD10F1CORK000000 00004FAFA		Orange Concourse Tunnel	
AHU #4		LVCAD10F1CORK000000 00004FAFA		Orange Concourse Tunnel	
AHU #5		LVCAD10F1CORK000000 00004FAFA		Orange Concourse Tunnel	
AHU #6		LVCAD10F1CORK000000 00004FAFA		Orange Concourse Tunnel	
Chiller	York	YCAL0070SC46XAASXT	RHKM001 020	East down ramp between green & orange levels	74 Ton

VI. JONES PLAZA:

Air Handlers:

(3) TRANE Modular Climate Changer Central Station

Cooling Condensers:

(3) Odyssey Split System
Models (60Hz): TTA120B…D, TTA150B…D, TTA120C…G

Roof Exhaust Fans:

(6) Greenheck Model G Direct Drive Centrifugal

Mechanical Equipment:

Air Cooled Condensing Units

Service	# of Compr.	Tonnage	Make
Women's ACCU-1	2	14	Carrier Mod. # 95151
Men's ACCU-2	2	14	Carrier Mod. # 95161
Kitchen ACCU-3	2	10	Carrier Mod. # 95101

Air Handling Units

Service	Fan HP	CFM	Make	Heater Kw
Women's AHU-1	1.5	1570	Carrier Mod. #39LA03 HDT	24
Men's AHU-2	1.5	1400	Carrier Mod. # 39LA03 HDT	24
Kitchen AHU-3	3	3240	Carrier Mod. #39LB08 HDT	12

Exhaust Fans

Service	Fan HP	CFM	Make	Drive
Toilet Exhaust				
TEF-1	0.5	1275	Greenheck #BSQ-130	Belt
TEF-2	0.5	1075	Greenheck #BSQ-130	Belt
TEF-3	25-Jan	100	Greenheck #SQ-75	Direct
TEF-4	4-Jan	300	Greenheck #G-75	Direct
Exhaust Hood				
KEF-1	1	2800	Greenheck #Cube-180	Belt
Exhaust				
EF-1	4-Jan	300	Greenheck #SET-8-440-D-QD	Direct
EF-2	4-Jan	300	Greenheck #SET-8-440-D-QD	Direct

JONES PLAZA continued:

Display Fountain

Service	HP	GPM	Make
Cir. Motor-1	15		
Cir. Motor-2	15		
Cir. Pump-1		1050	Paco Mod. #5095-7 Type-L
Cir. Pump-2		1050	Paco Mod. #5095-7 Type-L
Filter Pump Motor	2		
Filter Pump			Max-Flo Mod. #SP-2815X20

Water Heaters

Service	Gallon	Kw	Make
Ladies'	50	9	O.S. Smith #DSE-50
Men's	50	9	O.S. Smith #DSE-50
Kitchen	30	9	O.S. Smith #DSE-30

VII. PARKING OPERATIONS:

Civic Center Garage:

(21) Exhaust Fans - 25 HP each
(4) Supply Fans - 20 HP each
(2) Bagby Lift Stations - 5 HP each
(1) Water Pump - 10 HP
(8) Sump Pumps - 5 HP each
(7) AHU's - 1 HP each
(2) Texas Lift Stations – 7.5 HP each
(2) Capitol Lift Stations - 5 HP each

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Generator	Cummins	GTA955GI	25272441	Southeast corner of green level	293HP
Condenser Unit	Lennox	HS21-048-1P	5801J36861	Security Office	
AHU	Lennox	CB31MV-41-1P	5801G47440	Security Office	

Condenser Unit	Lennox	HS21-060-1P	5801E23243	Parking Office	
AHU	Lennox	LB31MV-65-1P	5801J28708	Parking Office	
Condenser Unit	Lennox	HS21-060-1Y	5802A15176	CEF Parking Office	
AHU	Lennox	CB31MV-65-1P	5801J28703	CEF Parking Office	
Compressor	Powerex	OTS110104	(H)9/24/2001 -1620484	South wall in EF #17&18 Room	1HP 30 Gallon 120 PSI max

PARKING OPERATIONS continued:

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
32 Dewatering Pumps	Griffin Dewatering Corp.	Special Griffin	100901-B/18544-10	Violet level	
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #1	side mounted
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #2 Wall	side mounted
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #2 Center	side mounted
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #4	side mounted
Cashier Booth A/C Unit	Coleman Mack	8330-713	80146999	Exit #5	roof top
Cashier Booth A/C Unit	Coleman Mack	8330-713	80146999	Exit #6/8	roof top
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	Exit #7	side mounted

Parking Lot H:

Type of Equipment	Manufacturer	Model No.	Serial No.	Notes
Cashier Booth A/C Unit	Duo-Therm	3107541	WA166027	roof top
Cashier Booth A/C Unit	Duo-Therm	3107541	WA166025	roof top

Small Tranquility Garage:

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Exhaust Fan #1	Northern Blower	7410	A49123-1	Brown level south wall	40 HP
Exhaust Fan #2	Northern Blower	7410	A49123-1	Brown level south wall	40 HP
Exhaust Fan #3	Northern Blower	7410	A49123-1	Brown level south wall	40 HP
Supply Fan #1	Northern Blower	7410	A49123-4	Brown level north wall	40 HP Motor
Supply Fan #2	Northern Blower	7410	A49123-4	Brown level north wall	40 HP Motor
Supply Fan #3	Northern Blower	7410	A49123-4	Brown level north wall	40 HP Motor

Small Tranquility Garage continued:

Air Compressor #5	General Air Products	LT2500500B	LT2500-KH78520	Brown level southwest corner	5 HP
Air Compressor #6	General Air Products	LT2500500B	LT2500-KH78520	Brown level northwest corner	5 HP
Sump Pump #4A	Weil	2221	2221J459.245	Brown level southeast corner	15 HP
Sump Pump #4B	Weil	2221	2221J459.245	Brown level southeast corner	15 HP
Sewer Pump #2A	Weil	2224	2224J459.244	Brown level southeast corner	5 HP
Sewer Pump #2A	Weil	2224	2224J459.244	Brown level southeast corner	5 HP
Generator	Cummins	500GTRA28-68-10	25629108	Brown level southeast corner	500 KW

Large Tranquility Garage:

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Sump Pump #1A	Immons	SP10H	SS10-011	Pink level near Stair G	10 HP
Sump Pump #1B	Immons	SP10H	SS10-011	Pink level near Stair G	10 HP
Sump Pump #2A	Weil	2221	2221J459.247	Pink level Aisle E	15 HP
Sump Pump #2B	Weil	2221	2221J459.247	Pink level Aisle E	15 HP
Sump Pump #3A	Weil	2221	2221J459.247	Pink level near Stair F	15 HP
Sump Pump #3B	Weil	2221	2221J459.247	Pink level near Stair F	15 HP
Sewer Pump #3A	Weil	2224	2224J459-246	Pink level Aisle E	15 HP
Sewer Pump #3A	Weil	2224	2224J459-246	Pink level Aisle E	15 HP
Air Compressor #1	General	LT2500500 B	LT2500-KH78462	Pink level northeast corner	5 HP
Air Compressor #2	General	LT2500500 B	LT2500-KH78462	Pink level southeast corner	5 HP
Air Compressor #3	General	LT2500500 B	LT2500-KH78463	Pink level near Stair D	5 HP
Air Compressor #4	General	LT2500500 B	LT2500-KH78463	Pink level near Stair C	5 HP
Exhaust Fan #4	Industrial Air	022-084	317586-00	Pink level Aisle E	50 HP Motor
Exhaust Fan #5	Industrial Air	022-084	317586-00	Pink level Aisle E	50 HP Motor
Exhaust Fan #6	Industrial Air	022-084	317586-00	Pink level Aisle E	50 HP Motor
Exhaust Fan #7	Industrial Air	022-084	317586-00	Pink level east side of down ramp	50 HP Motor

Exhaust Fan #8	Industrial Air	022-084	317586-00	Pink level east side of down ramp	50 HP Motor
Exhaust Fan #9	Industrial Air	022-084	317586-00	Pink level east side of down ramp	50 HP Motor
Supply Fan #4	Industrial Air	022-084	317586-10	Pink level near Stair D	50 HP Motor
Supply Fan #5	Industrial Air	022-084	317586-10	Pink level near Stair D	50 HP Motor
Supply Fan #6	Industrial Air	022-084	317586-10	Pink level near Stair D	50 HP Motor
Supply Fan #7	Industrial Air	022-084	317586-20	Pink level east wall	50 HP Motor
Supply Fan #8	Industrial Air	022-084	317586-20	Pink level east wall	50 HP Motor
Supply Fan #9	Industrial Air	022-084	317586-20	Pink level east wall	50 HP Motor
Condenser	York	H1RAD6S4 68	WFKMD65695	Pink level near Stair F (Engineer's office)	
AHU #1	Magic Air	48/60	W010893122	Adjacent to Engineer's office	
Condenser	York	H1RA060S4 68	WFKM065689	City Hall Basement Tunnel	
AHU #2	York	CA0061121	DHKM-08098B	City Hall Basement Tunnel	

T-Tunnel:

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Condenser	York	H4CE090A 46C	(S)NGJM098077	Aqua level southeast corner	
AHU #3	York	CA0061327	BHKM-0H100B	Aqua level southeast corner	
Condenser	York	H4CE090A 46C	(S)NHJM104797	Blue level C.H. Annex Garage	

AHU	York	CA0061327	DHKM-08099B	Blue level C.H. Annex Garage

Old Rusk Entrance #1

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		10464

New Rusk Entrance #2

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98147
Booth	Par Kut		98146

Old Capitol Entrance #4

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98148

New Capitol Entrance #5

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98151

Texas Entrance #7

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98149

Prairie Entrance #6 & #8

Type of Equipment	Manufacturer	Model No.	Serial No.
Booth	Par Kut		98150

Fannin Garage:

Type of Equipment	Manufacturer	Model No.	Serial No.	Location	Notes
Water Tank	United Fabricating		1900	Mechanical Room	
Fire Pump Controller	Firetrol, Inc.	FTA 1000 AA100B		Mechanical Room	440-480 Volts
Jockey Pump	Baldor		F1095	Mechanical Room	
Motor	Fairbanks Morse	5876	K4E1 025839	Mechanical Room	
Motor	Westinghouse Life Line T	TBDP	8311	Mechanical Room	

Water Heater	Vanguard			Parking Office	6 gallon
A/C Unit	Coleman Mack	9330B715	20354146	Parking Booth	roof top
A/C Unit	Carrier	52SEC3140 1AA	2696E63298	Parking Office	
A/C Unit	Trane	SCAAC1040 J04A10AB	T02D1633	Penthouse Elevator Room	
Booth	Unknown				

VIII. LIGHTING EQUIPMENT: (includes but is not limited to)

Lighting Fixtures:

General: Lighting fixtures for each Facility are specified by type and manufacturer in the lighting fixture schedule

Light poles and standards:

Listings: UL-57 Electric Lighting Fixtures

Return Air Fixtures: Must be capable of returning 300 CFM @ .5° W.C.

Luminaires:

General: Provide luminaires for lighting fixture types specified in the lighting fixture schedule on the construction drawings.

Acceptable Manufacturers: General Electric, Sylvania, and Westinghouse, Phillips.

Ballasts:

General: Provide energy efficient lighting fixture ballasts for fixtures that require them.

Fluorescent: Provide Class P ballasts with high power factor and Class A sound ratings. Use ballasts tested or approved by Electrical Testing Laboratories and Certified Ballast Manufacturers.

Metal Halide and Mercury: Provide constant wattage ballasts with high power factor. Ballasts must be suitable for operation in ambient temperature of 55 degrees C.

High-Pressure Sodium: Provide constant wattage ballasts with high power factor. Ballasts must be suitable for operation in ambient temperature of 55 degrees C.

Listings: 01 Fluorescent, UL 935

02 High Intensity Discharge, UL 1029

Acceptable Manufacturers: 01 Rapid Start Fluorescent: General Electric, Universal VLH

02 Metal Halide: Advance, General Electric, Jefferson, Sola and the listed fixture manufacturers.

03 High-Pressure Sodium: Advance, General Electric, Jefferson, Sola, and the listed fixture manufacturers.

Reference standards:

A. ANSI/ANSI C78 – Fluorescent Lamps
B. ANSI/ANSI C78 – High Intensity Discharge Lamps
C. ANSI/ANSI C78 – Incandescent Lamps
D. ANSI/ANSI C82 – Lamp Ballasts
E. ANSI/UL 935 – Safety Standard for Fluorescent Lamp Ballasts
F. ANSI/UL 1029– High Intensity Discharge Lamp Ballasts
G. NEMA FA 1 – Outdoor Floodlighting Equipment
H. NEMA LE 1 – Fluorescent Luminaires
I. NEMA LE 3 – Manual for High Intensity Discharge (HID) Lamps
J. UL 57 – Electric Lighting Fixtures

IX. DOORS, WINDOWS, OFFICE FURNITURE, MISCELLANEOUS:

(includes but is not limited to the following)

Doors:

Door closers
Door *Hinges*
Lock and passage sets
Overhead Doors
Weatherstripping

Office Furniture:

Electrical/Mechanical repairs on movable partitions

Miscellaneous:

Flag Poles, Ropes, Pulleys, Lanyards
Landscaping Hardscape and Fixtures, Benches

Windows:

Glass and Glazing
Mullions
Seals
Storefront Glass and Glazing
Weatherstripping
Window Operators and *Hinges*

X. PLAZAS AND FOUNTAINS:

(includes but is not limited to)

Sesquicentennial Park Equipment:

Quantity	Items
900'	Robert's Lights
14	CE 1262 Hydrel Lights
98	CE 1263 Hydrel Lights
14	CE 1264 Hydrel Lights
26	4524A Hydrel Lights
24	4418-5 Hydrel Lights
9	4424-5 Hydrel Lights
1	4842S-3 Hydrel Lights
20	48468-5 Hydrel Lights
12	BEGA 9333645-MV Lights
2	BEGA 9272-M Lights
17	Low Voltage Transformers
1	75 KVA Transformer
4	G.E. Breaker Panels
6	G.E. Lighting Contractors
1	G.E. 100 H.P. Motor & Pump
1	G.E. 8000 Line Motor Control Center
2	5 H.P. Sump Pumps
1	2 H.P. Filter Pump
1	5 Ton Watersource Heat Pump
1	1/8 H.P. Circulating Pump
1	1/8 H.P. Exhaust Fan
1	Model 300-29X Chlorine Feeder
1	Triton II Sand Filter
5	Time Clocks
1	Rain Bird Sprinkler Controller

Jones Hall Courtyard:

Fountain Pump and Components

Houston Center for the Arts Courtyard and Fountain:

1 each	Durex Model CMK50 5 HP Fountain Pump
1 each	Dynamo Model DYNII-NI ¾ Filter Pump

Preston Street – Cotswold Fountains:

2" gas powered water pump model 3P956
50 feet of 2" suction hose
50 feet of 2" discharge hose
Leaf skimmer model 4RH23
Vacuum head 5YL37 & Pole 4RH22
Flood lights model #RFL-100-EN (140)
Flood lights model #RFL-500-EN (46)
Large Wet/Dry Vac model 4TR14
5 gpm submersible pump model 4RJ35
50 gpm submersible pump model HS2.4S-61
Gas pressure washer model 4ZZ96

XI. FOOD MANAGEMENT EQUIPMENT:

(includes but is not limited to)

Wortham Theater Center:

Refrigerators:

2 – Techumsa – located in alcoves
2 – Techumsa – located in Kitchen
1 – Techumsa – located in Green Room
2 – Techumsa – located in Founders Salon

CIVIC CENTER GARAGE

Exhaust Fans Green Level

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Exhaust Fan #1	Industrial Air	026-048LV824-1024R	31758670	1/19/02	Northwest corner	25 HP Motor
EF #2	Industrial Air	026-048LV824-1024R	31758670	1/19/02	North wall	25 HP Motor
EF #3	Industrial Air	026-048LV824-1024R	31758670	1/19/02	North wall	25 HP Motor
EF #4	Industrial Air	026-048LV824-1024R	31758670	1/19/02	North wall	25 HP Motor
EF #5	Industrial Air	026-048LV824-1024R	31758670	1/19/02	North wall	25 HP Motor
EF #6	Industrial Air	026-048LV824-1024R	31758670	1/19/02	North wall	25 HP Motor
EF #7	Industrial Air	026-048LV824-1024R	31758670	1/19/02	North wall	25 HP Motor
EF #8	Industrial Air	026-048LV824-1024R	31758670	1/19/02	North wall	25 HP Motor
EF #9	Industrial Air	026-048LV824-1024R	31758670	1/19/02	North wall	25 HP Motor
EF #10	Industrial Air	026-048LV824-1024R	31758650	1/19/02	North wall	25 HP Motor
EF #11	Industrial Air	026-048LV824-1024R	31758640	1/19/02	North wall	25 HP Motor
EF #12	Industrial Air	026-048LV824-1024R	31758640	1/19/02	Jones Hall drop off	25 HP Motor
EF #13	Industrial Air	026-048LV824-1024R	31758640	1/19/02	Jones Hall drop off	25 HP Motor
EF #14	Industrial Air	026-048LV824-1024R	31758640	1/19/02	South wall	25 HP Motor
EF #15	Industrial Air	026-048LV824-1024R	31758640	1/19/02	South wall	25 HP Motor
EF# 16	Industrial Air	026-048LV824-1024R	31758640	1/19/02	South wall	25 HP Motor
EF #17	Industrial Air	026-048LV824-1024R	31758640	1/19/02	South wall	25 HP Motor
EF #18	Industrial Air	026-048LV824-1044R	31758640	1/19/02	South wall	25 HP Motor
EF #19	Industrial Air	026-048LV824-1024R	31758640	1/19/02	South wall	25 HP Motor
EF #20	Industrial Air	026-048LV824-1024R	31758640	1/19/02	Southwest corner	25 HP Motor
EF # 21	Industrial Air	026-048LV824-1024R	31758640	1/19/02	Southwest corner	25 HP Motor

CIVIC CENTER GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Sump Pump #1A	Weil	AE254UTDR6761BDW PUMP 224 L78	345670	1/19/02	Violet level Stair N	5 HP
Sump Pump #1B	Weil	AE254UTDR6761BDW PUMP 224 L78	316711	1/19/02	Violet level Stair N	5 HP
Sump Pump #2A	Weil	AE254UTDR6761BDW PUMP 224 L78	294591	1/19/02	Violet level Stair D	5 HP
Sump Pump #2B	Weil	AE254UTDR6761BDW PUMP 224 L78	31240	1/19/02	Violet level Stair D	5 HP
Sump Pump #3A	Weil	AE254UTDR6761BDW PUMP 224 L78	31637	1/19/02	Violet level Stair R	5 HP
Sump Pump #3B	Weil	AE254UTDR6761BDW PUMP 224 L78	34555	1/19/02	Violet level Stair R	5 HP
Sump Pump #4A	Weil	AE254UTDR6761BDW PUMP 224 L78	34587	1/19/02	Violet level Stair R	5 HP
Sump Pump #4B	Weil	AE254UTDR6761BDW PUMP 224 L78	34587	1/19/02	Violet level Stair R	5 HP
Sewage Ejection Pump	Weil	8311			Green level back room of Security Office	
Storm Sewer Pump	Immons	SL9HT	5539-001	1/19/02	Capitol Entrance #5 near street	7.5 HP
Storm Sewer Pump	Immons	SL9HT	5539-001	1/19/02	Capitol Entrance #5 near street	7.5 HP
Storm Sewer Pump	Immons	SL9HT	5539-001	1/19/02	Bagby on esplanade mid block between Texas & Capitol	7.5 HP
Storm Sewer Pump	Immons	SL9HT	5539-001	1/19/02	Bagby on esplanade mid block between Texas & Capitol	7.5 HP
Storm Sewer Pump	Fairbanks	6360	K2M2034485	1/19/02	Texas on sidewalk near Entrance #6	7.5 HP
Storm Sewer Pump	Fairbanks	6360	K2M2034485	1/19/02		7.5 HP

CIVIC CENTER GARAGE

Miscellaneous Equipment
Green Level

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Supply Fan #1	Industrial Air	022-072	31758 6-30	1/19/02	Aisle K down ramp between orange &	25 HP Motor
Supply Fan #2	Industrial Air	022-072	31758 6-30	1/19/02	Aisle J down ramp between orange &	25 HP Motor
Supply Fan #3	Industrial Air	022-072	31758 6-30	1/19/02		25 HP Motor
Supply Fan #4	Industrial Air	022-072	31758 6-30	1/19/02	Orange level Aisle B	25 HP Motor
Air Handler Unit (AHU) #1	Trane	LVCAD10F1CO RK00000000004F AFA		1/19/02	Jones Hall Tunnel	
AHU #2		LVCAD10F1CO RK00000000004F AFA		1/19/02	Southeast corner of Orange Level	
AHU #3		LVCAD10F1CO RK00000000004F AFA		1/19/02	Orange Concourse Tunnel	
AHU #4		LVCAD10F1CO RK00000000004F AFA		1/19/02	Orange Concourse Tunnel	
AHU #5		LVCAD10F1CO RK00000000004F AFA		1/19/02	Orange Concourse Tunnel	
AHU #6		LVCAD10F1CO RK00000000004F AFA		1/19/02	Orange Concourse Tunnel	
Chiller	York	YCAL0070SC46X AASXTXXXXX LXXXX44XXXX XXQXXXSAXX BXXXXXXXXX X	RHK M001 020	1/19/02	East down ramp between green & orange levels	74 Ton

CIVIC CENTER GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Generator	Cummins	GTA955GI	25272441	1/19/02	Southeast corner of green level	293HP
Condenser Unit	Lennox	HS21-048-1P	5801J36861	1/19/02	Security Office	
AHU	Lennox	CB31MV-41-1P	5801G47440	1/19/02	Security Office	
Condenser Unit	Lennox	HS21-060-1P	5801E23243	1/19/02	Parking Office	
AHU	Lennox	LB31MV-65-1P	5801J28708	1/19/02	Parking Office	
Condenser Unit	Lennox	HS21-060-1Y	5802A15176	1/19/02	CEF Parking Office	
AHU	Lennox	CB31MV-65-1P	5801J28703	1/19/02	CEF Parking Office	
Compressor	Powerex	OTS110104	(H)9/24/2001-1620484	1/19/02	South wall in EF #17&18 Room	1HP 30 Gallon 120 PSI max
32 Dewatering Pumps	Griffin Dewatering Corp.	Special Griffin	100901-B/18544-10	1/19/02	Violet level	
Cashier Booth A/C Unit	General Electric	AJC508ACAM1	DA604975	1/19/02	Exit #1	side mounted
	General Electric	AJC508ACAM1	DA604975	1/19/02	Exit #2 Wall	side mounted
	General Electric	AJC508ACAM1	DA604975	1/19/02	Exit #2 Center	side mounted
	General Electric	AJC508ACAM1	DA604975	1/19/02	Exit #4	side mounted
	Coleman Mack	8330-713	080146999	1/19/02	Exit #5	roof top
	Coleman Mack	8330-713	080146999	1/19/02	Exit #6/8	roof top
	General Electric	AJC508ACAM1	DA604975	1/19/02	Exit #7	side mounted
	Duo-Therm	3107541.017	WA166027	1/19/02	Lot H	roof top
	Duo-Therm	3107541.017	WA166025	1/19/02	Lot H	roof top

SMALL TRANQUILLITY GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Exhaust Fan #1	Northern Blower	7410	A49123-1	1/19/02	Brown level south wall	40 HP
Exhaust Fan #2	Northern Blower	7410	A49123-1	1/19/02	Brown level south wall	40 HP
Exhaust Fan #3	Northern Blower	7410	A49123-1	1/19/02	Brown level south wall	40 HP
Supply Fan #1	Northern Blower	7410	A49123-4	1/19/02	Brown level north wall	40 HP Motor
Supply Fan #2	Northern Blower	7410	A49123-4	1/19/02	Brown level north wall	40 HP Motor
Supply Fan #3	Northern Blower	7410	A49123-4	1/19/02	Brown level north wall	40 HP Motor
Air Compressor #5	General Air Products	LT2500500B	LT2500-KH78520	1/19/02	Brown level southwest corner	5 HP
Air Compressor #6	General Air Products	LT2500500B	LT2500-KH78520	1/19/02	Brown level northwest corner	5 HP
Sump Pump #4A	Weil	2221	2221J459.245	1/19/02	Brown level southeast corner	15 HP
Sump Pump #4B	Weil	2221	2221J459.245	1/19/02	Brown level southeast corner	15 HP
Sewer Pump #2A	Weil	2224	2224J459.244	1/19/02	Brown level southeast corner	5 HP
Sewer Pump #2A	Weil	2224	2224J459.244	1/19/02	Brown level southeast corner	5 HP
Generator	Cummins	500GTRA28-68-10	25629108	1/19/02	Brown level southeast corner	500 KW

LARGE TRANQUILLITY GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Sump Pump #1A	Immons	SP10H	SS10-011	1/19/02	Pink level near Stair G	10 HP
Sump Pump #1B	Immons	SP10H	SS10-011	1/19/02	Pink level near Stair G	10 HP
Sump Pump #2A	Weil	2221	2221J459.247	1/19/02	Pink level Aisle E	15 HP
Sump Pump #2B	Weil	2221	2221J459.247	1/19/02	Pink level Aisle E	15 HP
Sump Pump #3A	Weil	2221	2221J459.247	1/19/02	Pink level near Stair F	15 HP
Sump Pump #3B	Weil	2221	2221J459.247	1/19/02	Pink level near Stair F	15 HP
				1/19/02		
Sewer Pump #3A	Weil	2224	2224J459-246	1/19/02	Pink level Aisle E	15 HP
Sewer Pump #3A	Weil	2224	2224J459-246	1/19/02	Pink level Aisle E	15 HP
Air Compressor #1	General	LT2500500B	LT2500-KH78462	1/19/02	Pink level northeast corner	5 HP
Air Compressor #2	General	LT2500500B	LT2500-KH78462	1/19/02	Pink level southeast corner	5 HP
Air Compressor #3	General	LT2500500B	LT2500-KH78463	1/19/02	Pink level near Stair D	5 HP
Air Compressor #4	General	LT2500500B	LT2500-KH78463	1/19/02	Pink level near Stair C	5 HP
Exhaust Fan #4	Industrial Air	022-084	317586-00	1/19/02	Pink level Aisle E	50 HP Motor
Exhaust Fan #5	Industrial Air	022-084	317586-00	1/19/02	Pink level Aisle E	50 HP Motor
Exhaust Fan #6	Industrial Air	022-084	317586-00	1/19/02	Pink level Aisle E	50 HP Motor
Exhaust Fan #7	Industrial Air	022-084	317586-00	1/19/02	Pink level east side of down ramp	50 HP Motor
Exhaust Fan #8	Industrial Air	022-084	317586-00	1/19/02	Pink level east side of down ramp	50 HP

						Motor
Exhaust Fan #9	Industrial Air	022-084	317586-00	1/19/02	Pink level east side of down ramp	50 HP Motor
Supply Fan #4	Industrial Air	022-084	317586-10	1/19/02	Pink level near Stair D	50 HP Motor
Supply Fan #5	Industrial Air	022-084	317586-10	1/19/02	Pink level near Stair D	50 HP Motor
Supply Fan #6	Industrial Air	022-084	317586-10	1/19/02	Pink level near Stair D	50 HP Motor
Supply Fan #7	Industrial Air	022-084	317586-20	1/19/02	Pink level east wall	50 HP Motor
Supply Fan #8	Industrial Air	022-084	317586-20	1/19/02	Pink level east wall	50 HP Motor
Supply Fan #9	Industrial Air	022-084	317586-20	1/19/02	Pink level east wall	50 HP Motor
Condenser	York	H1RAD6S468	WFKMD65695	1/19/02	Pink level near Stair F (Engineer's office)	
AHU #1	Magic Air	48/60	W010893122	1/19/02	Adjacent to Engineer's office	
Condenser	York	H1RA060S468	WFKM065689	1/19/02	City Hall Basement Tunnel	
AHU #2	York	CA0061121	DHKM-08098B	1/19/02	City Hall Basement Tunnel	

T-TUNNEL

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Condenser	York	H4CE090A46C	(S)NGJM098077	1/19/02	Aqua level southeast corner	
AHU #3	York	CA0061327	BHKM-0H100B	1/19/02	Aqua level southeast corner	
Condenser	York	H4CE090A46C	(S)NHJM104797	1/19/02	Blue level C.H. Annex Garage	
AHU	York	CA0061327	DHKM-08099B	1/19/02	Blue level C.H. Annex Garage	

OLD RUSK ENTRANCE #1

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Booth	Par Kut		10464			

NEW RUSK ENTRANCE #2

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Booth	Par Kut		98147			
Booth	Par Kut		98146			

OLD CAPITOL ENTRANCE #4

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Booth	Par Kut		98148			

NEW CAPITOL ENTRANCE #5

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Booth	Par Kut		98151			

TEXAS ENTRANCE #7

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Booth	Par Kut		98149			

PRAIRIE ENTRANCE #6 & #8

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Booth	Par Kut		98150			

FANNIN GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Water Tank	United Fabricating		1900		Mechanical Room	
Fire Pump Controller	Firetrol, Inc.	FTA 1000 AA100B			Mechanical Room	440-480 Volts
Jockey Pump	Baldor		F1095		Mechanical Room	
Motor	Fairbanks Morse	5876	K4E1 025839		Mechanical Room	
Motor	Westinghouse Life Line T	TBDP	8311		Mechanical Room	
Office Alarm	Grinnell	C-6000E			Parking Office	
Water Heater	Vanguard				Parking Office	6 gallon
A/C Unit	Coleman Mack	9330B715	020354146		Parking Booth	roof top
A/C Unit	Carrier	52SEC31401AA	2696E63298		Parking Office	
A/C Unit	Trane	SCAAC1040J04A10AB	T02D1633		Penthouse Elevator Room	

FANNIN GARAGE

Miscellaneous Equipment

Type of Equipment	Manufacturer	Model No.	Serial No.	Start Up Date	Location	Notes
Booth						

EXHIBIT "F"

PERFORMANCE REPORT CARD

Portfolio Summary Strategic Management Performance Report Card - Annual				
Pro-Rata Approach	**Total Potential Point Value**	**GRBCC**	**Theater District**	**Total**
Pro-Rata Percentages *		50.00%	50.00%	100.00%
Regional Scores		0.00	0.00	
Strategic - Annual Result	**100**	**0.00**	**0.00**	**0.00**

** Percentage evenly split*

GRBCC Assets
Strategic Management – Annual

Key Performance Indicator	Minimum	Target	Performance	Results	Weight	Score
Strategic analyses thorough, viable and reflect industry trends	3.0	4.5		0.00	5.0%	0.00
Propose viable cost reduction measures supported with business case analysis	3%	5.0%		0.00	15.0%	0.00
Propose viable energy conservation measures	1%	3%		0.00	20.0%	0.00
Develop and maintain annual capital improvement plan	3.0	4.5		0.00	10.0%	0.00
Quality of annual budget submission	3.0	4.5		0.00	40.0%	0.00
Effective use of Technology	3.0	4.5		0.00	10.0%	0.00
Strategic Score					**100%**	**0.00**

Theater District Assets
Strategic Management – Annual

Key Performance Indicator	Minimum	Target	Performance	Results	Weight	Score
Strategic analyses thorough, viable and reflect industry trends	3.0	4.5		0.00	10.0%	0.00
Propose viable cost reduction measures supported with business case analysis	3%	5.0%		0.00	20.0%	0.00
Propose viable energy conservation measures	1%	3%		0.00	20.0%	0.00
Develop and maintain annual capital improvement plan	3.0	4.5		0.00	15.0%	0.00
Quality of annual budget submission	3.0	4.5		0.00	20.0%	0.00
Effective use of Technology	3.0	4.5		0.00	15.0%	0.00
Strategic Score					**100%**	**0.00**

Portfolio Summary Performance Report Card – Quarterly				
Evaluation Category	**Total Potential Point Value**	**GRBCC**	**Theater District**	**Total**
Pro-Rata Percentage *		50.00%	50.00%	100.00%
Strategic Management	15	0.00	0.00	0.00
Financial Management	35	0.00	0.00	0.00
Operational Performance	35	0.00	0.00	0.00
Quality Management	15	0.00	0.00	0.00
Total Performance Rating	**100**	**0.00**	**0.00**	**0.00**

** Percentage evenly split*

GRBCC Assets
Summary Performance Report Card – Quarterly

Evaluation Category	Total Potential Point Value	Score
Strategic Management	15	0.00
Financial Management	40	0.00
Operational Performance	30	0.00
Quality Management	15	0.00
Total Performance Rating	**100**	**0.00**

GRBCC Assets Critical Management - Quarterly			
Key Performance Indicator	**Target**	**Performance**	**Score**
Critical work environments available	100%		0.00
Compliant with all Codes and Regulations	100%		0.00
Safety, Emergency & Procurement policies complied with and systems operate as intended	100%		0.00
Critical Score			**0.00**
Note: Critical Score must equal 100% or there will be no at-risk management fee for the quarter.			

GRBCC Assets Strategic Management - Quarterly						
Key Performance Indicator	**Minimum**	**Target**	**Performance**	**Results**	**Weight**	**Score**
Develop and maintain EHS Program	3.0	4.5		0.00	30.0%	0.00
Provide valuable benchmarking/best practice information within C&E portfolio reporting	3.0	4.0		0.00	20.0%	0.00
Use technology effectively in the management of the portfolio	3.0	4.0		0.00	20.0%	0.00
Compliance with all procurement, personnel and security requirements	3.0	4.5		0.00	30.0%	0.00
Strategic - Quarterly Score					**100%**	**0.00**

GRBCC Assets
Financial Management – Quarterly

Key Performance Indicator	Minimum	Target	Performance	Results	Weight	Score
Repair & Maintenance costs managed to approved budget	85%	95%		0.00	50.0%	0.00
Project costs managed within approved budget	90%	98%		0.00	15.0%	0.00
Expenditures appropriately authorized	95%	100%		0.00	10.0%	0.00
Required management reporting complete, accurate and on-time	3.0	4.5		0.00	25.0%	0.00
Financial Score					**100%**	**0.00**

GRBCC Assets
Operational Management - Quarterly

Key Performance Indicator	Minimum	Target	Performance	Results	Weight	Score
Critical PMs completed as scheduled	95%	100%		0.00	20.0%	0.00
Non-critical PMs completed as scheduled	85%	95%		0.00	5.0%	0.00
Work environment available for use as specified	95%	100%		0.00	20.0%	0.00
Customer service response goals met	85%	95%		0.00	15.0%	0.00
Compliance with specifications	90.0%	100.0%		0.00	15.0%	0.00
Projects completed as scoped	90%	98%		0.00	10.0%	0.00
Projects completed as scheduled (emphasis is on timeliness for this KPI)	80%	90%		0.00	15.0%	0.00
Operational Score					**100%**	**0.00**

GRBCC Assets
Quality Management - Quarterly

Key Performance Indicator	Minimum	Target	Performance	Results	Weight	Score
Customer Relationship Management	3.0	4.0		0.00	25.0%	0.00
Customer Satisfaction - Services	3.0	4.0		0.00	25.0%	0.00
Customer Satisfaction - Service/ Call Center	3.0	4.0		0.00	25.0%	0.00
Documentation complete and accurate	85%	100%		0.00	25.0%	0.00
Quality Score					**100%**	**0.00**

Theater District Assets Summary Performance Report Card - Quarterly		
Evaluation Category	**Total Potential Point Value**	**Score**
Strategic Management	25	0.00
Financial Management	25	0.00
Operational Performance	25	0.00
Quality Management	25	0.00
Total Performance Rating	**100**	**0.00**

Theater District Assets Critical Management - Quarterly			
Key Performance Indicator	**Target**	**Performance**	**Score**
Critical work environments available--standard is no downtime due to controllable issues	100%		0.00
Compliant with all Codes and Regulations	100%		0.00
Safety, Emergency & Procurement policies complied with and systems operate as intended	100%		0.00
Critical Score			**0.00**
Note: Critical Score must equal 100% or there will be no at-risk management fee for the quarter.			

Theater District Assets Strategic Management - Quarterly						
Key Performance Indicator	**Minimum**	**Target**	**Performance**	**Results**	**Weight**	**Score**
Develop and maintain EHS Program	3.0	4.5		0.00	10.0%	0.00
Provide valuable benchmarking/best practice information within C&E portfolio reporting	3.0	4.0		0.00	25.0%	0.00
Use technology effectively in the management of the portfolio	3.0	4.0		0.00	25.0%	0.00
Compliance with all procurement, personnel and security requirements	3.0	4.5		0.00	40.0%	0.00
Strategic - Quarterly Score					**100%**	**0.00**

Theater District Assets Financial Management - Quarterly						
Key Performance Indicator	**Minimum**	**Target**	**Performance**	**Results**	**Weight**	**Score**
Repair & Maintenance costs managed to approved budget	85%	95%		0.00	25.0%	0.00
Projects costs managed within approved budget	90%	98%		0.00	25.0%	0.00
Expenditures appropriately authorized	95%	100%		0.00	25.0%	0.00
Required management reporting complete, accurate and on-time	3.0	4.5		0.00	25.0%	0.00
Financial Score					**100%**	**0.00**

Theater District Assets Operational Management - Quarterly						
Key Performance Indicator	**Minimum**	**Target**	**Performance**	**Results**	**Weight**	**Score**
Critical PMs completed as scheduled	95%	100%		0.00	15.0%	0.00
Non-critical PMs completed as scheduled	85%	95%		0.00	10.0%	0.00
Work environment available for use as specified	95%	100%		0.00	20.0%	0.00
Customer service response goals met	85%	95%		0.00	15.0%	0.00
Compliance with specifications	90.0%	100.0%		0.00	15.0%	0.00
Projects completed as scoped	90%	98%		0.00	10.0%	0.00
Projects completed as scheduled	80%	98%		0.00	15.0%	0.00
Operational Score					**100%**	**0.00**

Theater District Assets
Quality Management - Quarterly

Key Performance Indicator	Minimum	Target	Performance	Results	Weight	Score
Customer Relationship Management	3.0	4.0		0.00	25.0%	0.00
Customer Satisfaction - Services	3.0	4.0		0.00	25.0%	0.00
Customer Satisfaction - Service/ Call Center	3.0	4.0		0.00	25.0%	0.00
Documentation complete and accurate	85%	100%		0.00	25.0%	0.00
Quality Score					**100%**	**0.00**

EXHIBIT "G"

CONTRACTOR'S EMPLOYEE BENEFITS

Contractor's benefits are subject to change based on market conditions and changes made to the standard plan, as available to the entire company.

BENEFITS MATRIX	
Compensation Category	**TDIndustries, Ltd.**
Medical Benefits	Medical Deductible: • $350/person or $1050 per family - plan A • Employee monthly contribution - $72.15 • Employee + 1 member monthly contribution - $319.41 • Employee + family monthly contribution - $384.97 Dental Deductible: • Dental Deductible - $50 • Employee monthly contribution - $26.97 • Employee + 1 member monthly contribution - $55.33 • Employee + family monthly contribution - $83.67
Short Term Disability	• 100% of base pay for 2 - 12 weeks depending on length of service • Employee contribution
Long Term Disability	• 60% of base pay up to $9500 of monthly pay • Employee contribution – variable
Life Insurance	• Death benefit coverage up to maximum of $80,000 • Employee contribution
Dependent Life Insurance	• Spouse and children coverage up to $10,000/$5000 respectively • Employee contribution
Accidental Death and Dismemberment	• Up to $40,000 against unexpected accident resulting in death or severe injury • Employee contribution
Defined Benefit Plans	• Define program - Long term care • Employee contribution - Depends on plan options
Incentive Savings Plans or Variable Benefit Plans	• 401k 100% company discretionary match • Participation available after 3 months from start of employment
Holidays	• 7 1/2 paid holidays per year

BENEFITS MATRIX	
Compensation Category	**TDIndustries, Ltd.**
Severance	• No defined severance plan
Vacation	• During first year of service, employees receive vacation time at the rate of one day each upon the completion of 2, 4, 6, 8, and 10 months of employment. After the first year, employee's vacation time is credited on employee's anniversary date: 10 days for years 2 - 10, 15 days for years 11 - 20, up to a maximum of 20 days vacation for years 21 or more. Any time exceeding maximum carry over time will be lost.
Sick/Personal Time	• Employees are paid for sick leave after five days absence based on years of service: Length of service — Sick Pay Less than one year: no sick pay 2nd and 3rd years: 2nd & 3rd weeks More than 3 years: 2nd through 12th weeks
Educational Assistance	• All full time employees are to complete 32 hours of company approved training each year one-half of which will be on company time and the other one-half on personal time. Employees who complete 32 hours of training on their own time will receive an additional day of paid personal time at the end of the calendar year. TDI will also reimburse 100% of resident tuition at state-supported schools, books, fees and materials required for the course. Employees are eligible after three months of regular employment. Proposed training is to be compatible with the employee's experience, work load, job performance and ability. Other sources of financial assistance (such as scholarships, GI Bill, special grants, etc.) must be utilized before applying for reimbursement for the continuing education program.
Variable Compensation	• Program is outlined in Contractor's proposal, on file in the Director's office.
Medical Retiree	• Medical benefits for retirees are the same as for other employees--see Contractor's proposal. Retirees are defined as employees whose age and length of service equals at least 70.

EXHIBIT "H"

PRICING

EXHIBIT H
CONTRACTOR COMPENSATION STRUCTURE

All costs or expenses to be reimbursed or paid under this Exhibit "H" shall be subject to the provisions of Article 4, Section D, "Limit of Appropriation" of this Agreement.

1. **Operating Budget:**
Contractor shall provide an operating budget to the Director annually, by the first business day in September during the Agreement Term, including any Renewal Term. The budget is subject to the Director's approval and should be substantially similar to the budget contained in Contractor's proposal and attached hereto as Exhibit "H"—"Roll-up Summary" and itemized in Exhibits "H-1A" and "H-1B." The Approved Budget for the first Agreement Year is attached hereto as Exhibit "H"—"Rollup Summary." After the Director has approved Contractor's budget for each Agreement Year, it shall be known as the "Approved Budget." Contractor realizes that cost containment is an important Department goal and agrees that it shall not exceed the total amount of the Approved Budget, plus a proportionate allowance for Special Services, for any given Agreement Year, including Renewal Terms, without the Director's prior written approval. In any event, the total maximum contract amount shall not be exceeded unless and until City Council approves of such an increase, subject to the availability of sufficient funding.

2. **Reimbursable Expenses:**
   a. **Reimbursable Costs** – Contractor shall be reimbursed by City for all actual expenses incurred in operating the Facilities as delineated in the Approved Budget (as defined above). Contractor shall receive, review and approve all invoices for reimbursable expenses incurred in operating the Facilities and shall pay such invoices in accordance with the terms and conditions of this Agreement, if they are within the Approved Budget or if they have otherwise been approved by Director. Upon Director's or Facility Manager's request, copies of all paid invoices shall be forwarded to appropriate Department staff together with Contractor's Monthly Report. Contractor shall submit invoices to the Facility Managers electronically on a monthly basis, via EDI or another acceptable electronic upload format, at no additional charge to City. Reimbursable costs described in this subparagraph "a." shall not include any of Contractor's employee costs, which costs will be evaluated and paid as described in subparagraph "b." below.

   b. **Contractor's Employee Costs** - Contractor will be reimbursed by City for the share of the actual costs of the gross salary and wages, payroll taxes, insurance, workers' compensation, retirement plans, 401k plans, and other benefits of the Contractor's employees who are directly involved and required to properly, adequately, safely and economically render the Facilities Management Services provided that: (1) such positions have been identified and enumerated in the Approved Budget, (2) such costs do not exceed the budgeted amount and (3) such costs are not already reflected in the monthly "Base Management Fee," as defined herein. In no event, however, shall any employees of Contractor be deemed to be employees of City on account of such reimbursement nor shall City be responsible to pay any sums for severance of any such employees.

c. **Contractor's Additional Reimbursable Costs** - In addition to the costs described in Section 2.a. hereof, the following costs paid by Contractor in connection with the management, operation and maintenance of the Facilities shall be reimbursed by City:

i. The cost of all approved budget changes; and

ii. The cost of emergency repairs approved by Director that are not otherwise made by Contractor in accordance with the terms and conditions of this Agreement.

d. **Non-reimbursable Costs** - The following expenses or costs incurred by Contractor in connection with the management, operation and maintenance of the Facilities shall be the expense of Contractor and will not be reimbursed by City:

i. Gross salaries and wages, payroll taxes, insurance, workers' compensation and other benefits of Contractor's office personnel not identified in the Approved Budget;

ii. General accounting and reporting services which are provided by Contractor's personnel located at any location other than at a Facility;

iii. Cost of forms, papers, ledgers, and other supplies and equipment used in the Contractor's offices not associated with the operation of a Facility unless specifically approved by Director;

iv. Cost attributable to litigation or lawsuits arising from Contractor's services, except to the extent reimbursement may be required pursuant to the indemnification provisions of this Agreement;

v. Travel expenses of Contractor's employees incurred in traveling to and from the Facilities, to and from City 's offices, or otherwise, for employees shown on the Preliminary Organizational Chart as being above the level of "Account Manager;" and

vi. Any and all other costs and expenses that were not incurred either solely and directly pursuant to the terms of this Agreement or approved by Director in an Approved Budget.

3. **Environmental Health & Safety Fee:**

City shall pay Contractor, as compensation for the Environmental Health & Safety services, the amounts as calculated and set forth on **Exhibit H-1D** attached hereto and made a part hereof (hereafter referred to as the "Environmental Health & Safety Fees"). The Environmental Health & Safety Fees shall be paid by City for services actually completed. All unit prices set forth on **Exhibit H-1D** shall remain constant for the term of this Agreement. Contractor agrees to accept the payments per sample as recited in this Section 3 as compensation for the Environmental Health & Safety Services to be rendered to, or at the request of, City hereunder during the term hereof.

4. **Base Management Fee:**

a. The City shall pay Contractor, as compensation for the services Contractor renders under this Agreement, the annual Base Management Fees as set forth on **Exhibit H-1C** attached hereto and made a part hereof (hereafter referred to as the "Base Management Fee"), for each Agreement Year, in monthly payments equal to the amount of the annual Base Management Fees divided by twelve (12).

b. The Base Management Fee shall be paid by City monthly, within 30 days after receipt of an approved invoice. The Monthly Fixed Fee shall be prorated for any partial calendar month at the beginning or end of the contract term. Contractor agrees to accept the payments recited in this Section 4 as base compensation for the services to be rendered to, or at the request of, City hereunder during the term hereof.

5. **At-Risk Management Fee:**

a. City shall pay Contractor, as additional compensation for the services under this Agreement, the amounts set forth on the Performance Fee Schedule attached hereto as **Exhibit H-1C** (hereafter referred to as the "At-Risk Management Fee"), as based upon Contractor's performance rating, calculated in accordance with the Performance Report Card in Exhibit "F." The At-Risk Management Fee shall consist of two components, one component paid quarterly (the "Quarterly At-Risk Management Fee"), and one component to be paid annually (the "Annual At-Risk Management Fee"). Contractor agrees to accept the payments recited in this Section 5 as performance compensation for the services to be rendered to, or at the request of, City hereunder during the term of this Agreement.

b. Contractor shall be paid the At-Risk Management Fee in four payments per Agreement Year, the total of which shall not exceed the total annual At-Risk Management Fees for the Agreement Years shown in Exhibit "H-1C." For the first three quarters of each Agreement Year, Contractor shall be eligible to receive up to 20% of the annual At-Risk Management Fee per quarter. However, for the fourth quarter/annual Performance Report Card, the Contractor will be eligible to receive up to 40% of the annual At-Risk Management Fee, based on Contractor's score on the Performance Report Cards for the fourth quarter (20%) and the preceding contract year (20%).

c. The Performance Report Card shall be used to calculate an overall score for the Contractor's performance against the Service Level Agreements for the Quarter for which the Quarterly At-Risk Management Fee is being calculated. The maximum score to be assigned to each Service Level Agreement, and the relative weight of each performance element within each Service Level Agreement are set forth in **Exhibit F** attached hereto. The total maximum score set forth in **Exhibit F** shall be 100.

d. Within five (5) business days following the end of each Quarter, the Contractor shall deliver to Facility Managers a proposed Performance Report Card (and the associated calculation of Quarterly At-Risk Management Fee) reflecting the Contractor's assessment of its performance for the Quarter. Within five (5) business days following receipt of the proposed Performance Report Card from Contractor, Facility Managers shall review the proposed Performance Report Card and either (a) approve the Performance Report Card as submitted, or (b) provide Contractor with written exceptions to the Performance Report Card. If the Facility Managers have noted exceptions to the proposed Performance Report Card, then the Facility Manager(s) and Contractor shall meet within ten (10) days in order to discuss the Department's exceptions. If the Facility Managers accept the proposed Performance Report Card as submitted, then City shall pay Contractor the portion of the Quarterly At-Risk Management Fee determined to be due. If the Facility Managers

do not accept the proposed Performance Report Card as submitted, then City shall pay Contractor the portion of the Quarterly At-Risk Management Fee determined to be due based upon the adjusted Performance Report Card within thirty (30) days after the Department and Contractor resolve Facility Managers' exceptions to the proposed Performance Report Card.

e. Within thirty (30) days following the end of the twelve month period, the Contractor shall deliver to the Facility Managers a proposed Performance Report Card (and the associated calculation of Annual At-Risk Management Fee based upon the Service Level component) reflecting the Contractor's assessment of its performance for the year. Within fifteen (15) days following receipt of the proposed Performance Report Card from Contractor, the Facility Managers shall review the proposed Performance Report Card and either (i) approve the Performance Report Card as submitted, or (ii) provide Contractor with written exceptions to the Performance Report Card. If Facility Manager(s) noted exceptions to the proposed Performance Report Card, then the Facility Manager(s) and Contractor shall meet within ten (10) days in order to discuss Department's exceptions. If Facility Managers accept the proposed Performance Report Card as submitted, then City shall pay Contractor the portion of the Annual At-Risk Management Fee determined to be due, within thirty (30) days of acceptance. If the Facility Managers do not accept the proposed Performance Report Card as submitted, then City shall pay Contractor the portion of the Annual At-Risk Management Fee determined to be due, based upon the adjusted Performance Report Card within thirty (30) days after Facility Managers and Contractor resolve City's exceptions to the proposed Performance Report Card.

Exhibit H--Rollup Summary

GRBCC SF: 1,800,000 Theater District SF (Wortham, Jones Hall, HCA, TBH): 805,450

COA Category	GRBCC		Wortham Theater	Theater District SF	Jones Hall
	Cost	Cost/SF	Cost	Cost/SF	Cost
Repairs & Maintenance	$809,859	$0.45	$407,497	**$0.86**	$221,966
Administrative	$420,555	$0.23	$134,693	**$0.27**	$62,437
Work Orders					
Sub-Total	**$1,230,414**	**$0.68**	**$542,189**	**$1.13**	**$284,404**
General Services	$194,090	$0.11	$58,090	**$0.11**	$24,178
EH&S					
Facility Totals	**$1,424,504**	**$0.79**	**$600,280**	**$1.25**	**$308,582**

COA Category	Parking Facilities	Parks & Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost	Cost	Cost	Cost
Repairs & Maintenance	$222,905	$87,608	$53,080	$13,362	$1,816,277
Administrative	$48,148	$15,995	$15,365	$5,132	$702,326
Work Orders					$0
Sub-Total	**$271,053**	**$103,604**	**$68,445**	**$18,494**	**$2,518,603**
General Services	$0	$0	$6,246	$1,585	$284,190
EH&S					$48,915
Facility Totals	**$271,053**	**$103,604**	**$74,691**	**$20,079**	
				Total All Services	**$2,851,708**

Exhibit H 1-A
Staffing Plan
George R. Brown Convention Center

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Chief Engineer	1.00	$52,000	$64,480	$58,240	31.50%	0.00%	5.00%	$79,498	$79,498
Shift Operating Engineers / Mechanic	1.00	$32,240	$44,720	$38,480	31.50%	3.00%	1.00%	$52,140	$52,140
Shift Operating Engineers / Mechanic	1.00	$32,240	$44,720	$38,480	31.50%	3.00%	1.00%	$52,140	$52,140
Shift Operating Engineers / Mechanic	1.00	$32,240	$44,720	$35,000	31.50%	3.00%	1.00%	$47,425	$47,425
Maintenance Mechanics / Electricians	1.00	$37,440	$49,920	$43,680	31.50%	3.00%	1.00%	$47,425	$47,425
Maintenance Mechanics / Electricians	1.00	$37,440	$49,920	$40,000	31.50%	3.00%	1.00%	$59,186	$59,186
Painters	1.00	$30,160	$34,320	$35,000	31.50%	3.00%	1.00%	$54,200	$54,200
Painters	1.00	$30,160	$34,320	$29,000	31.50%	3.00%	1.00%	$47,425	$47,425
Painters Assistant	1.00	$22,880	$29,120	$26,000	31.50%	3.00%	1.00%	$39,295	$39,295
Sub-Total Repairs & Maintenance	**10.00**							$35,230	$35,230
								$51,396	**$513,965**
Project Manager	0.50	$79,040	$99,840	$95,680	31.50%	0.00%	10.00%	$135,387	$67,694
Admin Assistant	-	$27,040	$33,280	$30,160	31.50%	2.00%	1.00%	$40,565	$0
Tenant Coordinator	0.50	$31,200	$37,440	$30,000	31.50%	2.00%	1.00%	$40,350	$20,175
Financial/CMMS Analyst	0.50	$39,520	$52,000	$45,760	31.50%	2.00%	1.00%	$61,547	$30,774
Sub-Total Administrative	**1.50**							**$79,095**	**$118,642**
General Maintenance Tech-Locksmith	1.00	$33,280	$39,520	$32,000	31.50%	3.00%	1.00%	$43,360	$43,360
General Maintenance Tech	1.00	$33,280	$39,520	$32,000	31.50%	3.00%	1.00%	$43,360	$43,360
Journeyman Elect / Plumbers (Female)	1.00	$37,440	$49,920	$30,000	31.50%	3.00%	1.00%	$40,650	$40,650
Event Operators	1.00	$27,040	$35,360	$30,000	31.50%	3.00%	1.00%	$40,650	$40,650
Utility Worker	-	$22,880	$31,200	$25,000	31.50%	3.00%	1.00%	$33,875	$0
Maintenance Mech (General)	0.50	$32,240	$44,720	$38,480	31.50%	3.00%	1.00%	$52,140	$26,070
Sub-Total General Services	**4.50**							**$43,131**	**$194,090**
Totals	**16.00**								**$826,697**

Exhibit H 1-A
Staffing Plan
Wortham Theater Center

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Chief Engineer	0.35	$52,000	$64,480	$58,240	31.50%	0.00%	5.00%	$79,498	$27,824
Shift Operating Engineers / Mechanic	1.00	$32,240	$44,720	$49,000	31.50%	3.00%	1.00%	$66,395	$66,395
Shift Operating Engineers / Mechanic	1.00	$32,240	$44,720	$41,000	31.50%	3.00%	1.00%	$55,555	$55,555
Maintenance Mechanics / Electricians	1.00	$37,440	$49,920	$43,680	31.50%	3.00%	1.00%	$47,425	$47,425
Painters	1.50	$30,160	$34,320	$30,000	31.50%	3.00%	1.00%	$59,186	$59,186
Sub-Total Repairs & Maintenance	**5.85**							$40,650	$60,975
								$54,250	**$317,361**
Project Manager	0.25	$79,040	$99,840	$95,680	31.50%	0.00%	10.00%	$135,387	$33,847
Admin Assistant	-	$27,040	$33,280	$30,160	31.50%	2.00%	1.00%	$40,565	$0
Tenant Coordinator	0.25	$31,200	$37,440	$30,000	31.50%	2.00%	1.00%	$40,350	$10,088
Financial/CMMS Analyst	0.25	$39,520	$52,000	$45,760	31.50%	2.00%	1.00%	$61,547	$15,387
Sub-Total Administrative	**0.75**							**$79,095**	**$59,321**
General Maintenance Tech	0.23	$33,280	$39,520	$32,000	31.50%	3.00%	1.00%	$43,360	$9,973
Journeyman Elect / Plumbers (Female)	0.44	$37,440	$49,920	$30,000	31.50%	3.00%	1.00%	$40,650	$17,886
Event Operators	0.35	$27,040	$35,360	$30,000	31.50%	3.00%	1.00%	$40,650	$14,228
Utility Worker	0.18	$22,880	$31,200	$25,000	31.50%	3.00%	1.00%	$33,875	$6,098
Maintenance Mech (General)	0.19	$32,240	$44,720	$38,480	31.50%	3.00%	1.00%	$52,140	$9,907
Sub-Total General Services	**1.39**							**$41,792**	**$58,090**
Totals	**7.99**								**$434,772**

Exhibit H 1-A
Staffing Plan
Jones Hall

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Chief Engineer	0.15	$52,000	$64,480	$58,240	31.50%	0.00%	5.00%	$79,498	$11,925
Maintenance Mechanics / Electricians	2.00	$37,440	$49,920	$43,680	31.50%	3.00%	1.00%	$59,186	$118,373
Painters	1.00	$30,160	$34,320	$32,240	31.50%	3.00%	1.00%	$43,685	$43,685
Sub-Total Repairs & Maintenance	**3.15**							**$55,233**	**$173,983**
Project Manager	0.13	$79,040	$99,840	$95,680	31.50%	0.00%	10.00%	$135,387	$17,600
Admin Assistant	-	$27,040	$33,280	$30,160	31.50%	2.00%	1.00%	$40,565	$0
Tenant Coordinator	0.13	$31,200	$37,440	$30,000	31.50%	2.00%	1.00%	$40,350	$5,246
Financial/CMMS Analyst	0.13	$39,520	$52,000	$45,760	31.50%	2.00%	1.00%	$61,547	$8,001
Sub-Total Administrative	**0.39**							**$79,095**	**$30,847**
General Maintenance Tech	0.10	$33,280	$39,520	$32,000	31.50%	3.00%	1.00%	$43,360	$4,336
Journeyman Elect / Plumbers (Female)	0.19	$37,440	$49,920	$30,000	31.50%	3.00%	1.00%	$40,650	$7,724
Event Operators	0.15	$27,040	$35,360	$30,000	31.50%	3.00%	1.00%	$40,650	$6,098
Utility Worker	0.07	$22,880	$31,200	$25,000	31.50%	3.00%	1.00%	$33,875	$2,371
Maintenance Mech (General)	0.07	$32,240	$44,720	$38,480	31.50%	3.00%	1.00%	$52,140	$3,650
Sub-Total General Services	**0.58**							**$41,686**	**$24,178**
Totals	**4.12**								**$229,008**

Exhibit H 1-A
Staffing Plan
Parking Facilities

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Chief Engineer	0.39	$52,000	$64,480	$58,240	31.50%	0.00%	5.00%	$79,498	$31,004
Maintenance Mechanic	2.00	$32,240	$44,720	$38,480	31.50%	3.00%	1.00%	$52,140	$104,281
Painters	1.00	$30,160	$34,320	$32,240	31.50%	3.00%	1.00%	$43,685	$43,685
Sub-Total Repairs & Maintenance	**3.39**							**$52,794**	**$178,970**
Project Manager	0.06	$79,040	$99,840	$95,680	31.50%	0.00%	10.00%	$135,387	$8,123
Admin Assistant	-	$27,040	$33,280	$30,160	31.50%	2.00%	1.00%	$40,565	$0
Tenant Coordinator	0.06	$31,200	$37,440	$30,000	31.50%	2.00%	1.00%	$40,350	$2,421
Financial/CMMS Analyst	0.06	$39,520	$52,000	$45,760	31.50%	2.00%	1.00%	$61,547	$3,693
Sub-Total Administrative	**0.18**							**$79,095**	**$14,237**
Sub-Total General Services	**0.00**							$0	$0
								$0	**$0**
Totals	**3.57**								**$193,207**

Exhibit H-1A
Staffing Plan
Parks and Fountains

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Chief Engineer	0.06	$52,000	$64,480	$58,240	31.50%	0.00%	5.00%	$79,498	$4,770
Journeyman Elect	0.50	$37,440	$49,920	$43,680	31.50%	3.00%	1.00%	$59,186	$29,593
Fountain Technician	1.00	$29,120	$37,440	$33,280	31.50%	3.00%	1.00%	$45,094	$45,094
Sub-Total Repairs & Maintenance	**1.56**							**$50,934**	**$79,457**
Project Manager	0.02	$79,040	$99,840	$95,680	31.50%	0.00%	10.00%	$135,387	$2,708
Admin Assistant	-	$27,040	$33,280	$30,160	31.50%	2.00%	1.00%	$40,565	$0
Tenant Coordinator	0.02	$31,200	$37,440	$30,000	31.50%	2.00%	1.00%	$40,350	$807
Financial/CMMS Analyst	0.02	$39,520	$52,000	$45,760	31.50%	2.00%	1.00%	$61,547	$1,231
Sub-Total Administrative	**0.06**							**$79,095**	**$4,746**
Sub-Total General Services	**0.00**							$0	$0
								$0	**$0**
Totals	**1.62**								**$84,203**

Exhibit H-1A
Staffing Plan
Houston Center for the Arts

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Chief Engineer	0.04	$52,000	$64,480	$58,240	31.50%	0.00%	5.00%	$79,498	$3,180
Painters	0.50	$30,160	$34,320	$32,240	31.50%	3.00%	1.00%	$43,685	$21,843
General Maintenance Tech	0.50	$32,240	$40,560	$36,400	31.50%	3.00%	1.00%	$49,322	$24,661
Sub-Total Repairs & Maintenance	**1.04**							**$47,773**	**$49,684**
Project Manager	0.03	$79,040	$99,840	$95,680	31.50%	0.00%	10.00%	$135,387	$4,062
Admin Assistant	-	$27,040	$33,280	$30,160	31.50%	2.00%	1.00%	$40,565	$0
Tenant Coordinator	0.03	$31,200	$37,440	$30,000	31.50%	2.00%	1.00%	$40,350	$1,211
Financial/CMMS Analyst	0.03	$39,520	$52,000	$45,760	31.50%	2.00%	1.00%	$61,547	$1,846
Sub-Total Administrative	**0.09**							**$79,095**	**$7,119**
General Maintenance Tech	0.02	$33,280	$39,520	$32,000	31.50%	3.00%	1.00%	$43,360	$867
Journeyman Elect / Plumbers (Female)	0.05	$37,440	$49,920	$30,000	31.50%	3.00%	1.00%	$40,650	$2,033
Event Operators	0.04	$27,040	$35,360	$30,000	31.50%	3.00%	1.00%	$40,650	$1,626
Utility Worker	0.02	$22,880	$31,200	$25,000	31.50%	3.00%	1.00%	$33,875	$678
Maintenance Mech (General)	0.02	$32,240	$44,720	$38,480	31.50%	3.00%	1.00%	$52,140	$1,043
Sub-Total General Services	**0.15**							**$41,640**	**$6,246**
Totals	**1.28**								**$63,048**

Exhibit H-1A
Staffing Plan
Talento Bilingue de Houston

Position Title	Proposed Headcount	Salary Range		Expected Salary	Load Factor (%)	Overtime Factor	Bonus Factor	Total Compensation/ Person	Total Compensation All Positions
		Low	High						
Chief Engineer	0.01	$52,000	$64,480	$58,240	31.50%	0.00%	5.00%	$79,498	$795
General Maintenance Tech	0.20	$33,280	$39,520	$36,400	31.50%	3.00%	1.00%	$49,322	$9,864
Sub-Total Repairs & Maintenance	**0.21**							**$50,759**	**$10,659**
Project Manager	0.01	$79,040	$99,840	$95,680	31.50%	0.00%	10.00%	$135,387	$1,354
Admin Assistant	-	$27,040	$33,280	$30,160	31.50%	2.00%	1.00%	$40,565	$0
Tenant Coordinator	0.01	$31,200	$37,440	$30,000	31.50%	2.00%	1.00%	$40,350	$404
Financial/CMMS Analyst	0.01	$39,520	$52,000	$45,760	31.50%	2.00%	1.00%	$61,547	$615
Sub-Total Administrative	**0.03**							**$79,095**	**$2,373**
General Maintenance Tech	0.01	$33,280	$39,520	$32,000	31.50%	3.00%	1.00%	$43,360	$434
Journeyman Elect / Plumbers (Female)	0.01	$37,440	$49,920	$30,000	31.50%	3.00%	1.00%	$40,650	$407
Event Operators	0.01	$27,040	$35,360	$30,000	31.50%	3.00%	1.00%	$40,650	$407
Utility Worker	0.01	$22,880	$31,200	$25,000	31.50%	3.00%	1.00%	$33,875	$339
								$0	$0
Sub-Total General Services	**0.04**							**$39,634**	**$1,585**
Totals	**0.28**								**$14,618**

Exhibit H-1A
Staffing Plan Rollup

Position Title	GRBCC		Wortham Theater Center		Jones Hall		Parking Facilities	
	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation
Repairs & Maintenance	10.0	$513,965	5.9	$317,361	3.15	$173,983	3.4	$178,970
Administrative	1.5	$118,642	0.8	$59,321	0.39	$30,847	0.2	$14,237
Sub-Total Base Services	**11.5**	**$632,607**	**6.6**	**$376,682**	**3.54**	**$204,830**	**3.6**	**$193,207**
General Services	4.5	$194,090	1.4	$58,090	0.6	$24,178	0.0	$0
PORTFOLIO TOTAL	**16.0**	**$826,697**	**8.0**	**$434,772**	4.12	**$229,008**	**3.6**	**$193,207**

Position Title	Parks and Fountains		Houston Center for the Arts		Talento Bilingue de Houston		Portfolio Total	
	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation	Proposed Headcount	Total Compensation
Repairs & Maintenance	1.6	$79,457	1.0	$49,684	0.2	$10,659	25.2	$1,324,078
Administrative	0.1	$4,746	0.1	$7,119	0.03	$2,373	3.0	$237,284
Sub-Total Base Services	**1.6**	**$84,203**	**1.1**	**$56,802**	**0.2**	**$13,032**	**28.2**	**$1,561,363**
General Services	0.00	$0	0.2	$6,246	0.0	$1,585	6.7	$284,190
PORTFOLIO TOTAL	**1.6**	**$84,203**	**1.3**	**$63,048**	**0.3**	**$14,618**	**35.0**	**$1,845,553**

Exhibit H-1B
Operating Budget
GRBCC

Asset SF: 1,800,000

Chart of Accounts	Reporting Category	Projected Annual Cost	Cost Per SF
41000	**Repairs and Maintenance**		
41300	HVAC	$89,818	$0.05
41400	Electrical	$75,600	$0.04
41500	Structural/Roofing	$6,559	$0.00
41600	Plumbing	$4,113	$0.00
41700	Fire & Life Safety	$35,337	$0.02
41800	General Building R&M (Interior)	$48,200	$0.03
41850	General Building R&M (Exterior)	$34,266	$0.02
41900	Other	$2,000	$0.00
	Sub-total	**$295,894**	**$0.16**
41100	Allocation of Salary and Benefits	$513,965	$0.29
	Total Repairs & Maintenance	**$809,859**	**$0.45**
45000	**Administrative**		
45200	Allocated Administrative Fees		$0.00
45300	Management Contract Fees	$184,282	$0.10
45310	Base Management Fee (included in 45300)	$110,569	$0.06
45320	At Risk Fee (included in 45300)	$73,713	$0.04
45400	Professional Fees	$6,044	$0.00
45500	General Office Expense	$5,200	$0.00
45600	Employee Expenses	$29,327	$0.02
45700	Other Administrative Expenses	$39,552	$0.02
45800	Transition Expenses	$37,508	$0.02
	Sub-total	**$301,913**	**$0.17**
45100	Allocation of Salary and Benefits	$118,642	$0.07
	Total Administrative	**$420,555**	**$0.23**
	Total Building Costs	**$1,230,414**	**$0.68**
80000	**General Services**		
80400	General Services		
80485	Sub-Contracted Services		
80490	Materials		
80495	Allocation of Salary and Benefits	$194,090	
	Sub-total General Services	**$194,090**	
	Total General Services	**$194,090**	
	Total All Services	**$1,424,504**	

Exhibit H-1B
Operating Budget
Wortham Theater Center

All Theater District Facilities Asset SF: 805,450

Chart of Accounts	Reporting Category	Projected Annual Cost	Cost Per SF
41000	**Repairs and Maintenance**		
41300	HVAC	$36,134	$0.04
41400	Electrical	$28,191	$0.04
41500	Structural/Roofing	$4,641	$0.01
41600	Plumbing	$1,000	$0.00
41700	Fire & Life Safety	$11,370	$0.01
41800	General Building R&M (Interior)	$4,820	$0.01
41850	General Building R&M (Exterior)	$3,000	$0.00
41900	Other	$981	$0.00
	Sub-total	**$90,136**	**$0.11**
41100	Allocation of Salary and Benefits	$317,361	$0.39
	Total Repairs & Maintenance	**$407,497**	**$0.51**
45000	**Administrative**		
45200	Allocated Administrative Fees		$0.00
45300	Management Contract Fees	$44,740	$0.06
45310	Base Management Fee (included in 45300)	$26,844	$0.03
45320	At Risk Fee (included in 45300)	$17,896	$0.02
45400	Professional Fees	$1,470	$0.00
45500	General Office Expense	$1,262	$0.00
45600	Employee Expenses	$7,120	$0.01
45700	Other Administrative Expenses	$10,743	$0.01
45800	Transition Expenses	$10,037	$0.01
	Sub-total	**$75,372**	**$0.09**
45100	Allocation of Salary and Benefits	$59,321	$0.07
	Total Administrative	**$134,693**	**$0.17**
	Total Building Costs	**$542,189**	**$0.67**
80000	**General Services**		
80400	General Services		
80485	Sub-Contracted Services		
80490	Materials		
80495	Allocation of Salary and Benefits	$58,090	
	Sub-total General Services	**$58,090**	
	Total General Services	**$58,090**	
	Total All Services	**$600,280**	

Exhibit H-1B
Operating Budget
Jones Hall

Chart of Accounts	Reporting Category	Projected Annual Cost	Cost Per SF
41000	**Repairs and Maintenance**		
41300	HVAC	$23,794	$0.00
41400	Electrical	$10,960	$0.00
41500	Structural/Roofing	$2,167	$0.00
41600	Plumbing	$1,001	$0.00
41700	Fire & Life Safety	$5,148	$0.00
41800	General Building R&M (Interior)	$3,200	$0.00
41850	General Building R&M (Exterior)	$1,250	$0.00
41900	Other	$464	$0.00
	Sub-total	**$47,984**	**$0.00**
41100	Allocation of Salary and Benefits	$173,983	$0.00
	Total Repairs & Maintenance	**$221,966**	**$0.00**
45000	**Administrative**		
45200	Allocated Administrative Fees		$0.00
45300	Management Contract Fees	$18,940	$0.00
45310	Base Management Fee (included in 45300)	$11,364	$0.00
45320	At Risk Fee (included in 45300)	$7,576	$0.00
45400	Professional Fees	$622	$0.00
45500	General Office Expense	$534	$0.00
45600	Employee Expenses	$3,014	$0.00
45700	Other Administrative Expenses	$4,870	$0.00
45800	Transition Expenses	$3,610	$0.00
	Sub-total	**$31,590**	**$0.00**
45100	Allocation of Salary and Benefits	$30,847	$0.00
	Total Administrative	**$62,437**	**$0.00**
	Total Building Costs	**$284,404**	**$0.00**
80000	**General Services**		
80400	General Services		
80485	Sub-Contracted Services		
80490	Materials		
80495	Allocation of Salary and Benefits	$24,178	
	Sub-total General Services	**$24,178**	
	Total General Services	**$24,178**	
	Total All Services	**$308,582**	

Exhibit H-1B
Operating Budget
Parking Facilities

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	**Repairs and Maintenance**	
41300	HVAC	$20,215
41400	Electrical	$12,239
41500	Structural/Roofing	$1,185
41600	Plumbing	$1,151
41700	Fire & Life Safety	$5,679
41800	General Building R&M (Interior)	$2,000
41850	General Building R&M (Exterior)	$1,000
41900	Other	$466
	Sub-total	**$43,935**
41100	Allocation of Salary and Benefits	$178,970
	Total Repairs & Maintenance	**$222,905**
45000	**Administrative**	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	$22,097
45310	Base Management Fee (included in 45300)	$13,258
45320	At Risk Fee (included in 45300)	$8,839
45400	Professional Fees	$726
45500	General Office Expense	$623
45600	Employee Expenses	$3,517
45700	Other Administrative Expenses	$3,591
45800	Transition Expenses	$3,357
	Sub-total	**$33,911**
45100	Allocation of Salary and Benefits	$14,237
	Total Administrative	**$48,148**
	Total Building Costs	$271,053
80000	**General Services**	
80400	General Services	
80485	Sub-Contracted Services	
80490	Materials	
80495	Allocation of Salary and Benefits	$0
	Sub-total General Services	$0
	Total General Services	$0
	Total All Services	$271,053

Exhibit H-1B
Operating Budget
Parks and Fountains

Chart of Accounts	Reporting Category		Projected Annual Cost
41000	**Repairs and Maintenance**		
41300	HVAC		
41400	Electrical		$3,500
41500	Structural/Roofing		
41600	Plumbing		$2,956
41700	Fire & Life Safety		
41800	General Building R&M (Interior)		$950
41850	General Building R&M (Exterior)		
41900	Other		$745
	Sub-total		$8,151
41100	Allocation of Salary and Benefits		$79,457
	Total Repairs & Maintenance		$87,608
45000	**Administrative**		
45200	Allocated Administrative Fees		
45300	Management Contract Fees		$7,180
45310	Base Management Fee (included in 45300)		$4,308
45320	At Risk Fee (included in 45300)		$2,872
45400	Professional Fees		$236
45500	General Office Expense		$203
45600	Employee Expenses		$1,143
45700	Other Administrative Expenses		$1,470
45800	Transition Expenses		$1,018
	Sub-total		$11,250
45100	Allocation of Salary and Benefits		$4,746
	Total Administrative		$15,995
	Total Building Costs		$103,604
80000	**General Services**		
80400	General Services		
80485	Sub-Contracted Services		
80490	Materials		
80495	Allocation of Salary and Benefits		$0
	Sub-total General Services		$0
	Total General Services		$0
	Total All Services		$103,604

Exhibit H-1B
Operating Budget
Houston Center for the Arts

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	**Repairs and Maintenance**	
41300	HVAC	$498
41400	Electrical	$951
41500	Structural/Roofing	$196
41600	Plumbing	$454
41700	Fire & Life Safety	$716
41800	General Building R&M (Interior)	$200
41850	General Building R&M (Exterior)	$351
41900	Other	$31
	Sub-total	$3,397
41100	Allocation of Salary and Benefits	$49,684
	Total Repairs & Maintenance	$53,080
45000	**Administrative**	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	$4,785
45310	Base Management Fee (included in 45300)	$2,871
45320	At Risk Fee (included in 45300)	$1,914
45400	Professional Fees	$157
45500	General Office Expense	$135
45600	Employee Expenses	$762
45700	Other Administrative Expenses	$1,120
45800	Transition Expenses	$1,287
	Sub-total	$8,246
45100	Allocation of Salary and Benefits	$7,119
	Total Administrative	$15,365
	Total Building Costs	$68,445
80000	**General Services**	
80400	General Services	
80485	Sub-Contracted Services	
80490	Materials	
80495	Allocation of Salary and Benefits	$6,246
	Sub-total General Services	$6,246
	Total General Services	$6,246
	Total All Services	$74,691

Exhibit H-1B Operating Budget Talento Bilingue de Houston		
Chart of Accounts	**Reporting Category**	**Projected Annual Cost**
41000	**Repairs and Maintenance**	
41300	HVAC	$213
41400	Electrical	$559
41500	Structural/Roofing	$253
41600	Plumbing	$326
41700	Fire & Life Safety	$253
41800	General Building R&M (Interior)	$654
41850	General Building R&M (Exterior)	$133
41900	Other	$313
	Sub-total	$2,702
41100	Allocation of Salary and Benefits	$10,659
	Total Repairs & Maintenance	**$13,362**
45000	**Administrative**	
45200	Allocated Administrative Fees	
45300	Management Contract Fees	$1,498
45310	Base Management Fee (included in 45300)	$899
45320	At Risk Fee (included in 45300)	$599
45400	Professional Fees	$49
45500	General Office Expense	$42
45600	Employee Expenses	$238
45700	Other Administrative Expenses	$430
45800	Transition Expenses	$502
	Sub-total	$2,759
45100	Allocation of Salary and Benefits	$2,373
	Total Administrative	**$5,132**
	Total Building Costs	**$18,494**
80000	**General Services**	
80400	General Services	
80485	Sub-Contracted Services	
80490	Materials	
80495	Allocation of Salary and Benefits	$1,585
	Sub-total General Services	**$1,585**
	Total General Services	**$1,585**
	Total All Services	**$20,079**

Exhibit H-1B
Operating Budget
Roll-up

Chart of Accounts	Reporting Category	Projected Annual Cost
41000	**Repairs and Maintenance**	
41300	HVAC	$170,671
41400	Electrical	$131,999
41500	Structural/Roofing	$15,000
41600	Plumbing	$11,001
41700	Fire & Life Safety	$58,503
41800	General Building R&M (Interior)	$60,024
41850	General Building R&M (Exterior)	$40,000
41900	Other	$5,000
	Sub-total	**$492,198**
41100	Allocation of Salary and Benefits	$1,324,078
	Total Repairs & Maintenance	**$1,816,277**
45000	**Administrative**	
45200	Allocated Administrative Fees	$0
45300	Management Contract Fees	$283,522
45310	Base Management Fee (included in 45300)	$170,113
45320	At Risk Fee (included in 45300)	$113,409
45400	Professional Fees	$9,304
45500	General Office Expense	$7,999
45600	Employee Expenses	$45,121
45700	Other Administrative Expenses	$61,776
45800	Transition Expenses	$57,320
	Sub-total	**$465,042**
45100	Allocation of Salary and Benefits	$237,284
	Total Administrative	**$702,326**
	Total Building Costs	**$2,518,603**

Exhibit H-1C
Management Fees by Asset
Year 1

Square Footage GRBCC: 1,800,000 Theater District: 805,450

	GRBCC		Wortham Theater	Theater District	Jones Hall	Parking Facilities	Parks and Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN										
I/T Services	$13,543	$0.01	$3,288	$0.00	$1,392	$1,624	$528	$352	$110	**$20,836**
Human Resource Services	$13,543	$0.01	$3,288	$0.00	$1,392	$1,624	$528	$352	$110	**$20,836**
Marketing Services	$2,709	$0.00	$658	$0.00	$278	$325	$106	$70	$22	**$4,167**
Legal Services	$1,354	$0.00	$329	$0.00	$139	$162	$53	$35	$11	**$2,084**
Accounting Services	$20,585	$0.01	$4,998	$0.01	$2,116	$2,468	$802	$535	$167	**$31,671**
Call Center Services*	$13,543	$0.01	$3,288	$0.01	$1,392	$1,624	$528	$352	$110	**$20,836**
Procurement Services	$13,543	$0.01	$3,288	$0.01	$1,392	$1,624	$528	$352	$110	**$20,836**
Training Services	$24,377	$0.01	$5,918	$0.01	$2,505	$2,923	$950	$633	$198	**$37,505**
Total Administrative Overhead	**$103,198**	**$0.06**	**$25,054**	**$0.04**	**$10,606**	**$12,374**	**$4,021**	**$2,680**	**$839**	**$158,772**
National/Regional Management Allocation	$12,900	$0.01	$3,132	$0.01	$1,326	$1,547	$503	$335	$105	**$19,847**
Infrastructure Allocation	$12,900	$0.01	$3,132	$0.01	$1,326	$1,547	$503	$335	$105	**$19,847**
Total Corporate Overhead	**$25,799**	**$0.01**	**$6,264**	**$0.01**	**$2,652**	**$3,094**	**$1,005**	**$670**	**$210**	**$39,693**
Profit	$55,285	$0.03	$13,422	$0.03	$5,682	$6,629	$2,154	$1,436	$449	**$85,057**
TOTAL MANAGEMENT FEE	**$184,282**	**$0.10**	**$44,740**	**$0.08**	**$18,940**	**$22,097**	**$7,180**	**$4,785**	**$1,498**	**$283,522**
At Risk Component	40%		40%		40%	40%	40%	40%	40%	
Base Management Fee	$110,569	$0.06	$26,844	$0.05	$11,364	$13,258	$4,308	$2,871	$899	**$170,113**
At Risk Management Fee	$73,713	$0.04	$17,896	$0.03	$7,576	$8,839	$2,872	$1,914	$599	**$113,409**

* Call Center costs excluding personnel and other resources included in the work order unit pricing

Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit H-1C
Management Fees by Asset
Year 2

Square Footage
GRBCC: 1,800,000 Theater District: 805,450

	GRBCC		Wortham Theater	Theater District	Jones Hall	Parking Facilities	Parks and Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN										
I/T Services	$13,905	$0.01	$3,376	$0.01	$1,429	$1,667	$542	$361	$113	**$21,393**
Human Resource Services	$13,905	$0.01	$3,376	$0.01	$1,429	$1,667	$542	$361	$113	**$21,393**
Marketing Services	$2,781	$0.00	$675	$0.00	$286	$333	$108	$72	$23	**$4,279**
Legal Services	$1,390	$0.00	$338	$0.00	$143	$167	$54	$36	$11	**$2,139**
Accounting Services	$21,135	$0.01	$5,131	$0.01	$2,172	$2,534	$823	$549	$172	**$32,517**
Call Center Services*	$13,905	$0.01	$3,376	$0.01	$1,429	$1,667	$542	$361	$113	**$21,393**
Procurement Services	$13,905	$0.01	$3,376	$0.01	$1,429	$1,667	$542	$361	$113	**$21,393**
Training Services	$25,028	$0.01	$6,076	$0.01	$2,572	$3,001	$975	$650	$203	**$38,507**
Total Administrative Overhead	**$105,953**	**$0.06**	**$25,723**	**$0.05**	**$10,890**	**$12,705**	**$4,128**	**$2,751**	**$861**	**$163,011**
National/Regional Management Allocation	$13,244	$0.01	$3,215	$0.01	$1,361	$1,588	$516	$344	$108	**$20,376**
Infrastructure Allocation	$13,244	$0.01	$3,215	$0.01	$1,361	$1,588	$516	$344	$108	**$20,376**
Total Corporate Overhead	**$26,488**	**$0.01**	**$6,431**	**$0.01**	**$2,722**	**$3,176**	**$1,032**	**$688**	**$215**	**$40,753**
Profit	$56,761	$0.03	$13,780	$0.03	$5,834	$6,806	$2,212	$1,474	$461	**$87,327**
TOTAL MANAGEMENT FEE	**$189,202**	**$0.11**	**$45,934**	**$0.09**	**$19,446**	**$22,687**	**$7,372**	**$4,913**	**$1,538**	**$291,092**
At Risk Component	40%		40%		40%	40%	40%	40%	40%	
Base Management Fee	$113,521	$0.06	$27,560	$0.05	$11,667	$13,612	$4,423	$2,948	$923	**$174,655**
At Risk Management Fee	$75,681	$0.04	$18,374	$0.04	$7,778	$9,075	$2,949	$1,965	$615	**$116,437**

* Call Center costs excluding personnel and other resources included in the work order unit pricing

Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit H-1C
Management Fees by Asset
Year 3

Square Footage
GRBCC: 1,800,000 Theater District: 805,450

	GRBCC		Wortham Theater	Theater District	Jones Hall	Parking Facilities	Parks & Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN										
I/T Services	$14,351	$0.01	$3,484	$0.01	$1,475	$1,721	$559	$373	$117	**$22,079**
Human Resource Services	$14,351	$0.01	$3,484	$0.01	$1,475	$1,721	$559	$373	$117	**$22,079**
Marketing Services	$2,870	$0.00	$697	$0.00	$295	$344	$112	$75	$23	**$4,416**
Legal Services	$1,435	$0.00	$348	$0.00	$147	$172	$56	$37	$12	**$2,208**
Accounting Services	$21,813	$0.01	$5,296	$0.01	$2,242	$2,616	$850	$566	$177	**$33,560**
Call Center Services*	$14,351	$0.01	$3,484	$0.01	$1,475	$1,721	$559	$373	$117	**$22,079**
Procurement Services	$14,351	$0.01	$3,484	$0.01	$1,475	$1,721	$559	$373	$117	**$22,079**
Training Services	$25,831	$0.01	$6,271	$0.01	$2,655	$3,097	$1,006	$671	$210	**$39,742**
Total Administrative Overhead	**$109,353**	**$0.06**	**$26,549**	**$0.05**	**$11,239**	**$13,112**	**$4,261**	**$2,840**	**$889**	**$168,243**
National/Regional Management Allocation	$13,669	$0.01	$3,319	$0.01	$1,405	$1,639	$533	$355	$111	**$21,030**
Infrastructure Allocation	$13,669	$0.01	$3,319	$0.01	$1,405	$1,639	$533	$355	$111	**$21,030**
Total Corporate Overhead	**$27,338**	**$0.02**	**$6,637**	**$0.01**	**$2,810**	**$3,278**	**$1,065**	**$710**	**$222**	**$42,061**
Profit	$58,582	$0.03	$14,222	$0.03	$6,021	$7,024	$2,283	$1,521	$476	**$90,130**
TOTAL MANAGEMENT FEE	**$195,274**	**$0.11**	**$47,408**	**$0.09**	**$20,070**	**$23,415**	**$7,608**	**$5,071**	**$1,587**	**$300,433**
At Risk Component	40%		40%		40%	40%	40%	40%	40%	
Base Management Fee	$117,164	$0.07	$28,445	$0.06	$12,042	$14,049	$4,565	$3,042	$952	**$180,260**
At Risk Management Fee	$78,110	$0.04	$18,963	$0.04	$8,028	$9,366	$3,043	$2,028	$635	**$120,173**

* Call Center costs excluding personnel and other resources included in the work order unit pricing

Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit H-1C
Management Fees by Asset
Option Year 1

Square Footage GRBCC: 1,800,000 Theater District: 805,450

	GRBCC		Wortham Theater	Theater District	Jones Hall	Parking Facilities	Parks & Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN										
I/T Services	$14,708	$0.01	$3,571	$0.01	$1,512	$1,764	$573	$382	$120	**$22,628**
Human Resource Services	$14,708	$0.01	$3,571	$0.01	$1,512	$1,764	$573	$382	$120	**$22,628**
Marketing Services	$2,942	$0.00	$714	$0.00	$302	$353	$115	$76	$24	**$4,526**
Legal Services	$1,471	$0.00	$357	$0.00	$151	$176	$57	$38	$12	**$2,263**
Accounting Services	$22,356	$0.01	$5,427	$0.01	$2,298	$2,681	$871	$581	$182	**$34,394**
Call Center Services*	$14,708	$0.01	$3,571	$0.01	$1,512	$1,764	$573	$382	$120	**$22,628**
Procurement Services	$14,708	$0.01	$3,571	$0.01	$1,512	$1,764	$573	$382	$120	**$22,628**
Training Services	$26,474	$0.01	$6,427	$0.01	$2,721	$3,174	$1,031	$687	$215	**$40,730**
Total Administrative Overhead	**$112,072**	**$0.06**	**$27,209**	**$0.05**	**$11,518**	**$13,438**	**$4,367**	**$2,910**	**$911**	**$172,425**
National/Regional Management Allocation	$14,009	$0.01	$3,401	$0.01	$1,440	$1,680	$546	$364	$114	**$21,553**
Infrastructure Allocation	$14,009	$0.01	$3,401	$0.01	$1,440	$1,680	$546	$364	$114	**$21,553**
Total Corporate Overhead	**$28,018**	**$0.02**	**$6,802**	**$0.01**	**$2,880**	**$3,360**	**$1,092**	**$728**	**$228**	**$43,106**
Profit	$60,038	$0.03	$14,576	$0.03	$6,171	$7,199	$2,339	$1,559	$488	**$92,370**
TOTAL MANAGEMENT FEE	**$200,128**	**$0.11**	**$48,587**	**$0.09**	**$20,569**	**$23,997**	**$7,798**	**$5,197**	**$1,627**	**$307,902**
At Risk Component	40%		40%		40%	40%	40%	40%	40%	
Base Management Fee	$120,077	$0.07	$29,152	$0.06	$12,341	$14,398	$4,679	$3,118	$976	**$184,741**
At Risk Management Fee	$80,051	$0.04	$19,435	$0.04	$8,227	$9,599	$3,119	$2,079	$651	**$123,161**

* Call Center costs excluding personnel and other resources included in the work order unit pricing

Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit H-1C
Management Fees by Asset
Option Year 2

Square Footage GRBCC: 1,800,000 Theater District: 805,450

	GRBCC		Wortham Theater	Theater District	Jones Hall	Parking Facilities	Parks & Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Portfolio Total
	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost	Cost	Cost	Cost	Cost
MANAGEMENT FEE BREAKDOWN										
I/T Services	$15,333	$0.01	$3,722	$0.01	$1,576	$1,839	$597	$398	$125	**$23,590**
Human Resource Services	$15,333	$0.01	$3,722	$0.01	$1,576	$1,839	$597	$398	$125	**$23,590**
Marketing Services	$3,067	$0.00	$744	$0.00	$315	$368	$119	$80	$25	**$4,718**
Legal Services	$1,533	$0.00	$372	$0.00	$158	$184	$60	$40	$12	**$2,359**
Accounting Services	$23,306	$0.01	$5,658	$0.01	$2,395	$2,795	$908	$605	$189	**$35,856**
Call Center Services*	$15,333	$0.01	$3,722	$0.01	$1,576	$1,839	$597	$398	$125	**$23,590**
Procurement Services	$15,333	$0.01	$3,722	$0.01	$1,576	$1,839	$597	$398	$125	**$23,590**
Training Services	$27,599	$0.02	$6,700	$0.01	$2,837	$3,309	$1,075	$717	$224	**$42,461**
Total Administrative Overhead	**$116,835**	**$0.06**	**$28,365**	**$0.06**	**$12,008**	**$14,009**	**$4,552**	**$3,034**	**$950**	**$179,753**
National/Regional Management Allocation	$14,604	$0.01	$3,546	$0.01	$1,501	$1,751	$569	$379	$119	**$22,469**
Infrastructure Allocation	$14,604	$0.01	$3,546	$0.01	$1,501	$1,751	$569	$379	$119	**$22,469**
Total Corporate Overhead	**$29,209**	**$0.02**	**$7,091**	**$0.01**	**$3,002**	**$3,502**	**$1,138**	**$758**	**$237**	**$44,938**
Profit	$62,590	$0.03	$15,195	$0.03	$6,433	$7,505	$2,439	$1,625	$509	**$96,296**
TOTAL MANAGEMENT FEE	**$208,634**	**$0.12**	**$50,652**	**$0.10**	**$21,443**	**$25,017**	**$8,129**	**$5,418**	**$1,696**	**$320,987**
At Risk Component	40%		40%		40%	40%	40%	40%	40%	
Base Management Fee	$125,180	$0.07	$30,391	$0.06	$12,866	$15,010	$4,877	$3,251	$1,018	**$192,592**
At Risk Management Fee	$83,453	$0.05	$20,261	$0.04	$8,577	$10,007	$3,252	$2,167	$678	**$128,395**

* Call Center costs excluding personnel and other resources included in the work order unit pricing

Building Totals will automatically feed each Operating Budget pricing sheet

Exhibit H-1D
Unit Pricing

	Unit Measure	Volume	Extended Volume	Unit Cost	Extended Cost
Call Center					
Remedial Work Request Work orders	Cost/Work order				
Base		Up to and include 9000	9000	$0.00	$0
Base + ___%		9001 to 10000		$0.00	
Base + Over ___%		Over 10000		$0.00	
Preventative Maintenance Work orders	Cost/Work order				
Base		Up to and include 4000	4000	$0.00	$0
Base + ___%		4001 to 5000		$0.00	
Base + Over ___%		Over 5000		$0.00	
Sub-Total Call Center					**$0**
Environmental Health & Safety (EH&S)					
IAQ Investigation	Cost/Investigation	250		$175.00	$43,750
EMF Investigation	Cost/Investigation	25		$125.00	$3,125
Noise Survey	Cost/Survey	12		$0.00	$0
Lighting Survey	Cost/Survey	12		$0.00	$0
Water Sampling	Cost/Sample	24		$85.00	$2,040
Sub-Total EH&S					**$48,915**
Unit Pricing Total					**$48,915**

Exhibit H-2
Transition Costs

Transition Services Provided	GRBCC	Wortham Theater	Jones Hall	Parking Facilities	Parks & Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Total Transition Costs
Management Personnel Expenses	$6,500	$2,167	$867	$650	$217	$325	$108	**$10,833**
Furniture/Fixtures	$0	$0	$0	$0	$0	$0	$0	**$0**
Computer Equipment	$2,850	$692	$293	$757	$111	$74	$23	**$4,800**
Software & Related Licenses	$13,328	$2,576	$1,030	$773	$258	$386	$129	**$18,480**
Office Costs	$310	$103	$41	$31	$10	$16	$5	**$517**
Maintenance & Repair Parts	$3,575	$868	$367	$429	$139	$93	$29	**$5,500**
Tools & Equipment	$9,512	$3,164	$812	$551	$250	$326	$175	**$14,790**
Overhead/Fees/Profit	$1,433	$467	$200	$167	$33	$67	$33	**$2,400**
Other Costs	$0	$0	$0	$0	$0	$0	$0	**$0**
Total	**$37,508**	**$10,037**	**$3,610**	**$3,357**	**$1,018**	**$1,287**	**$502**	**$57,320**
Percent Pass Through to the City of Houston	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
Total City of Houston Transition Costs per year--*for first three contract years only.*	$37,508	$10,037	$3,610	$3,357	$1,018	$1,287	$502	$57,320

Exhibit H-3
Ad-Hoc Service Pricing

Ad-Hoc Services*	Cost/Hour
Infrastructure Project Management	85.00
Carpenter	42.00
Electrician	72.00
Handyman (or Handyma'ams)	20.00
HVAC Technician	65.00
Painter	20.00
Plumber	65.00
Locksmith	55.00
Infrastructure Project Management	85.00

**These hourly rates would be applied to any Ad-Hoc work requests that cannot be performed by vendor's on-site staffing.*

Exhibit H-1D
Unit Pricing

	Unit Measure	Volume	Extended Volume	Unit Cost	Extended Cost
Call Center					
Remedial Work Request Work orders	Cost/Work order				
Base		Up to and include 9000	9000	$0.00	$0
Base + ___%		9001 to 10000		$0.00	
Base + Over ___%		Over 10000		$0.00	
Preventative Maintenance Work orders	Cost/Work order				
Base		Up to and include 4000	4000	$0.00	$0
Base + ___%		4001 to 5000		$0.00	
Base + Over ___%		Over 5000		$0.00	
Sub-Total Call Center					**$0**
Environmental Health & Safety (EH&S)					
IAQ Investigation	Cost/Investigation	250		$175.00	$43,750
EMF Investigation	Cost/Investigation	25		$125.00	$3,125
Noise Survey	Cost/Survey	12		$0.00	$0
Lighting Survey	Cost/Survey	12		$0.00	$0
Water Sampling	Cost/Sample	24		$85.00	$2,040
Sub-Total EH&S					**$48,915**
Unit Pricing Total					**$48,915**

Exhibit H-2
Transition Costs

Transition Services Provided	GRBCC	Wortham Theater	Jones Hall	Parking Facilities	Parks & Fountains	Houston Center for the Arts	Talento Bilingue de Houston	Total Transition Costs
Management Personnel Expenses	$6,500	$2,167	$867	$650	$217	$325	$108	**$10,833**
Furniture/Fixtures	$0	$0	$0	$0	$0	$0	$0	**$0**
Computer Equipment	$2,850	$692	$293	$757	$111	$74	$23	**$4,800**
Software & Related Licenses	$13,328	$2,576	$1,030	$773	$258	$386	$129	**$18,480**
Office Costs	$310	$103	$41	$31	$10	$16	$5	**$517**
Maintenance & Repair Parts	$3,575	$868	$367	$429	$139	$93	$29	**$5,500**
Tools & Equipment	$9,512	$3,164	$812	$551	$250	$326	$175	**$14,790**
Overhead/Fees/Profit	$1,433	$467	$200	$167	$33	$67	$33	**$2,400**
Other Costs	$0	$0	$0	$0	$0	$0	$0	**$0**
Total	**$37,508**	**$10,037**	**$3,610**	**$3,357**	**$1,018**	**$1,287**	**$502**	**$57,320**
Percent Pass Through to the City of Houston	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
Total City of Houston Transition Costs per year--*for first three contract years only.*	$37,508	$10,037	$3,610	$3,357	$1,018	$1,287	$502	$57,320

EXHIBIT "I"

MAYOR'S DRUG POLICY FORMS

SECTION A

DRUG POLICY COMPLIANCE AGREEMENT

I, _____ as an owner or officer of
(Name) (Print/Type) **(Title)**

_____
(Contractor) **(Name of Company)**

have authority to bind Contractor with respect to its bid, offer or performance of any and all contracts it may enter into with the City of Houston; and that by making this Agreement, I affirm that the Contractor is aware of and by the time the contract is awarded will be bound by and agree to designate appropriate safety impact positions for company employee positions, and to comply with the following requirements before the City issues a notice to proceed.

1. Develop and implement a written Drug Free Workplace Policy and related drug testing procedures for the Contractor that meet the criteria and requirements established by the Mayor's Amended Policy on Drug Detection and Deterrence (Mayor's Drug Policy) and the Mayor's Drug Detection and Deterrence Procedures for Contractors (Executive Order No. 1-31).

2. Obtain a facility to collect urine samples consistent with Health and Human Services (HHS) guidelines and a HHS certified drug testing laboratory to perform the drug tests.

3. Monitor and keep records of drug tests given and the results; and upon request from the City of Houston, provide confirmation of such testing and results.

4. Submit semi-annual Drug Policy Compliance Declarations.

I affirm on behalf of the Contractor that full compliance with the Mayor's Drug Policy and Executive Order No. 1-31 is a material condition of the contract with the City of Houston.

I further acknowledge that falsification, failure to comply with or failure to timely submit declarations and/or documentation in compliance with the Mayor's Drug Policy and/or Executive Order No. 1-31 will be considered a breach of the contract with the City and may result in non-award or termination of the contract by the City of Houston.

_____
Date

_____
Contractor Name

_____
Signature

_____
Title

SECTION B

DRUG POLICY COMPLIANCE DECLARATION

I, _____ as an owner or officer of
(Name) (Print/Type) **(Title)**

_____ (Contractor)
(Name of Company)

have personal knowledge and full authority to make the following declarations:

This reporting period covers the preceding six months from _____ to _____, 20_____.

_____ A written Drug Free Workplace Policy has been implemented and employees notified. The policy meets the
Initials the criteria established by the Mayor's Amended Policy on Drug Detection and Deterrence (Mayor's Policy).

_____ Written drug testing procedures have been implemented in conformity with the Mayor's Drug Detection and
Initials Deterrence Procedures for Contractors, Executive Order 1-31. Employees have been notified of such procedures.

_____ Collection/testing has been conducted in compliance with federal Health and Human Services (HHS)
Initials guidelines.

_____ Appropriate safety impact positions have been designated for employee positions performing on the City of
Initials of Houston contract. The number of employees on safety impact positions during this reporting period is_____.

_____ From _____ to _____ the following testing has occurred:
Initials (start date) (end date)

	Random	Reasonable Suspicion	Post Accident	Total
Number of Employees Tested	_____	_____	_____	_____
Number of Employees Positive	_____	_____	_____	_____
Percent Employees Positive	_____	_____	_____	_____

_____ Any employee who tested positive was immediately removed from the City worksite consistent with the
Initials Mayor's Policy and Executive Order No. 1-31.

_____ I affirm that falsification or failure to submit this declaration timely in accordance with established guidelines
Initials will be considered a breach of contract.

I declare under penalty of perjury that the affirmations made herein and all information contained in this declaration are within my personal knowledge and are true and correct.

Date_____ **Contractor Name** _____

Signature _____ **Title** _____

SECTION C

CONTRACTOR'S CERTIFICATION OF NO SAFETY IMPACT POSITIONS IN PERFORMANCE OF A CITY CONTRACT

I, _____, _____,
(Name) (Title)

as an owner or officer of _____ (Contractor)
(Name of Company)

have authority to bind the Contractor with respect to its bid, and hereby certify that Contractor has no employee safety impact positions, as defined in §5.17 of Executive Order No. 1-31, that will be involved

in performing _____.
(Project)

Contractor agrees and covenants that it shall immediately notify the City of Houston Director of Personnel if any safety impact positions are established to provide services in performing this City Contract.

_____ _____
(Date) (Typed or Printed Name)

_____
(Signature)

_____
(Title)

EXHIBIT "J"

EQUAL EMPLOYMENT OPPORTUNITY

1. The contractor, subcontractor, vendor, supplier, or lessee will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or age. The contractor, subcontractor, vendor, supplier, or lessee will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, religion, color, sex, national origin, or age. Such action will include, but not be limited to, the following: employment; upgrading; demotion or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training, including apprenticeship. The contractor, subcontractor, vendor, supplier or lessee agrees to post in conspicuous places available to employees, and applicants for employment, notices to be provided by the City setting forth the provisions of this Equal Employment Opportunity Clause.

2. The contractor, subcontractor, vendor, supplier, or lessee states that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, national origin or age.

3. The contractor, subcontractor, vendor, supplier, or lessee will send to each labor union or representatives of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer advising the said labor union or worker's representative of the contractor's and subcontractor's commitments under Section 202 of Executive Order No. 11246, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

4. The contractor, subcontractor, vendor, supplier, or lessee will comply with all provisions of Executive Order No. 11246 and the rules, regulations, and relevant orders of the Secretary of Labor or other Federal Agency responsible for enforcement of the equal employment opportunity and affirmative action provisions applicable and will likewise furnish all information and reports required by the Mayor and/or Contractor Compliance Officer(s) for purposes of investigation to ascertain and effect compliance with this program.

5. The contractor, subcontractor, vendor, supplier, or lessee will furnish all information and reports required by Executive Order No. 11246, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to all books, records, and accounts by the appropriate City and Federal Officials for purposes of investigations to ascertain compliance with such rules, regulations, and orders. Compliance reports filed at such times as directed shall contain information as to the employment practice policies, program, and work force statistics of the contractor, subcontractor, vendor, supplier, or lessee.

6. In the event of the contractor's, subcontractor's, vendor's, supplier's, or lessee's non-compliance with the non-discrimination clause of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part, and the contractor, subcontractor, vendor, supplier, or lessee may be declared ineligible for further City contracts in accordance with procedures provided in Executive Order No. 11246, and such other sanctions may be imposed and remedies invoked as provided in the said Executive Order, or by rule, regulation, or order of the Secretary of Labor, or as may otherwise be provided by law.

7. The contractor shall include the provisions of paragraphs 1-8 of this Equal Employment Opportunity Clause in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontractor or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event the contractor becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

8. The contractor shall file and shall cause his or her subcontractors, if any, to file compliance reports with the City in the form and to the extent as may be prescribed by the Mayor. Compliance reports filed at such times as directed shall contain information as to the practices, policies, programs, and employment policies and employment statistics of the contractor and each subcontractor.

EXHIBIT "K"

M/WBE SUBCONTRACT TERMS

MWBE SUBCONTRACT TERMS

Contractor shall insure that all subcontracts with MWBE subcontractors and suppliers are clearly labelled **"THIS CONTRACT IS SUBJECT TO BINDING ARBITRATION ACCORDING TO THE TEXAS GENERAL ARBITRATION ACT"** and contain the following terms:

1. (MWBE subcontractor) shall not delegate or subcontract more than 50% of the work under this subcontract to any other subcontractor or supplier without the express written consent of the City of Houston's Affirmative Action Director ("the Director").

2. (MWBE subcontractor) shall permit representatives of the City of Houston, at all reasonable times, to perform (1) audits of the books and records of the subcontractor, and (2) inspections of all places where work is to be undertaken in connection with this subcontract. Subcontractor shall keep such books and records available for such purpose for at least four (4) years after the end of its performance under this subcontract. Nothing in this provision shall affect the time for bringing a cause of action nor the applicable statute of limitations.

3. Within five (5) business days of execution of this subcontract, Contractor (prime Contractor) and Subcontractor shall designate in writing to the Director an agent for receiving any notice required or permitted to be given pursuant to Chapter 15 of the Houston City Code of Ordinances, along with the street and mailing address and phone number of such agent.

4. As concluded by the parties to this subcontract, and as evidenced by their signatures hereto, any controversy between the parties involving the construction or application of any of the terms, covenants or conditions of this subcontract shall, on the written request of one party served upon the other or upon notice by Director served on both parties, be submitted to binding arbitration, and such arbitration shall comply with and be governed by the provisions of the Texas General Arbitration Act (Tex. Civ. Prac. & Rem. Code Ann., Ch. 171 – "the Act"). Arbitration shall be conducted according to the following procedures:

   a. Upon the decision of the Director or upon written notice to the Director from either party that a dispute has arisen, the Director shall notify all parties that they must resolve the dispute within thirty (30) days or the matter may be referred to arbitration.

   b. If the dispute is not resolved within the time specified, any party or the Director may submit the matter to arbitration as set out above.

   c. The parties shall select an arbitrator from a revolving list of certified arbitrators provided by the Director. If the parties are unable to agree on an arbitrator, each party may strike one name from the list and the first name immediately following the last strike shall be the one designated to hear the dispute. Each party shall deposit with the Director one half of the fee estimated by the arbitrator for all proceedings required.

   d. The arbitrator shall have all powers set out under the Act, and shall hear testimony, consider evidence and render a written decision within three (3) business days of submission of the dispute. As part of the decision, the arbitrator shall determine which party or parties shall pay all or part of the arbitrator's fee.

   e. The decision of the arbitrator shall be final as provided in the Act, and upon payment of the arbitrator's fees, the Director shall return that part of the deposit of any party in excess of the amount the party was ordered to pay.

EXHIBIT "L"

PERFORMANCE BOND

PERFORMANCE BOND

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS

THAT WE, _____ as principal, hereinafter called "Contractor" and the other subscriber hereto as Surety, do hereby acknowledge ourselves to be held and firmly bound to the City of Houston, a municipal corporation in the sum of _____DOLLARS. ($_____) for the payment of which sum, well and truly to be made to the City of Houston, and its successors, the said Contractor and surety do bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

WHEREAS, the said Contractor has on or about this day entered into a contract in writing with the City of Houston, Texas, entitled_____ which is made a part of this instrument as fully and completely as if set in full herein.

NOW, THEREFORE, if the said Contractor shall faithfully and strictly perform as set out in said contract in all its terms, provisions, and stipulations in accordance with its true meaning and effect, and shall comply strictly with each and every provision of said contract and with this bond, then this obligation shall become null and void and shall have no further force and effect; otherwise the same is to remain in full force and effect.

It is further understood and agreed that the Surety does hereby relieve the said City of Houston or its representatives from the exercise of any diligence whatever in securing compliance on the part of the said Contractor with the terms of the said contract, and the Surety hereby waives any notice to it of any default, or delay by the Contractor in the performance of his contract and agrees that it, the said Surety, shall be bound to take notice of and shall be held to have knowledge of all acts or omissions of the said Contractor in all matters pertaining to said contract.

It is further expressly agreed by said Surety that the City of Houston or its representatives are at liberty at any time, without notice to the Surety, to make any changes in said contract and in the work to be done thereunder, as provided in said contract, and in the terms and conditions thereof, or to make any changes in, addition to, or deduction from the work to be done thereunder; and that such changes, if made, shall not in any way vitiate the obligation in this bond and undertaking, or release said Surety therefrom.

It is expressly agreed and understood that the Contractor and surety will fully indemnify and save harmless the City of Houston from any liability, loss, cost, expense or damage arising out of or in connection with the work done by the Contractor under said Contract.

In the event that the City of Houston shall bring any suit or other proceeding at law on this bond, the Contractor and Surety agree to pay to the said City the sum of ten percent (10%) of whatever amount may be recovered by the City in said suit or legal proceeding, which sum of ten percent (10%) is agreed by all parties to be payment to the City of Houston for the expense of or time consumed by its City Attorney, his assistants and office force and other cost and damage occasioned to the City. This said amount of ten percent (10%) is fixed and liquidated by the parties, it being agreed by them that the exact damage to the City would be difficult to ascertain.

This bond and all obligations created hereunder shall be performable in Harris County, Texas.

IN TESTIMONY WHEREOF, witness our hands this _____ day of _____, A.D. 20_____.

ATTEST: (Corporate Seal)

_____
(Principal)

By:_____ By:_____
Name: (Typed) Name: (Typed)
Title: Title:

ATTEST/WITNESS: (Corporate Seal)

_____
(Full Name of Surety)

By: _____ By: _____
Name: (Typed) Name: (Typed)
Title: Title:

The foregoing bond is approved and accepted this _____ day of _____, A.D. 20_____.

REVIEWED:

_____
Assistant City Attorney