

AIA[®] Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 25th day of September in the year 2024, is incorporated into the accompanying AIA Document A133TM-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 12th 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)

Rayzor Elementary School Demolition
Denton, Texas

THE OWNER:

(Name, legal status, and address)
Denton Independent School District
230 N. Mayhill Road
Denton, Texas 76208

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

BWC Education Group, LLC
963 S. Loop 340
Waco, Texas 76706

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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 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 A201TM-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.

Init.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eight Hundred Ninety Thousand, Seven Hundred Eleven Dollars (\$ 890,711.00), 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.)

Reference 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	

§ 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.)

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:

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(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:

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 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
N/A			

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

N/A

Section	Title	Date	Pages

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

N/A

Number	Title	Date

§ 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		

Other identifying information:

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

Item
Reference 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.)

Reference Attachment B

§ 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)

Denton ISD, Barbara Burns-Board President
(Printed name and title) September 24, 2024



CONSTRUCTION MANAGER (Signature)

Jason A. Crutcher
(Printed name and title)



Denton ISD

Rayzor ES - Demolition
Denton TX

Project #

GMP #1

Total Bldg. Area
1

Documents Dated
Date

Project # GMP #1

CODE	ITEM	LABOR	MATERIAL	SUB	TOTAL	\$/sqFt
02 00 00	EXISTING CONDITIONS				668,704.00	
	Structure Demolition	XXXXXX	XXXXXX	668,704	668,704	668,704.00
	Import Fill/Site Grading	XXXXXX	XXXXXX	0	0	0.00
26 00 00	ELECTRICAL				3,255.00	
	Electrical	XXXXXX	XXXXXX	3,255	3,255	3,255.00
32 00 00	EXTERIOR IMPROVEMENTS				0	
	Hydromulch	XXXXXX	XXXXXX	0	0	0.00
	Temp Irrigation	XXXXXX	XXXXXX	0	0	0.00
33 00 00	UTILITIES				42,397	
	Existing Utilities Services / Cut & Cap	XXXXXX	XXXXXX	42,397	42,397	42,397.00
	GENERAL REQUIREMENTS				26,576.00	
	Demolition Permit	XXXXXX	XXXXXX	0	0	0.00
	Ice/Water	XXXXXX	XXXXXX	0	0	0.00
	Jobsite Signage	XXXXXX	XXXXXX	0	0	0.00
	Temp Fencing	XXXXXX	XXXXXX	0	0	0.00
	Temp Roads	XXXXXX	XXXXXX	0	0	0.00
	Temp Electric Service	XXXXXX	XXXXXX	0	0	0.00
	Temp Water Service	XXXXXX	XXXXXX	0	0	0.00
	Temp Toilets	XXXXXX	XXXXXX	0	0	0.00
	Field Office Rental	XXXXXX	XXXXXX	0	0	0.00
	Storage Trailer	XXXXXX	XXXXXX	0	0	0.00
	Field Office supplies	XXXXXX	XXXXXX	0	0	0.00
	Project Superintendent	26,576	XXXXXX	XXXXXX	26,576	26,576.00
	Project Manager	XXXXXX	XXXXXX	XXXXXX	0	0.00

Attachment A

					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Project Engineer					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Asst Superintendent					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Operations Director					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Construction Cleaning					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Final Cleaning					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Dumpsters					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Day Labor					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Licensed Surveyor					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Subsurface Utility Engineering					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Pre-Build Control					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Testing					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Special Inspections					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Equipment Rental					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Small Tools					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Protection of Adjacent Construction					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		0.00
Contingency												
Construction Contingency Allowance					XXXXXX	40,000	XXXXXX	XXXXXX	XXXXXX	40,000		40,000
SUBTOTAL												
					26,576	40,000	714,356	780,932	780,932			780,932.00
GL Insurance		0.81%			XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	6,577		
Bidrs Risk		0.25%			XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	2,030		
Waived Sub-Bond		1.0%			XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	8,120		
797,659												
Lump Sum Fee										80,000		
Payment & Performance Bond										13,052		
890,711												
					XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0		
890,711												

Rayzor ES Demolition and Calhoun MS Demolition Denton ISD

Clarifications & Assumptions

DIVISION 01 - GENERAL REQUIREMENTS

- Permit Fees, connection fees, impact fees, franchise utility fees, water meters paid for by DISD
- Temporary Utilities usage bills paid by owner
- Testing provided and 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 other than specific RTU's noted in Demolition Plan
- 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.
- Excludes BIM Services
- Excludes removal of any hazardous materials. Abatement by DISD
- Fees are Lump Sum per GMP