

JWSE ENGINEERING OPERATIONAL DATA CORPUS

Indicative Non-Exclusive AI Data License Term Sheet

Licensors. J W Salm Engineering, LLC

Form. Non-exclusive license of approved, anonymized portions; no sale or assignment of the source archive.

ASSET AT A GLANCE More than 30 years of real-world civil and environmental engineering workflows. Current metadata indexing identifies approximately 285,647 files and ~1,000 identifiable project/job candidates, subject to final verification and rights screening.

285,647	~1,000	38,516	49,407
INDEXED FILES	PROJECT/JOB CANDIDATES*	CONFIRMED EDITABLE CAD	PDF FILES
DISTINCTIVE VALUE Longitudinal workflows preserve the full chain from problem definition through design, permitting, revisions, construction, and outcome. Dated incremental CAD states are treated as design trajectories, not backup waste.		RELEASE GATE No file enters an evaluation or production dataset until it passes JWSE rights screening, undergoes the agreed anonymization process, and is expressly approved by JWSE for release. Raw or pre-anonymized source material is not licensed.	

A. FOUR-PROJECT EVALUATION CORPUS \$35,000 INDICATIVE PRICE Scope. Four contrasting JWSE-approved anonymized workflows: wastewater; municipal marine/public works; multidisciplinary private site/stormwater; municipal water infrastructure. Use. Evaluation, benchmarking, workflow reconstruction for evaluation purposes only, and internal assessment. No production training, fine-tuning, resale, sublicensing, or permanent commercial-corpus incorporation. Term / support. 45 days from confirmed delivery, with one additional 45-day extension on written notice; up to 10 hours of John W. Salm, III, P.E. support. Credit. 100% of the fee credited against Offering B or C if a larger license is executed within 90 days after the evaluation period concludes. <i>A does not include large-scale conversion, dependency reconstruction, XREF repair, or extraordinary preparation work.</i>	B. CAD & DESIGN-EVOLUTION CORPUS \$750,000 INDICATIVE LIST PRICE Scope. Prepared corpus of confirmed editable CAD, dated revision sequences, curated PDF/rendered companions, folder/job metadata, and limited approved engineering context. Use. Training, fine-tuning, RL, evaluation, and benchmarking of licensee models, subject to final scope and definitive agreement. Term / support. Final scope and price remain subject to CAD-family diligence; up to 20 hours of P.E. support included. Diligence. Exact-duplicate collapse, revision-family depth, CAD-bearing job count, pairing, renderability/dependency risk, and date distribution will determine the prepared set. <i>JWSE does not represent 38,516 CAD files as 38,516 unique finished drawings.</i>	C. OPERATIONAL WORKFLOW CORPUS \$2.5M INDICATIVE PRICE Scope. Non-exclusive license to the rights-cleared, anonymized portion of the broader JWSE operational archive. Current index: approximately 285,647 files and ~1,000 identifiable project/job candidates; final delivery is a prepared subset. Use. Training, fine-tuning, reinforcement learning, evaluation, benchmarking, and related development of the licensee's AI models, subject to definitive agreement. Term / support. Default term 5 years from first production delivery; up to 50 hours of John W. Salm, III, P.E. professional support included. Support. Additional professional support, if requested, will be separately agreed and compensated. <i>Indicative pricing reflects the license rights and workflow content of the prepared corpus, not raw NAS volume.</i>
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John W. Salm, III, P.E. | Manager and Sole Member | J W Salm Engineering, LLC

DEFAULT COMMERCIAL TERMS

Applies to the indicative offerings on Page 1 unless superseded by a definitive written agreement.

LICENSE	Non-exclusive	TERRITORY	Worldwide
DEFAULT TERM	5 years from first production delivery	OWNERSHIP	JWSE retains ownership of the source archive and underlying JWSE intellectual property
DELIVERY	JWSE-approved anonymized packages with manifests and hashes	RAW SOURCE	Not licensed
SUBLICENSING	Not permitted except agreed affiliates subject to identical restrictions	DERIVATIVE DATASETS	Not included unless separately negotiated
EXCLUSIVITY	Not included	PERPETUAL RIGHTS	Not included
PHYSICAL ENGINEERING LIBRARY	Separate Phase II opportunity	PUBLICATION / RESALE OF CORPUS	Not permitted
THIRD-PARTY CONTEXTUAL MATERIALS	Included only where separately cleared and approved	PROFESSIONAL-SERVICE TRANSFER	Not included in the data license
MOST-FAVORED TERMS	None unless separately negotiated	LARGE-SCALE PREPARATION	Separately scoped and allocated before production work begins
COMMERCIAL MODEL USE. Trained model weights and model outputs resulting from permitted training may be commercially deployed, provided the licensed corpus itself is not reconstructed, published, distributed, sublicensed, or used to create a competing data product.			
ANONYMIZATION & RELEASE Selected source materials undergo rights screening and an agreed anonymization process before release. Automated anonymization may use tools operated by JWSE, the licensee, or an approved processor within an agreed controlled environment. JWSE establishes release criteria and retains final approval.		PREPARATION COSTS Large-scale anonymization, conversion, dependency reconstruction, dataset preparation, or other processing beyond the expressly included scope will be separately scoped and allocated between the parties before production work begins.	PRICING BASIS Indicative pricing reflects license rights and unique professional workflow content - not a per-file, per-gigabyte, or per-project valuation. Final pricing is subject to cleared corpus size, permitted use, term, exclusivity, preprocessing, professional-support requirements, and diligence.
INVITATION TO PROPOSE JWSE is inviting licensing proposals against the structure on Page 1. Alternative scope, term, and fee proposals are welcome, subject to the same rights-clearance, anonymization, and JWSE release-approval requirements.			

This offering is by J W Salm Engineering, LLC and is separate from the operating activities of J. W. Salm Engineering, Inc.

NON-BINDING. This indicative term sheet is provided solely for discussion and does not create a license, obligation to transact, or other binding commitment. Any license or other rights arise only under a definitive written agreement executed by the parties.