



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Fourteenth day of August in the year 2026, 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 dated the Twelfth day of June in the year 2023 (the "Agreement").

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

Denton ISD Warehouse for Maintenance and Technology
N. Mayhill Road
Denton, TX 76208

THE OWNER:

(Name, legal status, and address)

Denton ISD
230 N. Mayhill Road
Denton, Texas 76208

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

BWC Education Group, LLC
2600 N. Dallas Parkway, Suite 470
Frisco, Texas 75034

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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 shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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 Twenty-One Million Nine Hundred Ninety-Seven Three Hundred Thirty-Four Dollars (\$ 21,997,334.00), 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.

§ 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.

§ A.1.1.5 Alternates

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

Item	Price
N/A	N/A

§ 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	N/A	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	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.)

Upon Board Approval and receipt of the City of Denton Building Permit.

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.

§ 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 achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☒ Not later than Three Hundred Ninety-Eight Days (398) calendar days from the date of commencement of the Work.

☐ By the following date:

§ 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	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 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
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§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Attachment B.

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 C.

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
N/A

Date
N/A

Pages
N/A

Other identifying information:

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

Item
See Attachment A.

Price

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

See Attachment D.

§ 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.)

N/A

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.

OWNER (Signature)

BY: Barbara Burns, President - DISD Board of
Trustees

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

BY: Jorden M. Dial, Executive Vice President

(Printed name and title)



Denton ISD - Warehouse for Maintenance and Technology

Denton TX

Total Bldg. Area
43,395

Documents Dated 7/10/2026
Date 8/4/2026

Project # 25425.0000

GMP

CODE	ITEM	LABOR	MATERIAL	SUB	TOTAL	\$/SqFt
03 00 00 CONCRETE						
03 11 13	Structural Concrete Forming	XXXXXX	75,000	2,050,000	2,125,000	48.97
03 11 16.13	Concrete Form Liners	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 15 19	Cast-In Anchors and Embeds	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 31 00	Structural Concrete Forming	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 35 43	Polished Concrete Finishing	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 39 00	Concrete Sealer	XXXXXX	XXXXXX	14,910	14,910	0.34
03 47 13	Concrete Wall Panels	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 54 16	Hydraulic Cement Underlayment	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 62 14	Grouting Steel Base Plates	XXXXXX	XXXXXX	XXXXXX	0	0.00
04 00 00 MASONRY						
04 05 23	Through-Wall and Wall Substrate Flashing System	XXXXXX	XXXXXX	XXXXXX	0	0.00
04 20 00	Unit Masonry	XXXXXX	45,000	453,865	498,865	11.50
05 00 00 METALS						
05 12 00	Structural Steel Framing	XXXXXX	125,000	1,462,651	1,587,651	36.59
05 12 13	Architecturally Exposed Structural Steel	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 21 00	Steel Joist Framing	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 31 13	Steel Composite Floor Decking	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 31 23	Steel Roof Decking	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 40 00	Cold Formed Metal Framing	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 50 00	Metal Fabrications	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 51 13	Metal Pan Stairs	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 52 13	Pipe and Tube Railings	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 73 00	Decorative Metal Railings	XXXXXX	XXXXXX	133,228	133,228	3.07

WOODS, PLASTICS & COMPOSITES										402,414	
06 10 53	Misc. Rough Carpentry			25,000	75,000	XXXXXX	XXXXXX	100,000			2.30
06 16 00	Sheathing		09 21 16	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
06 41 16	Plastic-Laminate-Clad Cabinets			XXXXXX	15,000	XXXXXX	236,564	251,564			5.80
06 61 16	Solid Surfacing Fabrications			XXXXXX	XXXXXX	XXXXXX	50,850	50,850			1.17
06 83 16	Fiberglass Reinforced Paneling		09 21 16	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
THERMAL & MOISTURE PROTECTION										1,147,880	
07 16 16	Crystalline Waterproofing		07 27 26	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 21 00	Thermal Insulation		09 21 16	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 21 19	Foamed-In-Place Insulation			XXXXXX	XXXXXX	XXXXXX	133,390	133,390			3.07
07 22 16	Roof Board Insulation			XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 26 16	Below-Grade Vapor Retarder		07 27 26	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 26 16.10	Integrally Bonded Underslab Vapor Retarder			XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 27 26	Fluid Applied Membrane Air Barriers			XXXXXX	XXXXXX	XXXXXX	165,000	165,000			3.80
07 42 13.13	Formed Metal Wall Panels		07 52 16	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 42 13.23	Metal Composite Material Wall Panels			XXXXXX	XXXXXX	XXXXXX	188,000	188,000			4.33
07 42 93	Soffit Panels		07 52 16	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 52 16	Modified Asphalt Bituminous Roofing			XXXXXX	XXXXXX	XXXXXX	659,000	659,000			15.19
07 62 00	Sheet Metal and Misc. Accessories		07 52 16	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 72 00	Roof Accessories		07 52 16	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 84 13	Penetration Firestopping		07 27 26	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 92 00	Joint Firestopping		07 27 26	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
07 95 00	Expansion Control			XXXXXX	2,500	XXXXXX	XXXXXX	2,500			0.06
OPENINGS										842,150	
08 11 13	Hollow Metal Doors and Frames			XXXXXX	35,000	XXXXXX	275,743	310,743			7.16
08 14 23.16	Plastic-Laminate-Faced Wood Doors		08 11 13	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
08 31 13	Access Doors and Frames		08 11 13	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
08 33 23	Overhead Colling Doors			XXXXXX	5,000	XXXXXX	37,607	42,607			0.98
08 41 13	Aluminum-Framed Entrances and Storefront			XXXXXX	XXXXXX	XXXXXX	488,800	488,800			11.26
08 71 00	Door Hardware Attachment: Door Schedule		08 11 13	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
08 80 00	Glazing		08 41 13	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
FINISHES										1,727,219	
09 00 00											
09 21 16	Gypsum Board Assemblies			XXXXXX	XXXXXX	XXXXXX	1,150,000	1,150,000			26.50
09 21 16.23	Gypsum Board Shaftwall Assemblies		09 21 16	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00
09 30 00	Tiling			XXXXXX	XXXXXX	XXXXXX	192,520	192,520			4.44
09 51 13	Acoustical Panel Ceilings		09 21 16	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0			0.00

09 54 13	Open Metal Mesh Ceilings	09 21 16	XXXXXX	XXXXXX	XXXXXX	0		0.00
09 61 05	Moisture Vapor Emission and Alkalinity Control	09 65 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
09 65 00	Resilient Flooring		XXXXXX	XXXXXX	188,699			4.35
9 68 16	Sheet Carpeting	09 65 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
09 72 00	Wall Coverings		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 84 33	Sound-Absorbing Wall Units	09 21 16	XXXXXX	XXXXXX	XXXXXX	0		0.00
09 91 13	Exterior Painting	09 91 23	XXXXXX	XXXXXX	XXXXXX	0		0.00
09 91 23	Interior Painting		XXXXXX	XXXXXX	196,000			4.52
09 96 53	Elastomeric Coatings	09 91 23	XXXXXX	XXXXXX	XXXXXX	0		0.00
09 96 59	High-Build Glazed Coating	09 91 23	XXXXXX	XXXXXX	XXXXXX	0		0.00
10 00 00	SPECIALTIES						780,156	
10 11 00	Visual Display Units		XXXXXX	XXXXXX	13,434			0.31
10 16 16	Plaques	10 14 23,16	XXXXXX	XXXXXX	XXXXXX	0		0.00
10 14 19	Dimensional Letter Signage	10 14 23,16	XXXXXX	XXXXXX	XXXXXX	0		0.00
10 14 23,16	Room-Identification Panel Signage		XXXXXX	XXXXXX	68,007			1.57
10 21 13,17	Phenolic-Core Toilet Compartments		XXXXXX	XXXXXX	31,412			0.72
10 22 13	Wire Mesh Partitions		XXXXXX	XXXXXX	59,196			1.36
10 26 12	Wall Protection		XXXXXX	XXXXXX	138,583			3.19
10 26 16	Bumper Guards	10 26 12	XXXXXX	XXXXXX	XXXXXX	0		0.00
10 28 13	Toilet Accessories		XXXXXX	XXXXXX	13,501			0.31
10 41 16	Emergency Key Cabinet		XXXXXX	XXXXXX	2,282			0.05
10 43 00	Emergency Aid Specialties		XXXXXX	XXXXXX	20,637			0.48
10 43 13	Defibrillator Cabinets	10 43 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
10 44 00	Fire Protection Specialties		XXXXXX	1,900	6,291			0.19
10 54 00	Roof Equipment Screens		XXXXXX	XXXXXX	83,453			1.92
10 56 13	Metal Storage Shelving		XXXXXX	XXXXXX	30,863			0.71
10 73 16,13	Metal Canopies		XXXXXX	XXXXXX	300,590			6.93
10 75 00	Flagpoles		XXXXXX	XXXXXX	10,007			0.23
11 00 00	EQUIPMENT						54,500	
11 13 00	Loading Dock Equipment		XXXXXX	4,500	XXXXXX	4,500		0.10
11 23 00	Laundry Equipment	11 30 13	XXXXXX	XXXXXX	XXXXXX	0		0.00
11 30 13	Appliances		XXXXXX	50,000	XXXXXX	50,000		1.15
12 00 00	FURNISHINGS						26,850	
12 24 13,13	Manual Roller Window Shades		XXXXXX	XXXXXX	26,850			0.62
12 36 23,13	Plastic-Laminate-Clad Countertops	06 41 16	XXXXXX	XXXXXX	XXXXXX	0		0.00
12 36 61,16	Solid surfacing Countertops	06 41 16	XXXXXX	XXXXXX	XXXXXX	0		0.00

12 36 61.19	Quartz Agglomerate Countertops			XXXXXX	XXXXXX	XXXXXX	0		0.00
12 64 23	Banquette Seating	06 41 16		XXXXXX	XXXXXX	XXXXXX	0		0.00
14 00 00	CONVEYING EQUIPMENT							128,243	
14 24 00	Hydraulic Elevators			XXXXXX	XXXXXX	128,243	128,243		2.96
21 00 00	FIRE SUPPRESSION							225,610	
21 00 00	Common Mechanical Requirements (Fire Protection)	21 13 13		XXXXXX	XXXXXX	XXXXXX	0		0.00
21 05 17	Sleeves and Sleeve Seals for Fire-Suppression Piping	21 13 13		XXXXXX	XXXXXX	XXXXXX	0		0.00
21 05 18	Escutcheons Fire-Suppression	21 13 13		XXXXXX	XXXXXX	XXXXXX	0		0.00
21 13 13	Wet-Pipe Sprinkler System			XXXXXX	XXXXXX	225,610	225,610		5.20
21 13 35	Dry Pipe Fire Sprinkler System	21 13 13		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 00 00	PLUMBING							619,000	
22 00 00	Common Mechanical Requirements (Plumbing)			XXXXXX	25,000	594,000	619,000		14.26
22 05 17	Sleeves and Sleeve Seals for Plumbing piping	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 05 18	Escutcheons for Plumbing Piping	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 05 23	General-Duty Valves for Plumbing Piping	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 05 29	Hangers and Supports for Plumbing Piping and Equipment	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 05 53	Identification for Plumbing Piping	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 07 19	Plumbing Piping Insulation	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 11 16	Domestic Water Piping	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 11 19	Domestic Water Piping Specialties	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 11 21	Natural Gas Piping	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 13 16	Sanitary Waste and Vent Piping	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 13 19	Sanitary Waste Piping Specialties	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 14 16	Storm Water Piping	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 14 23	Storm Drainage Piping Specialties	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 33 00	Electric, Domestic-Water Heaters	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 42 00	Plumbing Fixtures	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 42 13.13	Commercial Water Closets	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 42 13.16	Commercial Urinals	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 42 16.13	Commercial Lavatories	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 42 16.16	Commercial Sinks	22 00 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 00 00	MECHANICAL							1,997,640	
23 01 00	Mechanical General Requirements			XXXXXX	25,000	1,050,000	1,075,000		24.77
23 01 20	Mechanical Shop Drawings and Submittals	23 01 00		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 01 50	Mechanical Materials and Methods	23 01 00		XXXXXX	XXXXXX	XXXXXX	0		0.00

23 05 29	Hangers and Supports for HVAC Piping and Equipment.	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 05 53	Identification for HVAC Piping and Equipment	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 05 93	Testin, Adjusting, and Balancing for HVAC	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 07 13	Duct Insulation	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 07 19	HVAC Piping Insulation	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 08 00	Commissioning of HVAC	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 09 00	Instrumentation and Control for HVAC		XXXXXX	XXXXXX	XXXXXX	XXXXXX	196,890		4.54
23 21 13.33	Ground-Loop Heat Pump Piping		XXXXXX	XXXXXX	XXXXXX	XXXXXX	725,750		16.72
23 21 23	Hydronic Pumps	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 23 00	Refrigerant Piping	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 31 00	HVAC Ducts and Casings	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 33 00	Air Duct Accessories	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 34 23	HVAC Power Ventilators	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 36 00	Air Terminal Units	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 37 00	Air Outlets and Inlets	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 40 00	HVAC Air Cleaning Devices	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 74 16	Packaged Air-Condition Units	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 81 49	Ground-Source Unitary Heat Pumps	23 01 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 00 00	ELECTRICAL						1,925,300		
26 00 10	General Requirements for Electrical Systems		XXXXXX	50,000	1,875,300				44.37
26 05 00	Common Work Results for Electrical Systems	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 19	Low Voltage Electrical Power Conductors and Cable	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 19.13	Metal Clad Cables	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 26	Grounding and Bonding for Electrical Systems	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 33	Raceways and Boxes for Electrical systems	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 43	Underground Ducts and Raceways for Electrical Systems	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 53	Identification for Electrical Systems	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 73	Power System Studies	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 08 00	Commissioning of Electrical Systems	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 09 13	Electrical Power Monitoring	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 09 23	Lighting Control Devices	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 09 43	Networked and Digital Lighting Controls	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 21 00	Low-Voltage Electrical Service Entrance	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 22 00	Low-Voltage Transformers	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 24 13	Switchboards	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 24 16	Panel Boards	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 27 26	Wiring Devices	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 28 13	Fuses	26 00 10	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00

26 28 16	Enclosed Switches and Circuit Breakers	26 00 10	XXXXXX	XXXXXX	XXXXXX	0	0.00
26 29 13	Enclosed Controllers	26 00 10	XXXXXX	XXXXXX	XXXXXX	0	0.00
26 43 00	Surge Protection Devices	26 00 10	XXXXXX	XXXXXX	XXXXXX	0	0.00
26 50 00	Lighting	26 00 10	XXXXXX	XXXXXX	XXXXXX	0	0.00
26 52 00	Central Battery Emergency Lighting and Exit Sign system	26 00 10	XXXXXX	XXXXXX	XXXXXX	0	0.00
26 99 99	Electrical Equipment Acceptance Testing and Start Up	26 00 10	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 00 00	COMMUNICATIONS					859,371	
27 00 00	Common Communications Requirements	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 05 03	Communications Shop Drawings and Submittals	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 05 10	Scope of Communications work	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 05 29	Hanger and Supports for Communications System	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 05 33.13	Conduit for Communications Systems	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 10 00	Structured Cabling Common Requirements		XXXXXX	XXXXXX	XXXXXX	437,900	10.09
27 11 00	Communications Equipment Room Fittings	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 11 16	Communications Frames, Racks and Enclosures	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 13 23	Communications Optical Fiber Backbone Cabling	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 15 13	Communications Copper Horizontal Cabling	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 15 23.13	Powered Fiber Cable System	27 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 30 14	Voice Communications System for Elevators		XXXXXX	XXXXXX	XXXXXX	0	0.00
27 41 16.00	Integrated Audio-Visual Systems and Equipment-Common Requirements		XXXXXX	20,000	321,742	341,742	7.88
27 41 16.28	Integrated Audio-Visual Systems and Equipment for Conference Rooms	27 41 16.00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 41 16.50	Integrated Audio-Visual Systems and Equipment for Training Rooms	28 41 16.00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 41 16.51	Integrated Audio-Visual Systems and Equipment for Classrooms and Offices	29 41 16.00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 41 23	Audio-Video Cabling and Accessories	30 41 16.00	XXXXXX	XXXXXX	XXXXXX	0	0.00
27 51 23	Intercommunications and Program Systems		XXXXXX	XXXXXX	79,729	79,729	1.84
28 00 00	ELECTRONIC SAFETY & SECURITY					226,454	
28 00 00	Common Electronic Safety and Security Requirements		XXXXXX	XXXXXX	XXXXXX	0	0.00
28 05 03	Electronic Safety and Security Shop Drawings and Submittals		XXXXXX	XXXXXX	XXXXXX	0	0.00
28 05 10	Scope of Electronic Safety and Security Work		XXXXXX	XXXXXX	XXXXXX	0	0.00
28 10 00	Access Control		XXXXXX	XXXXXX	32,041	32,041	0.74
28 20 00	Video surveillance		XXXXXX	XXXXXX	89,544	89,544	2.06
28 31 11	Building Intrusion System		XXXXXX	XXXXXX	6,608	6,608	0.15
28 46 00	Fire Detection and Alarm		XXXXXX	XXXXXX	98,261	98,261	2.26
31 00 00	EARTHWORK					392,579	

GENERAL CONDITIONS						895,330
Building Permit		By Owner	XXXXXX	XXXXXX	XXXXXX	0
Ice/Water			XXXXXX	2,500	XXXXXX	2,500

DOCUMENT 00 01 10

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Designer Responsibility (DR): For DR codes, seals, and designer contact information; refer to Document 00 01 07 "Seals Page."

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C18.21	CITY STANDARD DETAILS	07/10/2026
C18.22	CITY STANDARD DETAILS	07/10/2026
SW.01	SOLID WASTE PLAN	07/10/2026

06 - LANDSCAPE

TS 1	TREE SURVEY	07/10/2026
TS 2	TREE PRESERVATION	07/10/2026
TS 3	TREE PRESERVATION CHART	07/10/2026
TS 4	TREE PRESERVATION DETAILS	07/10/2026
L 1	LANDSCAPE PLAN	07/10/2026
L 2	LANDSCAPE ENLARGEMENTS	07/10/2026
L 3	LANDSCAPE DETAILS	07/10/2026
L 4	LANDSCAPE NOTES	07/10/2026
LI 1	IRRIGATION PLAN	7/28/2026
LI 2	IRRIGATION DETAILS	7/28/2026

07 - STRUCTURAL

S01-01	GENERAL NOTES	07/10/2026
S01-02	GENERAL NOTES AND SOSSI	07/10/2026
S01-03	AXONOMETRIC VIEWS	07/10/2026
S01-10	OVERALL SITE PLAN AND DETAILS	07/10/2026
S02-01	OVERALL FOUNDATION PLAN	07/10/2026
S02-01A	FOUNDATION PLAN - SEGMENT A	07/10/2026
S02-01B	FOUNDATION PLAN - SEGMENT B	07/10/2026
S02-02	OVERALL LEVEL 2 FRAMING PLAN	07/10/2026
S02-02A	LEVEL 2 FRAMING PLAN - SEGMENT A	07/10/2026
S02-02B	MID-HEIGHT WAREHOUSE FRAMING PLAN - SEGMENT B	07/10/2026
S02-03	OVERALL ROOF FRAMING PLAN	07/10/2026
S02-03A	HIGH ROOF FRAMING PLAN - SEGMENT A	07/10/2026
S02-03B	WAREHOUSE ROOF FRAMING PLAN - SEGMENT B	07/10/2026
S02-11	STAIR PLANS AND DETAILS	07/10/2026
S03-01	TYPICAL CONCRETE DETAILS	07/10/2026
S03-02	TYPICAL CONCRETE DETAILS	07/10/2026

S03-10	CONCRETE DETAILS	07/10/2026
S03-20	TYPICAL TILT-WALL DETAILS	07/10/2026
S03-21	TILT-WALL PANEL ELEVATIONS	07/10/2026
S03-22	TILT-WALL PANEL ELEVATIONS	07/10/2026
S04-01	TYPICAL MASONRY DETAILS	07/10/2026
S05-01	TYPICAL STEEL DETAILS	07/10/2026
S05-02	TYPICAL STEEL DETAILS	07/10/2026
S05-03	TYPICAL STEEL DETAILS	07/10/2026
S05-10	STEEL DETAILS	07/10/2026
S05-11	STEEL DETAILS	07/10/2026
S05-20	BRACED FRAME DETAILS & ELEVATIONS	07/10/2026

08 - ARCHITECTURAL

A00-01	DEMO SITE PLAN	07/10/2026	
A01-01	SITE PLAN	07/10/2026	
A01-11	ENLARGED SITE PLANS AND DETAILS	07/10/2026	
A01-12	ENLARGED SITE PLANS AND DETAILS	07/10/2026	
A01-13	CONSTRUCTION MOCK UP	07/10/2026	
A02-00	WALL & PARTITION TYPES	07/10/2026	
A02-00A	TYPICAL UL HEAD DETAILS	07/10/2026	
A02-01	FLOOR PLAN - LEVEL ONE - OVERALL	07/10/2026	7/24/2026
A02-01A	FLOOR PLAN - LEVEL ONE - SEGMENT A	07/10/2026	7/24/2026
A02-01B	FLOOR PLAN - LEVEL ONE - SEGMENT B	07/10/2026	7/24/2026
A02-02	FLOOR PLAN - LEVEL TWO - OVERALL	07/10/2026	7/24/2026
A02-02A	FLOOR PLAN - LEVEL TWO - SEGMENT A	07/10/2026	7/24/2026
A02-10	TILT-WALL OPENINGS PLAN	07/10/2026	7/24/2026
A03-01	REFLECTED CEILING PLAN - LEVEL ONE - OVERALL	07/10/2026	
A03-01A	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT A	07/10/2026	
A03-01B	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT B	07/10/2026	
A03-02	REFLECTED CEILING PLAN - LEVEL TWO - OVERALL	07/10/2026	
A03-02A	REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT A	07/10/2026	
A03-10	RCP DETAILS	07/10/2026	
A04-00	ENLARGED RESTROOM PLANS AND DETAILS	07/10/2026	
A04-21	VERTICAL CIRCULATION DETAILS - STAIR 01	07/10/2026	
A04-22	VERTICAL CIRCULATION DETAILS - STAIR 02	07/10/2026	
A04-23	VERTICAL CIRCULATION DETAILS - STAIR DETAILS	07/10/2026	
A04-24	VERTICAL CIRCULATION DETAILS - ELEVATOR	07/10/2026	
A05-01	OVERALL EXTERIOR ELEVATIONS	07/10/2026	
A05-21	PARTIAL ENLARGED EXTERIOR ELEVATIONS	07/10/2026	
A05-22	PARTIAL ENLARGED EXTERIOR ELEVATIONS	07/10/2026	
A06-21	WALL SECTIONS	07/10/2026	
A06-22	WALL SECTIONS	07/10/2026	
A06-23	WALL SECTIONS	07/10/2026	
A06-24	WALL SECTIONS	07/10/2026	
A06-41	PLAN DETAILS	07/10/2026	
A06-61	SECTION DETAILS	07/10/2026	
A06-62	SECTION DETAILS	07/10/2026	
A06-81	ENVELOPE DETAILS	07/10/2026	
A06-82	ENVELOPE DETAILS	07/10/2026	
A06-83	ENVELOPE DETAILS	07/10/2026	
A07-01	INTERIOR ELEVATIONS	07/10/2026	7/24/2026
A07-21	INTERIOR DETAILS	07/10/2026	7/24/2026
A07-41	MILLWORK DETAILS	07/10/2026	7/24/2026

A08-01	DOOR SCHEDULE	07/10/2026
A08-21	DOOR AND FRAME DETAILS	07/10/2026
A08-41	WINDOW AND FRAME DETAILS	07/10/2026
A08-42	WINDOW AND FRAME DETAILS	07/10/2026
A09-01	FINISH FLOOR PLAN - LEVEL ONE - OVERALL	07/10/2026
A09-01A	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT A	07/10/2026
A09-01B	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT B	07/10/2026
A09-02	FINISH FLOOR PLAN - LEVEL TWO - OVERALL	07/10/2026
A09-02A	FINISH FLOOR PLAN - LEVEL TWO - SEGMENT A	07/10/2026
GS1.01	GENERAL ROOFING INFORMATION	07/10/2026
R1.01	OVERALL ROOF PLAN	07/10/2026
R1.01A	OVERALL EXPANSION JOINT	07/10/2026
R1.01B	ENLARGED EXPANSION JOINTS	07/10/2026
R1.02	ENLARGED ROOF PLAN - AREA A	07/10/2026
R1.03	ENLARGED ROOF PLAN - AREA B	07/10/2026
R2.01	ROOF DETAILS	07/10/2026

11 - FIRE PROTECTION

FP0.01	FIRE PROTECTION GENERAL NOTES & DETAILS	07/10/2026
FP1.10	FIRE PROTECTION FLOOR PLANS	07/10/2026

12 - PLUMBING

P0.01	PLUMBING GENERAL NOTES & LEGEND	07/10/2026
P0.02	PLUMBING SCHEDULES	07/10/2026
P1.00	PLUMBING - SITE PLAN	07/10/2026
P1.01	PLUMBING UNDERFLOOR PLAN - SEGMENT A	07/10/2026
P1.02	PLUMBING UNDERFLOOR PLAN - SEGMENT B	07/10/2026
P1.11	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT A	07/10/2026
P1.12	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT B	07/10/2026
P1.21	PLUMBING FLOOR PLAN - LEVEL TWO - SEGMENT A	07/10/2026
P1.30	PLUMBING ROOF PLAN	07/10/2026
P2.01	PLUMBING ENLARGED PLANS	07/10/2026
P3.01	PLUMBING RISERS	07/10/2026
P3.02	PLUMBING RISERS	07/10/2026
P3.03	PLUMBING RISERS	07/10/2026
P4.01	PLUMBING DETAILS	07/10/2026
P4.02	PLUMBING DETAILS	07/10/2026

14 - MECHANICAL

M0.01	MECHANICAL SYMBOLS, GENERAL NOTES & INFORMATION	07/10/2026	7/24/2026
M0.11	ZONING PLAN - LEVEL ONE - OVERALL	07/10/2026	7/24/2026
M0.12	ZONING PLAN - LEVEL TWO - OVERALL	07/10/2026	
M1.11	HVAC FLOOR PLAN - LEVEL ONE - SEGMENT A	07/10/2026	7/24/2026
M1.12	HVAC FLOOR PLAN - LEVEL ONE - SEGMENT B	07/10/2026	7/24/2026
M1.21	HVAC FLOOR PLAN - LEVEL TWO - SEGMENT A	07/10/2026	7/24/2026
M2.11	PIPING FLOOR PLAN - LEVEL ONE - SEGMENT A	07/10/2026	
M2.12	PIPING FLOOR PLAN - LEVEL ONE - SEGMENT B	07/10/2026	
M2.21	PIPING FLOOR PLAN - LEVEL TWO - SEGMENT A	07/10/2026	
M3.01	HVAC - ROOF PLAN	07/10/2026	
M4.01	HVAC SCHEDULES	07/10/2026	7/24/2026
M4.02	HVAC SCHEDULES	07/10/2026	7/24/2026
M5.01	HVAC - SITE PLAN	07/10/2026	
M5.02	HVAC SITE DETAILS	07/10/2026	7/24/2026
M6.01	HVAC DETAILS	07/10/2026	7/24/2026
M6.02	HVAC DETAILS	07/10/2026	7/24/2026

M6.03	HVAC DETAILS	07/10/2026	
M7.01	HVAC SEQUENCE OF OPERATIONS / CONTROLS	07/10/2026	
M7.02	HVAC SEQUENCE OF OPERATIONS / CONTROLS	07/10/2026	
M7.03	HVAC SEQUENCE OF OPERATIONS / CONTROLS	07/10/2026	7/24/2026
M7.04	HVAC SEQUENCE OF OPERATIONS / CONTROLS	07/10/2026	7/24/2026

15 - ELECTRICAL

E0.01	ELECTRICAL SYMBOLS, GENERAL NOTES & INFORMATION	07/10/2026	
E1.01	ELECTRICAL SITE PLAN	07/10/2026	7/24/2026
E1.02	ELECTRICAL SITE PLAN - PHOTOMETRIC	07/10/2026	
E1.11	POWER FLOOR PLAN - LEVEL ONE - SEGMENT A	07/10/2026	7/24/2026
E1.12	POWER FLOOR PLAN - LEVEL ONE - SEGMENT B	07/10/2026	7/24/2026
E1.21	POWER FLOOR PLAN - LEVEL TWO - SEGMENT A	07/10/2026	7/24/2026
E2.11	LIGHTING FLOOR PLAN - LEVEL ONE - SEGMENT A	07/10/2026	
E2.12	LIGHTING FLOOR PLAN - LEVEL ONE - SEGMENT B	07/10/2026	7/24/2026
E2.21	LIGHTING FLOOR PLAN - LEVEL TWO - SEGMENT A	07/10/2026	
E3.11	EMERGENCY LIGHTING FLOOR PLAN - LEVEL ONE - SEGMENT A	07/10/2026	
E3.12	EMERGENCY LIGHTING FLOOR PLAN - LEVEL ONE - SEGMENT B	07/10/2026	
E3.21	EMERGENCY LIGHTING FLOOR PLAN - LEVEL TWO - SEGMENT A	07/10/2026	
E4.01	ENLARGED PLANS - ELECTRICAL I	07/10/2026	7/24/2026
E5.30	ELECTRICAL FLOOR PLAN - ROOF	07/10/2026	7/24/2026
E6.01	SCHEMATIC POWER RISER DIAGRAM, SCHEDULES AND DETAILS	07/10/2026	7/24/2026
E7.01	ELECTRICAL DETAILS I	07/10/2026	
E7.02	ELECTRICAL DETAILS II	07/10/2026	
E7.03	ELECTRICAL DETAILS III	07/10/2026	
E7.04	ELECTRICAL DETAILS IV	07/10/2026	
E8.01	ELECTRICAL SCHEDULES I	07/10/2026	7/24/2026
E8.02	ELECTRICAL SCHEDULES II	07/10/2026	7/24/2026
E8.03	ELECTRICAL SCHEDULES III	07/10/2026	7/24/2026
E8.04	ELECTRICAL COMCHECK	07/10/2026	

17 - TELECOMMUNICATIONS

T0.01	TECHNOLOGY SYMBOLS, GENERAL NOTES & INFORMATION	07/10/2026	
T1.01	TECHNOLOGY SITE PLAN	07/10/2026	
T1.11	TECHNOLOGY FLOOR PLAN - LEVEL ONE - SEGMENT A	07/10/2026	
T1.12	TECHNOLOGY FLOOR PLAN - LEVEL ONE - SEGMENT B	07/10/2026	
T1.21	TECHNOLOGY FLOOR PLAN - LEVEL TWO - SEGMENT A	07/10/2026	
T1.22	TECHNOLOGY FLOOR PLAN - LEVEL TWO - SEGMENT B	07/10/2026	
T2.01	TECHNOLOGY INTERCONNECTION PLAN - LEVEL ONE	07/10/2026	
T2.02	TECHNOLOGY INTERCONNECTION PLAN - LEVEL TWO	07/10/2026	
T4.01	TECHNOLOGY ENLARGED PLANS	07/10/2026	
T5.01	TECHNOLOGY ONE-LINE DIAGRAMS	07/10/2026	
T5.02	TECHNOLOGY ONE-LINE DIAGRAMS	07/10/2026	
T6.01	TECHNOLOGY DETAILS AND SCHEDULES	07/10/2026	

Clarifications and Assumptions

General Assumptions

- GMP Pricing is based on the current issued 100% CD drawing sets and Project Manual by Corgan dated 7-10-2026, Addendum #1 dated 7-24-2026, and Addendum #2 dated 7-28-2026.
- Permit Fees, connection fees, impact fees, franchise utility fees, water meters paid for by DISD
- Testing provided and paid for by DISD
- Bid Documents are assumed to comply with all existing applicable codes, regulations, and city Ordinances or other AHJ's, thus an additional cost incurred to remedy conflicts or discrepancies shall be via change order form the Owner/Architect
- Cost of Commissioning Agent/Services paid for by DISD.
- Prevailing Wage Rate Determination included as provided by DISD
- BWC excludes waste management plan, waste Reduction Reporting, sorting of refuse/waste and disposal as recyclable materials or salvage of materials.
- Contractor retainage will be held at the rate of 5% of the cost of work.
- Subcontractor retainage is held at 5% of the cost of work.
- All unused funds and savings shall be returned to the owner as savings at the end of the project.
- Sales taxes on materials excluded from this project.
- CM is not responsible for design completeness, constructability of incomplete details, or code compliance beyond what is shown or specified.
- Owner-provided information (surveys, geotechnical reports, environmental reports) is assumed accurate.
- Permitting, agency reviews, and inspections by Authorities Having Jurisdiction (AHJ) are assumed to follow standard timelines.
- Escalation included only if specifically identified.
- The following rates will be applied and are included in the GMP:
 - Payment and Performance Bond .08%
 - General Liability Insurance .695%
 - Builders Risk Insurance .18% of cost of work
 - Labor Burden 47% of labor cost

Exclusions

- Nighttime security guard.
- LEED Certification for project.
- Tri-party utility provider agreements and/or City imposed impact fees

- Off-site or full-size mockups, except as noted in the contract documents
- BIM Services
- Backup Power Systems

Schedule of Allowances

• City Review Comments – Allowance	\$75,000.00
• Pier Overage and Casing – Allowance	\$200,000.00
• Tree Trimming – Allowance	\$30,000.00
• Network Operations Center – Allowance	\$400,000.00
• Construction Contingency	\$300,000.00
• Owner Contingency	\$300,000.00

Division 02 – Existing Conditions

- Existing site consists of tree covered lot.
- BWC excludes any Hazardous Material and ACM remediation.

Division 03 – Concrete

- Building foundation is straight shaft drilled piers with slab on grade
- Second floor to be 3 ½" ltw. concrete over 3" composite deck
- It's assumed that warehouse concrete floor will be used as a casting bed for the Tilt-Wall panels. Holes drilled for forms will be filled with appropriate filler prior to sealing floor

Division 04 – Masonry

- Exterior to feature brick veneer in combination with other exterior materials

Division 05 – Metals

- Structural Steel will be the primary structural support system
- Interior wall mount railings to be Stainless steel

Division 06 – Wood, Plastics, and Composites

- Standard grade fire treated lumber to be used for all blocking, furring at parapets, doors, windows, wall hung millwork, toilet and bath accessories and various other items needing wall support
- Exterior Sheathing over CFMF back up
- Millwork assumed AWI custom grade, plastic laminate with solid surface tops

Division 07 – Thermal and Moisture Protection

- Exterior envelope to utilize metal wall panels in select locations
- Waterproofing to include fluid applied air barrier, sheet waterproofing, fluid applied waterproofing and water repellants
- Roofing System to be Modified Bituminous System over Min. R-25 Polyisocyanurate board insulation with cover board. Prefinished metal cap flashing at parapets
- Typical roof accessories such as ladders and hatches included
- Expansion control joints and covers included

Division 08 – Openings

- Hollow metal frames and doors with hardware sets per schedule
- P-Lam Interior Doors in HM frames
- Overhead Coiling Doors Std
- Aluminum Storefront systems complete
- Safety Film on Glazing where specified

Division 09 – Finishes

- CFMF with Gyp Board Assemblies through out
- Drywall taped, bedded and floated to level 4 finish the primed and painted
- Materials and finishes as outlined in the Finish Schedules
- Acoustical Ceilings throughout per the RCP
- Specialty finishes including Special Ceiling materials, Special Wallcoverings, Acoustic Panels, etc. provided
- Flooring per Floor Finish Schedules

Division 10 – Specialties

- Solid plastic toilet partitions, standard toilet accessories, cubicle curtains, lockers, fire extinguishers, storage shelving, mesh partitions etc. as outlined in the Division TOC provided
- Signage typical of district standards including interior room identification and exterior cast aluminum lettering and logos
- Markerboards in locations shown on the floor plans
- Canopies similar to Avadek included at exterior door openings at locations not covered by structural steel canopies

Division 11 – Equipment

- Residential appliances

- Misc. loose furnishings excluded

Division 12 – Furnishings

- Roller shades provided at all classroom windows
- Loose furniture and accessories excluded

Division 14 – Conveying Equipment

- Elevators to be hydraulic type, 110 fpm with standard finish options and 2500 pound capacity with brushed steel cab doors and frames
- Maintenance and service contracts excluded

Division 21 – Fire Suppression

- Wet-pipe sprinkler system throughout interior, dry pipe system for underside of exterior canopies where required
- Fire Pumps excluded
- System design by licensed designer to NFPA 13 requirements
- System monitoring excluded

Division 22 – Plumbing

- Building domestic water, sanitary, and vent systems
- Fixtures, piping, pipe insulation, labeling etc. included

Division 23 – HVAC

- Complete Geothermal HVAC systems per drawings
- Primary system to be ground source heat pump
- Well drilling, site piping included

Division 26 – Electrical

- Complete Electrical Systems per drawings
- Photovoltaic System excluded
- Utility transformer and primary service brought to building by utility provider
- Electrical system does not include a backup fuel fired generator
- Back boxes and conduit for exposed low voltage systems included

Division 27 – Communications

- Structured Cabling included

- Data and Voice Communications included
- A/V systems included
- Intercom system included

Division 28 – Electronic Safety and Security

- Access Control & Video Surveillance included
- Intrusion Detection included
- Addressable Fire Alarm System included
- Security Systems monitoring and licensing excluded

Division 31 – Earthwork

- Earthwork to include building pad preparation, grading of site, providing select fill materials and finish grading in preparation for landscaping
- Cement stabilization provided at all concrete paving areas

Division 32 – Exterior Improvements

- Site paving to be 7" heavy duty concrete paving for fire lanes and 5" concrete standard duty paving for parking areas
- Landscaping to include sod, plantings, hardscape materials, irrigation system
- Landscape maintenance and replacement period of 90 days
- Vinyl Coated Chain link fencing provided
- Pre-Cast Concrete wall 6 foot tall included along east property line
- Motorized sliding gates provided where indicated

Division 33 – Utilities

- On-site utilities within property limits including storm drainage, storm drain structures, domestic water, fire protection service, fire hydrants, vaults and backflows, sanitary sewer service and communications conduits
- Connection to city services made within the R.O.W
- Tap fees and impact fees by Owner