

Board Information Item

Information Packet	Board Agenda Information	Board Agenda Action	Board Agenda Consent
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		02/23/2026	

Subject: Consider and Approve the Guaranteed Maximum Price from Lee Lewis Construction, Inc. for Construction Package 4, Renovations for Grapevine High School

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 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: As part of the 2024 Bond Program (Proposition A), Lee Lewis Construction, Inc. (LLCI) issued the construction package to perform renovations at Grapevine High School. The renovations cover the scope of work described in the Bond Program line items for this campus, per the attachment.

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 campus.

LLCI received proposals from 53 subcontractors to cover the 26 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. Huckabee and District construction personnel have reviewed LLCI's proposed GMP to verify that it is consistent with the

scope of work and the project manual and drawings. LLCI estimates the time to complete the work is 17 months. By contract, the date of substantial completion is August 1, 2027.

The total GMP of \$14,429,160 is within budget. This is the maximum amount that LLCI will receive for the work and items specified in the project.

Attachments:

AIA Document A133-2019 Exhibit A, Guaranteed Maximum Price Amendment for the Multicampus Renovations Project with Guaranteed Maximum Price Summary from LLCI – Exhibit A

Construction Line Items Spreadsheet

Recommendation:

The recommendation is for the Board of Trustees to approve the Guaranteed Maximum Price (GMP) of \$14,429,160 from Lee Lewis Construction, Inc. for Construction Package 4, Renovations for Grapevine High School.



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 28th day of April 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)

GCISD Package 4
Grapevine High School Renovations

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

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.

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 Fourteen Million Four Hundred Twenty-Nine Thousand One Hundred Sixty Thousand Dollars and No Cents (\$ 14,429,160.00), 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** – Package 4 Grapevine High School Renovations

§ 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
N/A	\$ 0.00

§ 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	\$ 0.00	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	N/A	\$ 0.00

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 1, 2026

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.

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User Notes:

(1165249072)

§ 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: August 1, 2027

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 Package 4 Grapevine High School Renovations	2/11/2026	1-8

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

See Attachment A – GCISD Package 4 Grapevine High School Renovations

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.)

See Attachment A – GCISD Package 4 Grapevine High School Renovations

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
N/A	N/A	N/A

Other identifying information:

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

Item	Price
Temporary Shoring Allowance	\$ 25,000.00
Door Hardware Allowance	\$ 6,250.00
Elevator Modernization Allowance	\$0.00

§ 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.)

See **Attachment A** – GCISD Package 4 Grapevine High School Renovations

§ 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.)

See **Attachment A** – GCISD Package 4 Grapevine High School Renovations

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)

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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 12:33:57 on 02/13/2026.

PAGE 1

This Amendment dated the 28th day of April 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")

...

GCISD Package 4
Grapevine High School Renovations

...

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

...

(Name, legal status, and address)

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 Fourteen Million Four Hundred Twenty-Nine Thousand One Hundred Sixty Thousand Dollars and No Cents (\$ 14,429,160.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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See Attachment A – Package 4 Grapevine High School Renovations

...
Only by agreement of Owner’s Board of Trustees

...
N/A

\$ 0.00

...
N/A

\$ 0.00

N/A

...
N/A

N/A

\$ 0.00

...
 Established as follows:

...
April 1, 2026

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.

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§ 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: August 1, 2027

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 Package 4
Grapevine High School
Renovations

2/11/2026

1-8

...

See Attachment A – GCISD Package 4 Grapevine High School Renovations

...

See Attachment A – GCISD Package 4 Grapevine High School Renovations

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N/A

N/A

N/A

...

<u>Temporary Shoring Allowance</u>	<u>\$ 25,000.00</u>
<u>Door Hardware Allowance</u>	<u>\$ 6,250.00</u>
<u>Elevator Modernization Allowance</u>	<u>\$0.00</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.

...

See Attachment A – GCISD Package 4 Grapevine High School Renovations

...

See Attachment A – GCISD Package 4 Grapevine High School Renovations

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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 12:33:57 on 02/13/2026 under Order No. 20250153803 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)

2.13.2026

(Dated)

ATTACHMENT A



February 11, 2026

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

Attn: Ms. Patricia Iuen
Re: GCISD Package 4 Grapevine High School Renovations

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 Grapevine High School Renovations for the Guaranteed Maximum Price as listed below per the construction documents prepared by Huckabee Architects dated December 15, 2025. This GMP is based on an anticipated start of construction of April 2025, with an anticipated substantial completion date of August 2027.

GMP #1 Grapevine High School Early Electrical Package:	\$ 239,058.00
GMP #2 Grapevine High School Renovations:	\$ 14,190,102.00
<hr/>	
Grand Total Package 4 Grapevine High School Renovations:	\$ 14,429,160.00

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-Index of Drawings, Exhibit B-GMP Recap, 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



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

**Grapevine-Colleyville ISD
2026 Bond Work - Package 4 Multi-Campus Renovations**

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01 1400	WORK RESTRICTIONS	12/15/2025	
01 2100	ALLOWANCES	12/15/2025	
01 3000	ADMINISTRATIVE REQUIREMENTS	12/15/2025	
01 3216	CONSTRUCTION PROGRESS SCHEDULE	12/15/2025	
01 4000	QUALITY REQUIREMENTS	12/15/2025	
01 4100	REGULATORY REQUIREMENTS	12/15/2025	
01 4516	CONTRACTOR'S QUALITY CONTROL	12/15/2025	
01 4533	CODE-REQUIRED QUALITY CONTROL	12/15/2025	
01 5000	TEMPORARY FACILITIES AND CONTROLS	12/15/2025	
01 6000	PRODUCT REQUIREMENTS	12/15/2025	
01 6210	SCHEDULE OF MATERIALS AND COLORS	12/15/2025	
01 7000	EXECUTION AND CLOSEOUT REQUIREMENTS	12/15/2025	
01 7800	CLOSEOUT SUBMITTALS	12/15/2025	
01 7900	DEMONSTRATION AND TRAINING	12/15/2025	
	DIVISION 02 - EXISTING CONDITIONS		
02 4100	DEMOLITION	12/15/2025	
	DIVISION 03 - CONCRETE		
03 1000	CONCRETE FORMING AND ACCESSORIES	12/15/2025	
03 2000	CONCRETE REINFORCING	12/15/2025	
03 3000	CAST-IN-PLACE CONCRETE	12/15/2025	
	DIVISION 04 - MASONRY		
04 0100	MAINTENANCE OF MASONRY	12/15/2025	
04 0511	MASONRY MORTARING AND GROUTING	12/15/2025	
04 2000	UNIT MASONRY		
	DIVISION 05 - METALS	12/15/2025	
05 1200	STRUCTURAL STEEL FRAMING	12/15/2025	
05 3100	STEEL DECKING	12/15/2025	
05 4000	COLD-FORMED METAL FRAMING	12/15/2025	
05 5000	METAL FABRICATIONS	12/15/2025	
05 5213	PIPE AND TUBE RAILINGS	12/15/2025	
	DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
07 2100	THERMAL INSULATION	12/15/2025	
07 2200	ROOF AND DECK INSULATION	12/15/2025	
07 3113	ASPHALT SHINGLES	12/15/2025	
07 5216	SBS MODIFIED BITUMINOUS ROOFING	12/15/2025	ADDM 02-1/19/2026
07 6113	STANDING SEAM SHEET METAL ROOFING	12/15/2025	
07 6200	SHEET METAL FLASHING AND TRIM	12/15/2025	
07 7200	ROOF ACCESSORIES	12/15/2025	
07 8400	FIRESTOPPING	12/15/2025	
07 9200	JOINT SEALANTS	12/15/2025	
07 9513	EXPANSION JOINT COVER ASSEMBLIES	12/15/2025	
	DIVISION 08 - OPENINGS		
08 1113	HOLLOW METAL DOORS AND FRAMES	12/15/2025	
08 1416	FLUSH WOOD DOORS	12/15/2025	
08 4313	ALUMINUM FRAMED STOREFRONTS	12/15/2025	
08 7100	DOOR HARDWARE	12/15/2025	
08 8000	GLAZING	12/15/2025	
08 8813	FIRE-RATED GLAZING	12/15/2025	
	DIVISION 09 - FINISHES		
09 2116	GYPSUM BOARD ASSEMBLIES	12/15/2025	
09 5100	ACOUSTICAL CEILINGS	12/15/2025	
09 9000	PAINTING AND COATING	12/15/2025	
	DIVISION 11 - EQUIPMENT		
11 4000	FOODSERVICE EQUIPMENT	12/15/2025	

11 6100	THEATRICAL EQUIPMENT	12/15/2025	
	DIVISION 14 - CONVEYING EQUIPMENT	12/15/2025	
14 2400	HYDRAULIC ELEVATORS	12/15/2025	
14 4216	VERTICAL WHEELCHAIR LIFTS	12/15/2025	
	DIVISION 21 – FIRE SUPPRESSION		
21 0000	ELECTRICAL SPECIAL PROVISIONS	12/15/2025	
21 0100	WORK IN EXISTING BUILDINGS	12/15/2025	
	DIVISION 22 – PLUMBING		
22 0700	PLUMBING INSULATION	12/15/2025	
22 1000	PLUMBING PIPING	12/15/2025	
22 2000	PLUMBING VALVES, STRAINERS & UNIONS	12/15/2025	
22 3000	PLUMBING	12/15/2025	
	DIVISION 23 – HEATING, VENTILATING AND AIR-CONDITIONING (HVAC)		
23 0700	HVAC INSULATION	12/15/2025	
23 2000	HVAC PIPING	12/15/2025	
23 2010	HVAC VALVES STRAINERS AND UNIONS	12/15/2025	
23 3000	HVAC AIR DISTRIBUTION	12/15/2025	
23 5000	HEATING WATER BOILER	12/15/2025	
23 6000	CENTRAL COOLING EQUIPMENT	12/15/2025	
23 7000	CENTRAL AIR CONDITIONING EQUIPMENT	12/15/2025	
23 8000	UNITARY HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT	12/15/2025	
23 9000	DDC ENERGY MANAGEMENT SYSTEM	12/15/2025	
23 9900	TESTING, BALANCING AND COMMISSIONING	12/15/2025	
	DIVISION 26 - ELECTRICAL		
26 0100	ELECTRICAL SPECIAL PROVISIONS	12/15/2025	
26 0110	WORK IN EXISTING BUILDINGS	12/15/2025	
26 0519	LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	12/15/2025	
26 0526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	12/15/2025	
26 0529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	12/15/2025	
26 0533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	12/15/2025	
26 0800	COMMISSIONING OF ELECTRICAL SYSTEMS	12/15/2025	
26 0900	INSTRUMENTATION AND CONTROL FOR ELECTRICAL SYSTEMS	12/15/2025	
26 0943	DIGITAL LIGHTING CONTROL SYSTEM	12/15/2025	
26 2000	LOW VOLTAGE TRANSFORMERS	12/15/2025	
26 2416	PANELBOARDS	12/15/2025	
26 2726	WIRING DEVICES	12/15/2025	
26 2813	FUSES	12/15/2025	
26 2816	ENCLOSED SWITCHES	12/15/2025	
26 5113	LIGHTING FIXTURES	12/15/2025	
	DIVISION 27 – COMMUNICATIONS		
27 0010	GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS	12/15/2025	
27 0533	PATHWAYS FOR COMMUNICATIONS SYSTEMS	12/15/2025	
27 1000	STRUCTURED CABLING SYSTEM	12/15/2025	
27 2000	NETWORK ELECTRONICS	12/15/2025	
27 4100	INTEGRATED AUDIO-VISUAL SYSTEMS	12/15/2025	
27 5123	INTERCOMMUNICATIONS SYSTEM	12/15/2025	
	DIVISION 28 – ELECTRONIC SAFETY AND SECURITY		
28 0010	GENERAL REQUIREMENTS FOR SECURITY SYSTEMS	12/15/2025	
28 0533	PATHWAYS FOR SECURITY SYSTEMS	12/15/2025	
28 1000	ACCESS CONTROL SYSTEM	12/15/2025	
28 2000	VIDEO SURVEILLANCE SYSTEM	12/15/2025	
38 4600	FIRE DETECTION AND ALARM	12/15/2025	
28 4610	FIRE ALARM SYSTEM EXTENSION	12/15/2025	
	DIVISION 32 – EXTERIOR IMPROVEMENTS		
32 3136	SECURITY GATES AND BARRIERS	12/15/2025	
END OF SPECIFICATIONS			

ADDENDA

140 Pages	Addendum 01	1/9/2026	
22 Pages	Addendum 02	1/19/2026	

Assumptions and Clarifications

1	Rock excavation is excluded from this GMP.
2	This proposal excludes any and all asbestos abatement.
3	Architectural intent is excluded from this GMP.
4	This GMP excludes any implied work. We have included only work that is clearly indicated on the drawings within this GMP.
5	This proposal excludes any and all permitting and impact fees, in addition to materials testing laboratory services.
6	This GMP excludes any and all furniture moving.
7	Casing of piers is excluded from this GMP.

RFI #	Campus	Dwg / Spec / Bid Pkg	Item Description	Date Initiated	Answer	Response Date	Open/Closed
RFI - #01		11 61 00 Stage Curtains	Stage Curtains 116100 are there any elevations of the stages in the schools?	12/23/2025	Refer to RFI #6 for All curtain heights. Contractor to field verify to confirm heights.		Open
RFI - #02	GHS	Wheelchair Lift	It appears that the only school with a wheelchair lift is the high school. Can you please confirm?	12/23/2025	That is correct. Only GHS has the wheelchair lift.		Open
RFI - #03	O.C. Taylor ES	A3.01	On page A3.01 (door schedule) It list frame type C, D, and E as hollow metal. Are those supposed to be aluminum storefront?	1/2/2026	Hollow metal frames are correct, there are NO aluminum storefront.		Open
RFI - #04	All	Flooring	I reviewed the plans and specifications for each location, but at this time I'm not seeing any scope that appears to fall under resinous flooring/sealed concrete. I wanted to confirm there is none.	1/2/2026	There is NO resinous and/or sealed concrete flooring scope in Package 4.		Open
RFI - #05	All	TAB Spec	It would appear TAB specs are missing. In most trades, might not be a big deal. However, in TAB it means you're submitting prices on work you're not eligible for. Currently our section is skipped over in the specs (230593). Thank you.	1/12/2026	Refer to Project Manual Section 23 9900 "Testing Balancing and Commissioning"		Open
RFI - #06	Grapevine ES, Glenhope ES, OC Taylor ES & Timberline ES	Stage Curtains	Please provide stage curtain heights at all locations that apply.	1/9/2026	BCES = 10' - 8" ALL curtains, OCTI = 10' - 8" ALL curtains, GHES = 13' - 0" ALL curtains, GES = 13' - 0" ALL curtains, TES = 13' - 0" ALL curtains. Contractor to Field Verify prior to ordering new curtains.		Open
RFI - #07	GHS	Housekeeping Pads	Please add that the housekeeping pads at the boiler room are needing to be replaced.	1/9/2026	Sheet MP2.04, Remove and Replace the existing housekeeping pad under boiler-3, refer to details on Sheet MP1.02 for new 4" concrete pad.		Open
RFI - #08	All	Roofing	Please provide existing roof decking information.	1/9/2026	All campuses appear to have metal decking.		Open
RFI - #09	Glenhope ES, Grapevine ES, O.C. Taylor ES	Door Replacements	Please provide information regarding wall tile replacement where corridor doors are being replaced, along with rubber base reinstallation and tack strips.	1/9/2026	This information will be forthcoming in a Post-Bid Addendum.		Open
RFI - #10	GHS	Fencing	There are no fence or gate details on any of the plan sets. Can you give me some direction on what you want me to bid?	1/9/2026	There is no fence scope at ALL campuses. There is an accordion gate at GHS. Refer to sheet: A3.01 "Folding Scissor Security Gate Detail & Elevations"		Open
RFI - #11	All That Apply	07 2200 – 4 ROOF AND DECK INSULATION	2.02 ACCESSORIES C. INSULATION ADHESIVE: Options listed don't include hot asphalt however it's noted on the drawings. Can we use low rise foam insulation adhesive in lieu of hot asphalt? UL Class A	1/15/2026	Asphalt should be in the base bid for the adhesion and the low rise foam can be submitted after the projects are awarded.		Open
RFI - #12	All That Apply	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	Uplift Pressures for ASCE 7 1.05 DELIVERY, STORAGE, AND HANDLING Please confirm what the maximum live loads are that is specified for loading materials on roof for day of install.	1/15/2026	We need to discuss the maximum live loads for this as to not overload areas of course.		Open
RFI - #13	All That Apply	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	1.08 WARRANTY Contractor's Warranty – are the annual inspections only to occur during the 1st 2-years or is this for the life of the 20-year warranty?	1/15/2026	The first 2 years, however the workmanship warranty should be for 5 years.		Open
RFI - #14	All That Apply	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	PART 2 – PRODUCTS 2.01 PRIMARY MATERIALS All SBS modified bitumen products listed are for torch applications however the rest of the bid package specified hot asphalt. Please confirm which application method is acceptable for the schools with roof replacement specs. If this not an option, please provide the exact products you would like for hot asphalt applications.	1/15/2026	The first layer of 2.2" insulation should be fully adhered in asphalt if it over a concrete deck of course the deck would need to be tested for a pull test prior to. (The shovel test would suffice). All subsequent layers of iso 2.2" poly iso, tapered insulation coverboard, base ply with hot asphalt. The cap sheet should be torch applied only.		Open
RFI - #15	All That Apply	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	2.05 RELATED MATERIALS I. Single Ply Flashing Membrane: 60 mil minimum, PVC or KEE membrane fully adhered to plywood or coverboard wall substrates receiving roof flashings in excess of 24" in height. Is this a part of the roof design? The rest of the bid package is SBS so maybe this is a typo, please confirm.	1/15/2026	The 60 MIL PVC fully adhered membrane can be adhered over the plywood or coverboard. Yes this should be part of the design if there is a counterflashing in place to separate the modified bitumen base/wall flashings and the PVC.		Open
RFI - #16	All That Apply	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	3.04 ROOF MEMBRANE INSTALLATION B. Base membrane application states embed the base ply by torching however the drawings state using Type 4 hot asphalt. Please confirm which application method is acceptable or would both be acceptable since all the listed manufacturers have equal products for both application methods.	1/15/2026	Base ply with type IV asphalt.		Open

RFI #	Campus	Dwg / Spec / Bid Pkg	Item Description	Date Initiated	Answer	Response Date	Open/Closed
RFI - #17	All That Apply	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	3.04 – Scupper Flashing States this is flashed using a 3-course PMMA application however the drawings show installing modified membrane to primed surfaces to waterproofing thru-wall scuppers. Which method is the correct or are both acceptable following manufacturers guidelines?	1/15/2026	Both are acceptable following manufacturers guidelines.		Open
RFI - #18	All That Apply	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	3.09 - 3.09 STRUCTURAL PIPE FLASHINGS AND HOSE BIBS Same question as above. Drawings show traditional lead flashing detail but the spec says use PMMA. Both are acceptable or which one is required?	1/15/2026	Use PMMA so that it is included in the warranty.		Open
RFI - #19	All That Apply	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	3.10 KITCHEN EXHAUST FANS Is the PMMA a sacrificial layer to protect the main roof at all kitchen exhaust fans?	1/15/2026	Yes		Open
RFI - #20	All That Apply	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	3.13 FIELD QUALITY CONTROL Who is the roofing consultant on the project?	1/15/2026	Wharry Engineering		Open
RFI - #21	GHS	07 5216 – 1 SBS MODIFIED BITUMINOUS ROOFING	3.11 THROUGH WALL FLASHING INSTALLATION Is all the TWF being replaced? Roof Phasing Plan – 2026 to 2027 Please provide specifics on which roof sections are required to be replaced in summer 2026 vs summer 2027.	1/15/2026	Not all TWF is to be replaced. The only TWF that will need to be replaced is where the flashing heights above the finished roof will not be meet or exceed 8".		Open
RFI - #22	GHS	Roofing	Can you confirm all the structural deck types included in this RFP are structural steel as noted on the drawings? If there are other structural deck types (i.e., wood, structural concrete, gypsum, LWIC with corrugated metal, tectum, etc.) please confirm which roofs have these existing conditions.	1/15/2026	As far as we can tell all decks are metal decking.		Open
RFI - #23	GHS	Roofing	Are roof drains being replaced? Or just flashed into?	1/15/2026	Roof drains are existing to remain, flash into them.		Open
RFI - #24	All That Apply	Utilities	Please provide specifications for underground utilities	1/15/2026	Refer to Civil Sheet C0.01 for information.		Open

Grapevine HS

\$16,653,274

H02.101 - Replace existing venting hood in kitchen. Update mechanical system to	\$382,481
H02.102 - Replace sheet rock ceiling in kitchen with drop ceiling due to	\$76,496
H02.103 - Kitchen - Add HVAC to provide necessary cooling, current system not	\$191,241
H02.105 - Replace old condenser pumps #3 and #4, due to condition and age	\$152,992
H02.106 - Replace AHU's 1-13. Old building Admin Area -Verify locations	\$994,451
H02.107 - Replace control air compressor dryer in the north mechanical room - 700	\$55,077
H02.109 - Tennis Courts - Replace failing railroad tie retaining walls	\$248,613
H02.140 - 700 Hall - Install a second heating boiler and pump. Currently no	\$1,529,924
H02.142 - Tennis Clubhouse - Replace RTU	\$53,547
H02.156 - Install the two Aaon RTU's - Confirm Location	\$107,095
H02.204 - Auditorium - Replace aging stage/pit lift - ada accessibility- Full	\$114,744
H02.293 - Allowance to complete modernization of (2) elevators -	\$550,773
H02.295 - Roofing Replacement - exclude 300 Hall & MAC / include Tennis if	\$8,223,342
H02.296 - Replace 2 Trane R22 Split Systems	\$119,334
H02.700.118 - Replace WC chiller (#3); 150 tons.	\$382,481
H02.700.122 - Replace Recirculating Pump (Boiler pump #2)	\$45,898
H02.700.124 - Replace outdated (400A-600A) branch panels	\$24,344
H02.700.126 - Replace outdated (112.5kVA-300kVA) transformers	\$152,809
H02.700.127 - Replace outdated disconnect switches	\$19,479
H02.700.129 - Replace outdated (100A-300A) branch panels	\$95,222
H02.700.130 - Replace outdated (2000A+) distribution panels	\$59,667
H02.700.131 - Replace outdated (30kVA-75kVA) transformers	\$44,362
H02.700.144 - Replace Gas Fired Water Heaters. (5) -100 Gallon 199 Input (2) -	\$428,379
H02.185 - 700 Hall - Add 8 new cameras with SD cards & cabling	\$29,375
H02.276 - Parking Lot Attendant Shack - Add Camera (needs to be placed on	\$3,672
H02.182 - Add 8 new cameras with SD cards & cabling - 4 Exterior / 4 Interior -	\$29,375
H02.215 - Add accordion type doors/gates at Roll Up Doors so when	\$2,447,878
D01.152 - Evaluate and Refurbish Stage Rigging - Verify Qty	
D01.171 - 3 New Cameras in Cafeteria	\$9,843
D01.236 - Retrofit roof hatch door handles to have lock and automatically	\$4,130
D01.103 - Replace Remaining Old and Discontinued Corbin CL3200 - Verify	\$6,250
D01.111 - Access Control, DPS, latch Bolt monitors -replace CR panic hardware if	\$20,000
B09.700.109 - HES - replacement of built up roof areas in next approximate 5 years	\$50,000
16,653,274	

Budget 16,653,273.75

Grapevine HS

	12,594,690
BR/GL	<u>210,552.00</u>
	12,805,242.00
4%	512,209.68
2%	256,104.84
Fee	<u>509,008.37</u>
	14,082,564.89
Bond	107,537.00
subtotal	14,190,101.89
Early Electrical Package	239,058.00
GMP	14,429,159.89

total GMP **14,429,159.89**

2,224,113.86

\$ 2,224,113.86