

This is **EXHIBIT A**, consisting of 9 pages, referred to in and part of the **Agreement between Owner and Design-Builder for Progressive Design-Build** dated January 27, 2026.

## **EXHIBIT A – PRELIMINARY STAGE WORK**

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### **ARTICLE 1 –BASIC SERVICES: Preliminary Stage**

#### **A1.01 Study and Report Phase**

- A. In the Study and Report Phase of the Preliminary Stage, the Design-Builder shall, in accordance with those services listed in **Exhibit A- 1**:
1. Review the Conceptual Documents, if any, and other information furnished by Owner.
  2. Consult with Owner as needed to define and clarify Owner’s requirements for the Project, as set forth in the Conceptual Documents or otherwise, including design objectives and constraints; space, capacity and performance requirements; flexibility and expandability needs; quality standards; and Owner’s budgetary limitations.
  3. Identify available data, information, reports, facilities plans, and site evaluations; obtain such items from Owner or others; review.
  4. Request that Owner obtain data or services that are not part of Design-Builder’s Preliminary Stage Services and are reasonably required to enable Design-Builder to complete its Preliminary Stage Services.
  5. If Owner has already identified one or more potential solutions to meet its Project requirements, in the Conceptual Documents or otherwise, then proceed with the study and evaluation of such potential solution(s).
  6. If Owner has not identified one or more potential solutions for study and evaluation, or if the Owner’s proposed solutions are not feasible, then identify one or more potential solutions to meet Owner’s Project requirements, and study and evaluate such potential solution(s).
  7. Identify and analyze relevant requirements of governmental authorities having jurisdiction over the Project; consult with such governmental authorities as necessary.
  8. Visit the Site(s) to review existing conditions and facilities, unless such visits are not necessary or applicable to meeting the Study and Report objectives.
  9. Review any environmental assessments and impact statements furnished by Owner, and analyze the effect of any such environmental documents (including any mitigation measures identified in the documents) on the Project, including the contemplated design and construction.
  10. Recommend to Owner those solutions which in Design-Builder’s judgment meet Owner’s requirements for the Project.
  11. Prepare a report (the “Report”) which will, as appropriate, contain schematic layouts, sketches and conceptual design criteria, and appropriate exhibits; and indicate the