

Board Information Item

	Information Packet	Board Agenda Information	Board Agenda Action	Board Agenda Consent
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 02/24/2025	<input type="checkbox"/>
Subject:	Act on Guaranteed Maximum Price from Lee Lewis Construction, Inc. for Renovations to the Swim Center			
Contact Person:	Paula Barbaroux, Chief Operations Officer Patty Iuen, Senior Construction Program Manager			
Policy/Code:	CH(LEGAL); CH(LOCAL) CVD(LEGAL)			
Priority and Performance Objective:	Priority 1: Student Achievement and Post Secondary Preparedness Objective 1.3: Safety and Well-Being Priority 4: Strong Financial Stewardship and Internal System Efficiency Objective 4.1: Transparent Financial Stewardship Objective 4.3: Long Range Facility and Capital Management Plan			
Summary:	<p>As part of the 2024 Bond Program (Proposition C), Lee Lewis Construction, Inc. (LLCI) issued the construction package for renovations of the Swim Center to subcontractors. The renovations include the scope of work described in the Bond Program line items for this site that were construction related.</p> <p>Huckabee and LLCI held a pre-bid meeting for subcontractors to review the scope of renovation work, answer questions, and take subcontractors to visit the facility.</p> <p>LLCI received proposals from 37 subcontractors to cover the 14 trade areas involved in this project. LLCI has qualified each proposed subcontractor, reviewed and verified that proposals cover the scope of work, and assembled a Guaranteed Maximum Price (GMP) for the package. The GMP Summary is attached.</p>			

Huckabee and District construction personnel have reviewed LLCI's proposed GMP to verify that it is consistent with the scope of work. LLCI estimates the time to complete the work is 5 months. By contract, the date of substantial completion is July 31, 2025.

The total GMP of \$3,095,956 is the maximum amount that LLCI will receive for the work and items specified in the project. This is \$88,165 over the budget for this scope of work. The primary driver is access to the ceiling over the pool. The District is confident that it can absorb this overage over the course of the bond program.

Attachments:

AIA Document A133-2019 Exhibit A, Guaranteed Maximum Price Amendment for the Swim Center Renovations Project

Guaranteed Maximum Price Summary from LLCI for the Swim Center Renovations Project – Exhibit A

Construction Line Items for the Swim Center

Recommendation:

The recommendation is for the Board of Trustees to approve the Guaranteed Maximum Price (GMP) of \$3,095,956 from Lee Lewis Construction, Inc. for the construction package, which provides renovations to the Swim Center.



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 18th day of February in the year 2025, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as amended dated the 21st day of June in the year 2024 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Renovations to the GCISD Swim Center

THE OWNER:
(Name, legal status, and address)

Grapevine-Colleyville Independent School District
3051 Ira E. Woods Ave.
Grapevine, Texas 76051
Phone: (817) 251-5200
Fax: (817) 251-5375

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Lee Lewis Construction, Inc.
17177 Preston Road, Suite 160
Dallas, Texas 75248
Phone: (972) 818-0700

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum as the term is defined in Article 5.1 of the Agreement, shall not exceed. The Contract Sum consists of the total of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement, plus the general conditions as that term is defined in Article 6.1.5 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Three Million Two Hundred Twenty-Six Thousand Two Hundred Seventy-Four Dollars and no cents (\$ 3,226,274.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

See **Attachment A** – GCISD District Swim Center Renovation

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

Only by agreement of Owner's Board of Trustees

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
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§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

April 2025

The commencement date will be the first business day after the Construction Manager's receipt of the written notice to proceed. The notice to proceed shall not be issued by Architect until the Agreement has been signed by the Construction Manager, approved by the Owner's Board of Trustees, signed by the Owner's authorized representative, and Owner and Architect have received all required payment and performance bonds and insurance, in compliance with Article 11 of the AIA document A201-2017.

Init.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall diligently prosecute and achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

Not later than () calendar days from the date of commencement of the Work.

By the following date: July 2025

Final Completion shall be 30 calendar days after the date of Substantial Completion subject to adjustments of the Contract Time as provided in the Contract Documents.

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 7.3 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Attachment A	GCISD District Swim Center Renovation	2/18/2025	

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Number	Title	Date
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§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures;

implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
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Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Sprinkler Repair and Make Safe	\$2,500.00
Roof Repair	\$5,000.00
Take Down, Protect, Store, and Reinstall Scoreboard	\$25,000.00

§ A.3.1.5.1 The Guaranteed Maximum Price contains an Owner's Contingency. This contingency is for the sole use of the Owner to be used for changes in the scope of the Work and for the betterment of the Project. Owner's authorized representative may approve any expenditure from Owner's Contingency without further Board of Trustees approval. If the Owner's Contingency is not expended or not fully expended, then any unused portion shall belong to the Owner and shall be credited to the Owner in calculating final payment.

§ A.3.1.5.2 The Guaranteed Maximum Price contains a Contractor's Contingency. The Contractor's Contingency is not allocated to any particular item in the Guaranteed Maximum Price and is established for the Contractor's use as may be required for costs incurred in the Work from unforeseeable causes, or details which could not have been anticipated by the Contractor at the time of the Owner's approval of the Guaranteed Maximum Price. Such unforeseeable causes or unanticipated details include, but are not limited to, refinement of details of design within the scope of standards, quality and quantities which are reasonably inferable from the Construction Documents, the correction of minor defects not relating to design, delays in receipt of materials, and additional costs relating to Subcontractor defaults not reimbursed by the Subcontractor's bonding company. The Contractor, with Owner's representative's written approval, may utilize the Contractor's Contingency for any of the above items within the Guaranteed Maximum Price without the necessity of a Change Order, without constituting a Change in the Scope of the Work, and without resulting in any change in the Guaranteed Maximum Price. Any unforeseeable causes or unanticipated details which exceed the Contractor's Contingency shall be borne by the Contractor at the Contractor's sole risk. All savings will accrue and be available for use, only as detailed above, by the Owner, in Owner's sole and absolute discretion. In the final accounting, all supporting documentation for all uses of the Contractor's Contingency shall be provided to Owner. Upon final accounting, all remaining monies in the Contractor's Contingency shall accrue to the Owner.

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

Refer to **Attachment A** - GCISD District Swim Center Renovation

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Refer to **Attachment A** - GCISD District Swim Center Renovation

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

N/A

This Amendment to the Agreement entered into as of the day and year first written above.

ATTEST:

By:

Title:

OWNER *(Signature)*

Shannon Braun President, Board of Trustees
(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

Devin Sherman Chief Estimator - Vice President
(Printed name and title)

Init.

User Notes:

(1214723161)

Additions and Deletions Report for **AIA® Document A133® – 2019 Exhibit A**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 17:14:31 ET on 02/18/2025.

PAGE 1

This Amendment dated the 18th day of February in the year 2025, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum ~~Price~~Price, as amended dated the 21st day of June in the year 2024 (the "Agreement")

...

Renovations to the GCISD Swim Center

...

(Name, legal status, and address)

Grapevine-Colleyville Independent School District
3051 Ira E. Woods Ave.
Grapevine, Texas 76051
Phone: (817) 251-5200
Fax: (817) 251-5375

...

Lee Lewis Construction, Inc.
17177 Preston Road, Suite 160
Dallas, Texas 75248
Phone: (972) 818-0700

...

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum as the term is defined in Article 5.1 of the Agreement, shall not exceed. The Contract Sum consists of the total of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement, plus the general conditions as that term is defined in Article 6.1.5 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Three Million Two Hundred Twenty-Six Thousand Two Hundred Seventy-Four Dollars and no cents (\$ 3,226,274.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

See Attachment A – GCISD District Swim Center Renovation

...

Only by agreement of Owner's Board of Trustees

...

N/A

...

N/A

...

Established as follows:

...

April 2025

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment. The commencement date will be the first business day after the Construction Manager's receipt of the written notice to proceed. The notice to proceed shall not be issued by Architect until the Agreement has been signed by the Construction Manager, approved by the Owner's Board of Trustees, signed by the Owner's authorized representative, and Owner and Architect have received all required payment and performance bonds and insurance, in compliance with Article 11 of the AIA document A201-2017.

PAGE 3

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall diligently prosecute and achieve Substantial Completion of the entire Work:

...

By the following date: July 2025

Final Completion shall be 30 calendar days after the date of Substantial Completion subject to adjustments of the Contract Time as provided in the Contract Documents.

...

N/A

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6-7.3 of the Agreement.

...

Attachment A

GCISD District Swim
Center Renovation

2/18/2025

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<u>Sprinkler Repair and Make Safe</u>	<u>\$2,500.00</u>
<u>Roof Repair</u>	<u>\$5,000.00</u>
<u>Take Down, Protect, Store, and Reinstall</u>	<u>\$25,000.00</u>
<u>Scoreboard</u>	

§ A.3.1.5.1 The Guaranteed Maximum Price contains an Owner’s Contingency. This contingency is for the sole use of the Owner to be used for changes in the scope of the Work and for the betterment of the Project. Owner’s authorized representative may approve any expenditure from Owner’s Contingency without further Board of Trustees approval. If the Owner’s Contingency is not expended or not fully expended, then any unused portion shall belong to the Owner and shall be credited to the Owner in calculating final payment.

§ A.3.1.5.2 The Guaranteed Maximum Price contains a Contractor’s Contingency. The Contractor’s Contingency is not allocated to any particular item in the Guaranteed Maximum Price and is established for the Contractor’s use as may be required for costs incurred in the Work from unforeseeable causes, or details which could not have been anticipated by the Contractor at the time of the Owner’s approval of the Guaranteed Maximum Price. Such unforeseeable causes or unanticipated details include, but are not limited to, refinement of details of design within the scope of standards, quality and quantities which are reasonably inferable from the Construction Documents, the correction of minor defects not relating to design, delays in receipt of materials, and additional costs relating to Subcontractor defaults not reimbursed by the Subcontractor’s bonding company. The Contractor, with Owner’s representative’s written approval, may utilize the Contractor’s Contingency for any of the above items within the Guaranteed Maximum Price without the necessity of a Change Order, without constituting a Change in the Scope of the Work, and without resulting in any change in the Guaranteed Maximum Price. Any unforeseeable causes or unanticipated details which exceed the Contractor’s Contingency shall be borne by the Contractor at the Contractor’s sole risk. All savings will accrue and be available for use, only as detailed above, by the Owner, in Owner’s sole and absolute discretion. In the final accounting, all supporting documentation for all uses of the Contractor’s Contingency shall be provided to Owner. Upon final accounting, all remaining monies in the Contractor’s Contingency shall accrue to the Owner.

...

Refer to Attachment A - GCISD District Swim Center Renovation

...

Refer to Attachment A - GCISD District Swim Center Renovation

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N/A

This Amendment to the Agreement entered into as of the day and year first written above.

ATTEST: _____

By: _____

Title: _____

...

Shannon Braun President, Board of Trustees

Devin Sherman Chief Estimator - Vice President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Emma Huff, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 17:14:31 ET on 02/18/2025 under Order No. 4104244637 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

Emma Huff
(Signed)

Associate Attorney
(Title)

2/18/2025
(Dated)



February 18, 2025

Grapevine Colleyville Independent School District
3051 Ira E. Woods Ave
Grapevine, TX 76051

Attn: Ms. Patricia Iuen
Re: GCISD District Swim Center Renovation

Ms. Iuen,

Please allow this letter to serve as our request for your acceptance of our Guaranteed Maximum Price (GMP). Lee Lewis Construction proposes the GMP construction phase services to complete the base scope of the District Swim Center Renovation for the Guaranteed Maximum Price as listed below per the construction documents prepared by Huckabee Architects dated January 10, 2025. This GMP is based on an anticipated start of construction of April 2025, with an anticipated substantial completion date of July 2025.

Grand Total GMP District Swim Center: \$ 3,226,274.00

Alternates:
Alt. 1 New CO2 & Dry Acid System Add: \$ 40,706.00

Please note that this GMP is valid for 60 days from the date of this letter.
Thank you for this opportunity. Should you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink that reads "Devin Sherman".

Devin Sherman
Chief Estimator – Vice President

Attached: Exhibit A-GMP Recap, Exhibit B-Index of Drawings, Exhibit C-Assumptions and Clarifications, and Exhibit D-RFI Log

LUBBOCK
7810 Orlando Ave
Lubbock, Texas 79423
P 806.797.8400

DALLAS
17177 Preston Road, Suite 160
Dallas, Texas 75248
P 972.818.0700

AUSTIN
P.O. Box 92405
Austin, TX 78709
P 512.369.3921

EXHIBIT A

Proj: GCISD Swim Center Renovation
 Loc: 2305 Pool Rd, Grapevine, TX 76051
 Owner: Grapevine-Colleyville ISD
 Arch: Huckabee
 Bid Date: 1/30/2025

Bldg Area: 27,343 sf
 Site Areas: 0 sf
 Schedule: 5 mo
 ADDENDA (1,2)



Code	Description	Swim Center	Matl's	Labor	Total	\$/Sf
Div 1 Costs					0	0.00
	GENERAL CONDITIONS	231,351			231,351	8.46
	PROJECT STAFF	229,272			229,272	8.39
	COST OF WORK	190,522			190,522	6.97
	PRECONSTRUCTION	5,000			5,000	0.18
	BUILDING PERMIT	BY OWNER			0	0.00
	SURVEY AND LAYOUT	BY OWNER			0	0.00
	TESTING LAB	BY OWNER			0	0.00
					0	0.00
					0	0.00
	ROOF REPAIR ALLOWANCE	5,000			5,000	0.18
	SPEC 26 0100 ELECTRICAL PROVISIONS CONDUITS ALLOWANCE	NA			0	0.00
	SPEC 26 5113 LIGHT FIXTURES ALLOWANCE	NA			0	0.00
	FIRE SPRINKLER MAKE SAFE ALLOWANCE	2,500			2,500	0.09
	TAKE DOWN PROTECT, STORE & REINSTALL SCOREBOARD	25,000			25,000	0.91
	OWNER CONTINGENCY ALLOWANCE	4% INCL BELOW			0	0.00
	CONTRACTORS CONTINGENCY ALLOW.	2% INCL BELOW			0	0.00
					0	0.00
Site Costs					0	0.00
					0	0.00
31D	PLASTIC DUST BARRIER PROTECTION	22,748			22,748	0.83
					0	0.00
Bldg. Costs					0	0.00
					0	0.00
02A	DEMOLITION	7,725			7,725	0.28
03B	MISC HOUSEKEEPING PADS	4,382			4,382	0.16
05C	FALL/PERIMETER PROTECTION	13,572			13,572	0.50
06A	ROUGH CARPENTRY	3,977			3,977	0.15
06C	EXISTING FACILITY PROTECTION	49,494			49,494	1.81
07A	ROOFING	63,573			63,573	2.33
07B	EXPANSION JOINTS	NIC			0	0.00
07C	WATERPROOFING	436			436	0.02
08A	DOORS, FRAMES, HARDWARE	15,781			15,781	0.58
08B	DOOR & HARDWARE INSTALL	1,856			1,856	0.07
08C	GLASS & GLAZING	33,990			33,990	1.24
08D	SECURITY FILM	W/ GLASS			0	0.00
08F	ACCESS DOORS	1,125			1,125	0.04
08G	WALL & DOOR PROTECTION	2,675			2,675	0.10
09A	DRYWALL	19,680			19,680	0.72
09B	PAINTING & SCAFFOLDING	546,161			546,161	19.97
09C	MISC PAINTING	11,217			11,217	0.41
09E	MISC PATCH & REPAIR	20,387			20,387	0.75
10A	SIGNAGE	NONE-EXCLUDED			0	0.00
12B	TELESCOPING BLEACHERS	108,069			108,069	3.95
13A	SWIMMING POOLS	113,173			113,173	4.14
21A	FIRE SPRINKLER	11,852			11,852	0.43
22A	PLUMBING	146,920			146,920	5.37
23A	MECHANICAL	682,730			682,730	24.97
21A	FIRE SPRINKLER	SEE ALLOWANCE			0	0.00
23B	TEST & BALANCE	15,965			15,965	0.58
26A	ELECTRICAL	90,306			90,306	3.30
27A	DATA	8,857			8,857	0.32
27B	INTERCOM	115,762			115,762	4.23
27C	SECURITY	56,175			56,175	2.05
					0	0.00

EXHIBIT A



<i>Proj:</i> GCISD Swim Center Renovation <i>Loc:</i> 2305 Pool Rd, Grapevine, TX 76051 <i>Owner:</i> Grapevine-Colleyville ISD <i>Arch:</i> Huckabee <i>Bid Date:</i> 1/30/2025		<i>Bldg Area:</i> 27,343 sf <i>Site Areas:</i> 0 sf <i>Schedule:</i> 5 mo ADDENDA (1,2)				
Code	Description	Swim Center	Matl's	Labor	Total	\$/Sf
	OK	2,857,234	0	0	2,857,234	104.50
		100.0%	0.0%	0.0%		
		LAB BURDEN	42.00%	42.00%	0	0.00
		Sales Tax	EXEMPT	0.00%	0	0.00
		Sub Total			2,857,234	104.50
		B.R./G.L			45,772	1.67
		Owner Contingency		4.0%	116,120	4.25
		Contractors Contingency		2.0%	58,060	2.12
		Fee		3.75%	115,394	4.22
		Total			3,192,580	116.76
		P & P Bond (Time Adjusted)			33,694	1.23
		Total With Bond			3,226,274	117.99

EXHIBIT A

<i>Proj:</i> GCISD Swim Center Renovation	<i>Bldg Area:</i> 27,343 sf	
<i>Loc:</i> 2305 Pool Rd, Grapevine, TX 76051	<i>Site Areas:</i> 0 sf	
<i>Owner:</i> Grapevine-Colleyville ISD	<i>Schedule:</i> 5 mo	
<i>Arch:</i> Huckabee	<i>ADDENDA (1,2)</i>	
<i>Bid Date:</i> 1/30/2025		

Code	Description	Swim Center	Matl's	Labor	Total	\$/Sf
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ALTERNATES

Alt. #	Description	Subs	Matl's	Labor	Total	\$/Sf
1	NEW CO2 & DRY ACID SYSTEM FOR PH BUFFERING				0	0.00
	GENERAL CONDITIONS				0	0.00
13A	SWIMMING POOLS	36,050			36,050	0.00
					0	0.00
	OK	36,050	0	0	36,050	0.00
		100.0%	0.0%	0.0%		
		LAB BURDEN	42.00%	42.00%	0	0.00
		Sales Tax		0.00%	0	0.00
		Sub Total			36,050	0.00
		B.R./G.L			578	0.00
		Owner Contingency		4.0%	1,465	0.05
		Contractors Contingency		2.0%	733	0.03
		Fee		3.75%	1,456	0.00
				Total	40,281	0.00
				P & P Bond (Time Adjusted)	425	
				Total With Bond	40,706	



17177 Preston Rd., Ste. 160 | Dallas, TX 75248
Office: 972.818.0700 | Fax: 972.818.0706

**Grapevine-Colleyville Independent School District
District Swim Center Renovation**

INDEX OF DRAWINGS			
Sheet	Description	Date	Revision
	GENERAL		
G1.1	COVER SHEET	1/10/2025	
G1.2	GENERAL DATA	1/10/2025	Addm 01 - 1/23/2024
	ARCHITECTURAL		
AD1.1	DEMOLITION FLOOR PLAN	1/10/2025	
AD2.1	DEMOLITION REFLECTED CEILING PLAN	1/10/2025	
	ARCHITECTURAL		
A1.1	FLOOR PLAN - FIRST FLOOR	1/10/2025	Addm 01 - 1/23/2024
A2.1	REFLECTED CEILING PLAN	1/10/2025	
A7.1	ROOF PLAN	1/10/2025	
	MECHANICAL		
M1.01	MECHANICAL SCHEDULE	1/10/2025	
M2.01	FLOOR PLAN - FIRST FLOOR - H.V.A.C.	1/10/2025	
	ELECTRICAL		
E1.01	ELECTRICAL SYMBOL LEGENDS AND DETAILS	1/10/2025	
E2.01	FLOOR PLAN - FIRST FLOOR - POWER	1/10/2025	
	PLUMBING		
P2.01	FLOOR PLAN - FIRST FLOOR - PLUMBING	1/10/2025	
P2.02	FLOOR PLAN - EQUIPMENT ROOM - PLUMBING	1/10/2025	
	TECHNOLOGY		
T0.00	TECHNOLOGY - INDEX SHEET	1/10/2025	
T1.01	TECHNOLOGY - FLOOR PLAN - FIRST FLOOR	1/10/2025	Addm 01 - 1/23/2024
T5.00	TECHNOLOGY - DETAILS	1/10/2025	Addm 01 - 1/23/2024
T6.00	TECHNOLOGY - SECURITY DETAILS	1/10/2025	
T6.01	TECHNOLOGY - SECURITY SCHEDULES	1/10/2025	
	AQUATICS		
AQ0 0	POOL REFERENCE PLAN	1/10/2025	
AQ1 0	POOL DEMOLITION PLAN	1/10/2025	
AQ1 1	POOL MECHANICAL EXISTING CONDITIONS	1/10/2025	
AQ2 0	POOL RENOVATION PLAN	1/10/2025	
AQ2 1	POOL RENOVATION DETAILS	1/10/2025	
AQ2 2	POOL RENOVATION DETAILS	1/10/2025	
AQ3 0	POOL SYSTEMS SCHEMATIC	1/10/2025	
END OF SWIM CENTER - INDEX OF DRAWINGS			


SPECIFICATIONS			
	DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS		
00 0115	LIST OF DRAWING SHEETS	1/10/2025	
00 2116	INSTRUCTIONS TO PROPOSERS	1/10/2025	
00 7343	WAGE RATE REQUIREMENTS	1/10/2025	
00 7373	STATUTORY REQUIREMENTS	1/10/2025	
	DIVISION 01 - GENERAL REQUIREMENTS		
01 1100	SUMMARY OF WORK	1/10/2025	
01 1400	WORK RESTRICTIONS	1/10/2025	
01 2100	ALLOWANCES	1/10/2025	
01 2300	ALTERNATES	1/10/2025	
01 3000	ADMINISTRATIVE REQUIREMENTS	1/10/2025	
01 3216	CONSTRUCTION PROGRESS SCHEDULE	1/10/2025	
01 4000	QUALITY REQUIREMENTS	1/10/2025	
01 4100	REGULATORY REQUIREMENTS	1/10/2025	
01 4516	CONTRACTOR'S QUALITY CONTROL	1/10/2025	
01 5000	TEMPORARY FACILITIES AND CONTROLS	1/10/2025	
01 6000	PRODUCT REQUIREMENTS	1/10/2025	
01 7800	CLOSEOUT SUBMITTALS	1/10/2025	
01 7900	DEMONSTRATION AND TRAINING	1/10/2025	
	DIVISION 02 - EXISTING CONDITIONS		
02 4100	DEMOLITION		
	DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES		
06 1000	ROUGH CARPENTRY	1/10/2025	
	DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
07 0150.19	PREPARATION FOR RE-ROOFING	1/10/2025	
07 9200	JOINT SEALANTS	1/10/2025	
	DIVISION 08 - OPENINGS		
08 4313	ALUMINUM-FRAMED STOREFRONTS	1/10/2025	
08 8000	GLAZING	1/10/2025	
08 8723	SECURITY FILMS	1/10/2025	
	DIVISION 09 - FINISHES		
09 5100	ACOUSTICAL CEILINGS	1/10/2025	
09 9000	PAINTING AND COATING	1/10/2025	
	DIVISION 12 - FURNISHINGS		
12 3200	MANUFACTURED WOOD CASEWORK	1/10/2025	
12 3600	COUNTERTOPS	1/10/2025	
12 6613	TELESCOPING BLEACHERS	1/10/2025	
	DIVISION 13 - SPECIAL CONSTRUCTION		
13 1100	SWIMMING POOLS	1/10/2025	
13 1105	SELECTIVE DEMOLITION	1/10/2025	
	DIVISION 21 - FIRE SUPPRESSION		
21 0000	MECHANICAL SPECIAL PROVISIONS	1/10/2025	
21 0100	WORK IN EXISTING BUILDINGS	1/10/2025	
21 1100	AUTOMATIC SPRINKLER SYSTEM PIPING	1/10/2025	
21 1300	AUTOMATIC SPRINKLER SYSTEM	1/10/2025	
	DIVISION 22 - PLUMBING		
22 0700	PLUMBING INSULATION	1/10/2025	
22 1000	PLUMBING PIPING	1/10/2025	
22 2000	PLUMBING VALVES, STRAINERS AND UNIONS	1/10/2025	
22 3000	PLUMBING	1/10/2025	
	DIVISION 23 - HEATING, VENTILATING AND AIR-CONDITIONING (HVAC)		
23 0700	HVAC INSULATION	1/10/2025	
23 2000	HVAC PUMPS AND PIPING	1/10/2025	Addm 01 - 1/23/2024
23 2010	HVAC VALVES STRAINERS & UNIONS	1/10/2025	
23 3000	HVAC AIR DISTRIBUTION	1/10/2025	
23 7000	CENTRAL POOL DEHUMIDIFICATION UNIT	1/10/2025	
23 8000	UNITARY HEATING VENTILATING AND AIR CONDITIONING EQUIPMENT	1/10/2025	
23 9000	DDC ENERGY MANAGEMENT SYSTEM	1/10/2025	
23 9900	TESTING BALANCING AND COMMISSIONING	1/10/2025	
	DIVISION 26 - ELECTRICAL		
26 0100	ELECTRICAL SPECIAL PROVISIONS	1/10/2025	
26 0110	WORK IN EXISTING BUILDINGS	1/10/2025	
26 0519	LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	1/10/2025	
26 0526	GROUNDING & BONDING FOR ELECTRICAL SYSTEMS	1/10/2025	
26 0529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	1/10/2025	
26 0533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	1/10/2025	
26 0900	INSTRUMENTATION & CONTROL FOR ELECTRICAL SYSTEMS	1/10/2025	
26 2416	PANELBOARDS	1/10/2025	
26 2726	WIRING DEVICES	1/10/2025	
26 2813	FUSES	1/10/2025	
26 2816	ENCLOSED SWITCHES	1/10/2025	
26 5113	LIGHTING FIXTURES	1/10/2025	
	DIVISIONS 24 - 25 NOT USED		
	DIVISION 27 - COMMUNICATIONS		
27 0000	GENERAL TECHNOLOGY REQUIREMENTS	1/10/2025	

EXHIBIT B

27 0500	COMMUNICATIONS GENERAL REQUIREMENTS	1/10/2025	
27 0528	PATHWAYS FOR TECHNOLOGY SYSTEMS	1/10/2025	
27 0537	FIRESTOPPING FOR TECHNOLOGY SYSTEMS	1/10/2025	
27 1100	COMMUNICATIONS EQUIPMENT ROOMS	1/10/2025	
27 1300	COMMUNICATIONS BACKBONE CABLING	1/10/2025	
27 1500	COMMUNICATIONS HORIZONTAL CABLING	1/10/2025	
27 4000	AV MULTIMEDIA GENERAL REQUIREMENTS	1/10/2025	
27 4100	AUDIO VISUAL SYSTEMS	1/10/2025	
27 5113	PAGING SYSTEM	1/10/2025	Addm 01 - 1/23/2024
27 6000	PHYSICAL SECURITY GENERAL REQUIREMENTS	1/10/2025	
27 6200	ELECTRONIC ACCESS CONTROL SYSTEM	1/10/2025	
27 6400	VIDEO SURVEILLANCE SYSTEM	1/10/2025	
27 6600	INTRUSION DETECTION SYSTEM	1/10/2025	
	DIVISION 28 – ELECTRONIC SAFETY AND SECURITY - W/ ABOVE		
	DIVISIONS 29 – 30 NOT USED		
	DIVISION 31 – NOT USED		
	DIVISION 32 – NOT USED		
	DIVISION 33 - NOT USED		
	DIVISIONS 34-39 - NOT USED		
END OF SWIM CENTER - SPECIFICATIONS			

EXHIBIT B

ADDENDA		
1	Addendum 1	1/23/2025
	NONE	

	Assumptions and Clarifications
1	We have included VersaTract System Telescoping Bleachers within this GMP.
2	Building permit is excluded from this GMP.
3	Testing of materials is excluded from this GMP.
4	Repairing or replacing existing pool decking is not included within this GMP.
5	Replastering / remediation of the pool flooring is not included in this GMP.

No.	Facility	Project Type	Description of Request and Reason
A11.100	SWIM CENTE	Ceiling	Paint ceiling of the natatorium. Large paint chips fall in the water and pool deck on a regular basis. Must remove scoreboard due to dust generated during painting prep process.
A11.101	SWIM CENTE	Basement	Replace and paint all cast iron fire sprinkler lines, Gas Lines and sewer lines due to corrosion
A11.102	SWIM CENTE	Basement	Replace metal couplings and bolts associated with filtration system.
A11.103	SWIM CENTE	Basement	Replace 80 Gallon NST hot water tank and fittings due to corrosion/rust
A11.104	SWIM CENTE	Basement	Replace heating supply, return lines and valves in basement due to corrosion/rust.
A11.105	SWIM CENTE	Basement	Replace fittings, lines and valves on the hot water service line due to corrosion/rust
A11.107	SWIM CENTE	Pool Area	Replace ADA lift with portable ADA lift. Hard to find replacement parts for existing lift due to age.
A11.108	SWIM CENTE	HVAC	Increase the size of the exhaust fans on pool deck. Needs higher CFM to address the humidity.
A11.110	SWIM CENTE	Swim Center	Replace main Air Handler in basement for heating and cooling pool area
A11.116	SWIM CENTE	Basement	Inspect, update, recondition lift station in basement.
A11.118	SWIM CENTE	Swim Center	Replace Chilled water pump
A11.119	SWIM CENTE	Swim Center	Replace Heating water pump
A11.120	SWIM CENTE	Swim Center	Mechanical room space heater
A11.121	SWIM CENTE	Swim Center	Add mechanical outside air dampers that close in freezing weather
A11.122	SWIM CENTE	Doors	Replace exterior exit doors (doors 1 - front door and doors 3 - near pump room) These doors need constant repair
A11.129	SWIM CENTE	Foyer Area	Repair roof in foyer area. Leaks in heavy rain.
A11.136	SWIM CENTER		Install a Chlorine Evacuator System to reduce the Chlorine contaminants from the HVAC return air system to prolong the life of the Swim Center equipment.
A11.700.104	SWIM CENTER		Replace outdated R-22 a/c unit serving lobby.
A11.700.105	SWIM CENTER		Replace Pool Dehumidification Unit
A11.700.108	SWIM CENTER		Replace outdated (100A-300A) electrical branch panels
A11.109	SWIM CENTE	HVAC	Replace UV systems with new UV systems. UV systems under constant maintenance and repair
A11.134	SWIM CENTE	Pool Vavles i	Replace two (2) large shut off valves in pool pump room that do not completely close into shut off position anymore. Pool will need to be drained to replace the valves.
A11.700.103	SWIM CENTER		Replace Heating Water Pool Boiler
A11.700.106	SWIM CENTER		Replace mechanical gas fired heaters
A11.114	SWIM CENTE	Extendable B	Replace retractable Bleachers, cracked seats, rusting metal due to environment.

D01.111 District wide - maintain access control and related security equipment