



Contract Documents

**LaGrone Advanced Technology Complex
January 6, 2022**



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS
1301 Lawson Road • Fort Worth, Texas 76131
Office 817-232-4742 • Fax 817-232-9113
www.steelefreeman.com

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Contract Documents

LaGrone Advanced Technology Complex

Denton Independent School District
1307 N Locust Street
Denton, TX 76201

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AIA[®]

Document A133™ – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 6th day of January in the year 2022, 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 6th day of January in the year 2022 (the "Agreement")

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

for the following **PROJECT:**

(Name and address or location)

Additions to the LaGrone Advanced Technology Complex
1504 Long Road
Denton, Texas 76207

THE OWNER:

(Name, legal status, and address)

Denton Independent School District
1307 N Locust Street
Denton, Texas 76201

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Steele & Freeman, Inc.
1301 Lawson Road
Fort Worth, Texas 76131

TABLE OF ARTICLES

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- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
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- 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 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.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed (\$), subject to additions and deductions by Change Order as provided in the Contract Documents.

ADDITIONS AND DELETIONS:

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

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

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

§ A.1.1.2 **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 Exhibit 7 – Guaranteed Maximum Price 1 page, dated January 6, 2022

§ 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
Reference Exhibit 5 – Alternates 1 page, dated January 6, 2022	

§ 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)
Reference Exhibit 6 – Unit Price 1 page, dated January 6, 2022		

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.)

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 Architect until the Agreement has been signed by the Construction Manager, approved by the School Board, signed by the Owner's authorized representative, and Owner and Architect have received all require payment and performance bonds and insurance, in compliance with Article 11 of the AIA document A201-2017, and the A133-2019 Exhibit A

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 () calendar days from the date of commencement of the Work.

By the following date: Reference Exhibit 4 – Schedule 1 page, dated January 6, 2022

§ 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
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§ 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.)

Reference Exhibit 1 – Project Manual Drawings 11 pages, dated January 6, 2022

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.)

Reference Exhibit 1 – Project Manual Drawings 11 pages, dated January 6, 2022

Number	Title	Date
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§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner’s and Construction Manager’s roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
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Other identifying information:

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

Item	Price
Reference Exhibit 2 – Allowances, 1 page, dated January 6, 2022	

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

Reference Exhibit 3 – Clarifications, 2 pages, dated January 6, 2022

§ 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.)

Reference Exhibit 7 – Guaranteed Maximum Price, 1 page, dated January 6, 2022

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.)

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

OWNER (Signature)

Doug Chadwick, President of the Board of Trustees
(Printed name and title)



CONSTRUCTION MANAGER (Signature)

Michael D. Freeman, President
(Printed name and title)

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 07:35:39 CT on 01/07/2022.

PAGE 1

This Amendment dated the 6th day of January in the year 2022, 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 6th day of January in the year 2022 (the "Agreement")

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1504 Long Road
Denton, Texas 76207

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Denton, Texas 76201

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Steele & Freeman, Inc.
1301 Lawson Road
Fort Worth, Texas 76131

PAGE 2

Reference Exhibit 7 – Guaranteed Maximum Price 1 page, dated January 6, 2022

...

Reference Exhibit 5 – Alternates 1 page,
dated January 6, 2022

...

N/A

...

Reference Exhibit 6 – Unit Price 1 page, dated
January 6, 2022

...

Established as follows:

...

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 Architect until the Agreement has been signed by the Construction Manager, approved by the School Board, signed by the Owner's authorized representative, and Owner and Architect have received all require payment and performance bonds and insurance, in compliance with Article 11 of the AIA document A201-2017, and the A133-2019 Exhibit A

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By the following date: Reference Exhibit 4 – Schedule 1 page, dated January 6, 2022

...

Reference Exhibit 1 – Project Manual Drawings 11 pages, dated January 6, 2022

...

Reference Exhibit 1 – Project Manual Drawings 11 pages, dated January 6, 2022

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Reference Exhibit 2 – Allowances, 1 page,
dated January 6, 2022

...

Reference Exhibit 3 – Clarifications, 2 pages, dated January 6, 2022

...

Reference Exhibit 7 – Guaranteed Maximum Price, 1 page, dated January 6, 2022

...

Doug Chadwick, President of the Board of Trustees

Michael D. Freeman, President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, 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 07:35:39 CT on 01/07/2022 under Order No. 2114240960 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, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

President
(Title)

01/06/22
(Dated)



PROJECT:
LaGRONE ATC ADDITIONS & RENOVATIONS

SFI JOB No. :
5406

ARCHITECT:
VLK ARCHITECTS
2821 WEST 7TH ST., SUITE 300
FORT WORTH, TEXAS 76107

DRAWINGS	SHEET No.	DESCRIPTION	DATED	ADDENDUM
		GENERAL		
	COVER	COVER SHEET	November 12, 2021	
	INDEX-0	GENERAL NOTES & ABBREVIATIONS	November 12, 2021	
	INDEX-1	INDEX TO DRAWINGS	December 6, 2021	ADD. #2
		CIVIL		
	CDE1	DEMOLITION PLAN	November 12, 2021	
	CD1	PRE-DEVELOPMENT DRAINAGE PLAN	November 12, 2021	
	CD2	POST-DEVELOPMENT DRAINAGE PLAN	November 12, 2021	
	CD3	STORM DRAINAGE PLAN	November 12, 2021	
	CE1	EROSION CONTROL PLAN	November 12, 2021	
	CE2	EROSION CONTROL DETAILS	November 12, 2021	
	CE3	EROSION CONTROL NOTES	November 12, 2021	
	CG1	GRADING PLAN	December 6, 2021	ADD. #2
	CP1	GRADING PLAN	December 6, 2021	ADD. #2
	CSD1	SITE DETAILS	November 12, 2021	
	CSD2	SITE DETAILS	November 12, 2021	
	CSD3	SITE DETAILS	November 12, 2021	
	CWS1	WATER & SANITARY SEWER PLAN	November 12, 2021	
		LANDSCAPE		
	L1.00	TREE REMOVAL PLAN	November 12, 2021	
	L1.01	LANDSCAPE PLAN	December 6, 2021	ADD. #2
		LANDSCAPE		
	IR1.00	LANDSCAPE IRRIGATION PLAN	December 6, 2021	ADD. #2
	IR1.00A	LANDSCAPE IRRIGATION PLAN	December 6, 2021	ADD. #2
	IR1.01	LANDSCAPE IRRIGATION DETAILS	December 6, 2021	ADD. #2
		DEMOLITION		
	A1.01	DEMOLITION SITE PLAN - BASE BID	November 12, 2021	
	A2.01	DEMOLITION ORIENTATION PLAN - LEVEL ONE - BASE BID	November 12, 2021	
	A2.01-A	DEMOLITION ORIENTATION PLAN - LEVEL ONE - ALTERNATE BID	November 12, 2021	
	A2.01C	DEMOLITION FLOOR PLAN - LEVEL ONE - UNIT C	November 23, 2021	ADD. #1
	A2.01D	DEMOLITION FLOOR PLAN - LEVEL ONE - UNIT D	November 23, 2021	ADD. #1
	A2.01E	DEMOLITION FLOOR PLAN - LEVEL ONE - UNIT E	November 23, 2021	ADD. #1
	A2.01E-A	DEMOLITION FLOOR PLAN - LEVEL ONE - UNIT E - ALTERNATE BID	November 12, 2021	
	A2.02-A	DEMOLITION ORIENTATION PLAN - LEVEL TWO - ALTERNATE BID	November 23, 2021	ADD. #1
	A2.02E-A	DEMOLITION FLOOR PLAN - LEVEL TWO - UNIT E	November 23, 2021	ADD. #1
		ARCHITECTURAL		
	A.00	CODE REVIEW-DESIGN CRITERIA	November 12, 2021	
	A0.01	CODE-FIRE RESISTIVE PLANS	November 23, 2021	ADD. #1
	A0.01-A	CODE-FIRE RESISTIVE PLANS - ALTERNATE	November 23, 2021	ADD. #1
	A0.02	CODE-FIRE RESISTIVE PLANS	November 12, 2021	
	A0.02-A	CODE-FIRE RESISTIVE PLANS - ALTERNATE	November 12, 2021	
	A0.03	CODE-LIFE SAFETY PLANS	November 23, 2021	ADD. #1
	A0.03-A	CODE-LIFE SAFETY PLANS - ALTERNATE	November 23, 2021	ADD. #1
	A0.04	CODE-LIFE SAFETY PLANS	November 12, 2021	
	A0.04-A	CODE-LIFE SAFETY PLANS - ALTERNATE	November 12, 2021	
	A0.31	TEXAS ACCESSIBILITY STANDARDS REQUIREMENTS	November 12, 2021	

A1.11	ARCHITECTURAL SITE PLAN - BASE BID	December 6, 2021	ADD. #2
A1.11-A	ARCHITECTURAL SITE PLAN - ALTERNATE BID	December 6, 2021	ADD. #2
A1.20	CANOPY PLANS & DETAILS	November 23, 2021	ADD. #1
A2.11	ORIENTATION PLAN -LEVEL ONE	November 12, 2021	
A2.11-A	ORIENTATION PLAN -LEVEL ONE - ALTERNATE BID	November 12, 2021	
A2.11C	FLOOR PLAN -LEVEL ONE - UNIT C	November 23, 2021	ADD. #1
A2.11D	FLOOR PLAN -LEVEL ONE - UNIT D	November 23, 2021	ADD. #1
A2.11E	FLOOR PLAN -LEVEL ONE - UNIT E	November 23, 2021	ADD. #1
A2.11G	FLOOR PLAN -LEVEL ONE - UNIT G	November 23, 2021	ADD. #1
A2.11G-A	FLOOR PLAN -LEVEL ONE - UNIT G - ALTERNATE BID	December 6, 2021	ADD. #2
A2.12	ORIENTATION PLAN -LEVEL TWO -BASE BID	November 12, 2021	
A2.12-A	ORIENTATION PLAN -LEVEL TWO -ALTERNATE BID	November 12, 2021	
A2.12G	FLOOR PLAN -LEVEL TWO -UNIT G	November 23, 2021	ADD. #1
A2.12G-A	FLOOR PLAN -LEVEL TWO -UNIT G - ALTERNATE BID	November 23, 2021	ADD. #1
A2.21	PARTITION TYPES AND DETAILS	November 12, 2021	
A2.31	TYPICAL TOILET ROOM DETAILS, TOILET ACCESSORY LEGEND	November 12, 2021	
A2.32	ENLARGED TOILET PLANS & ELEVATIONS	November 23, 2021	ADD. #1
A2.33-A	ENLARGED TOILET PLANS & ELEVATIONS - ALTERNATE BID	November 23, 2021	ADD. #1
A2.41	ENLARGED STAIR & ELEVATOR PLANS	November 23, 2021	ADD. #1
A2.42	ENLARGED STAIR & ELEVATOR SECTIONS	November 23, 2021	ADD. #1
A2.43-A	ENLARGED STAIR PLANS & SECTIONS -ALTERNATE BID	December 6, 2021	ADD. #2
A2.44	STAIR DETAILS	November 23, 2021	ADD. #1
A2.45	ENLARGED PLANS & DETAILS	November 23, 2021	ADD. #1
A2.46	ENLARGED PLANS & DETAILS	November 23, 2021	ADD. #1
A3.01	EXTERIOR ELEVATIONS	November 23, 2021	ADD. #1
A3.02-A	EXTERIOR ELEVATIONS - ALTERNATE BID	November 12, 2021	
A3.21	INTERIOR ELEVATIONS -UNIT C & D	November 12, 2021	
A3.22	INTERIOR ELEVATIONS -UNIT E	November 12, 2021	
A3.23	INTERIOR ELEVATIONS -UNIT G	November 12, 2021	
A3.24-A	INTERIOR ELEVATIONS - ALTERNATE BID	November 23, 2021	ADD. #1
A4.01	BUILDING SECTIONS	November 23, 2021	ADD. #1
A4.02	BUILDING SECTIONS	November 23, 2021	ADD. #1
A4.03-A	BUILDING SECTIONS - ALTERNATE BID	November 23, 2021	ADD. #1
A4.10	BUILDING ASSEMBLY TYPES	November 23, 2021	ADD. #1
A4.11	WALL SECTIONS	November 23, 2021	ADD. #1
A4.12	WALL SECTIONS	November 12, 2021	
A4.13	WALL SECTIONS	November 23, 2021	ADD. #1
A4.14	WALL SECTIONS	November 23, 2021	ADD. #1
A4.15	WALL SECTIONS	November 23, 2021	ADD. #1
A4.16	WALL SECTIONS	November 12, 2021	
A4.17-A	WALL SECTIONS - ALTERNATE BID	November 12, 2021	
A4.18-A	WALL SECTIONS - ALTERNATE BID	November 12, 2021	
A4.19-A	WALL SECTIONS - ALTERNATE BID	November 23, 2021	ADD. #1
A4.21	ASSEMBLY DETAILS -PSS 31	November 12, 2021	
A4.22	ASSEMBLY DETAILS -MWS 31	November 12, 2021	
A4.23	SECTION DETAILS	November 12, 2021	
A4.24	SECTION DETAILS	November 12, 2021	
A4.25	SECTION DETAILS	November 23, 2021	ADD. #1
A4.26	SECTION DETAILS	November 12, 2021	
A5.01	DEMOLITION ROOF PLAN & GENERAL NOTES	November 12, 2021	
A5.01D	DEMOLITION ROOF PLAN -UNIT D	November 23, 2021	ADD. #1
A5.01E	DEMOLITION ROOF PLAN -UNIT E	November 12, 2021	
A5.01E-A	DEMOLITION ROOF PLAN -UNIT E - ALTERNATE BID	November 12, 2021	
A5.11	OVERALL ROOF PLAN -BASE BID	November 12, 2021	
A5.11-A	OVERALL ROOF PLAN -ALTERNATE BID	November 12, 2021	
A5.11D	ROOF PLAN -UNIT D	November 23, 2021	ADD. #1
A5.11E	ROOF PLAN -UNIT E	November 23, 2021	ADD. #1

A5.11G	ROOF PLAN -UNIT G	November 12, 2021	
A5.11G-A	ROOF PLAN -UNIT G - ALTERNATE BID	November 12, 2021	
A5.20	ROOF DETAILS	November 23, 2021	ADD. #1
A5.21	ROOF DETAILS	November 12, 2021	
A5.22	ROOF DETAILS	November 12, 2021	
A5.23	ROOF DETAILS	November 23, 2021	ADD. #1
A5.24	ROOF DETAILS	November 23, 2021	ADD. #1
A6.01C	DEMOLITION REFLECTED CEILING PLAN -LEVEL ONE -UNIT C	November 23, 2021	ADD. #1
A6.01D	DEMOLITION REFLECTED CEILING PLAN -LEVEL ONE -UNIT D	November 12, 2021	
A6.01E	DEMOLITION REFLECTED CEILING PLAN -LEVEL ONE -UNIT E	November 12, 2021	
A6.11C	REFLECTED CEILING PLAN -LEVEL ONE -UNIT C	November 12, 2021	
A6.11D	REFLECTED CEILING PLAN -LEVEL ONE -UNIT D	December 6, 2021	ADD. #2
A6.11E	REFLECTED CEILING PLAN -LEVEL ONE -UNIT E	November 12, 2021	
A6.11E-A	REFLECTED CEILING PLAN -LEVEL ONE -UNIT E - ALTERNATE BID	November 23, 2021	ADD. #1
A6.11G	REFLECTED CEILING PLAN -LEVEL ONE -UNIT G	November 23, 2021	ADD. #1
A6.11G-A	REFLECTED CEILING PLAN -LEVEL ONE -UNIT G - ALTERNATE BID	November 23, 2021	ADD. #1
A6.12G	REFLECTED CEILING PLAN -LEVEL TWO -UNIT G	November 23, 2021	ADD. #1
A6.12G-A	REFLECTED CEILING PLAN -LEVEL TWO -UNIT G - ALTERNATE BID	November 12, 2021	
A6.31	RCP DETAILS	November 12, 2021	
A7.01	DOOR & FRAME TYPES, DOOR SCHEDULE	November 23, 2021	ADD. #1
A7.11	DOOR DETAILS	November 12, 2021	
A7.21	GLAZING SYSTEM ELEVATIONS	November 12, 2021	
A7.22	GLAZING SYSTEM ELEVATIONS - ALTERNATE BID	November 12, 2021	
A7.30	GLAZING SYSTEM DETAILS	November 23, 2021	ADD. #1
A8.01	CASEWORK ELEVATIONS	November 23, 2021	ADD. #1
A8.02-A	CASEWORK ELEVATIONS -ALTERNATE BID	November 12, 2021	
A8.11	MILLWORK PLANS, SECTIONS & ELEVATIONS	November 23, 2021	ADD. #1
A8.21	SCIENCE LAB PLANS & ELEVATIONS	November 23, 2021	ADD. #1
A8.22-A	SCIENCE LAB PLANS & ELEVATIONS - ALTERNATE BID	November 12, 2021	
A8.23-A	SCIENCE LAB PLANS & ELEVATIONS - ALTERNATE BID	November 12, 2021	
A9.01	MATERIAL FINISH SCHEDULE & FINISH DETAILS	December 6, 2021	ADD. #2
A9.02	ROOM FINISH SCHEDULE	November 23, 2021	ADD. #1
A9.11	ORIENTATION FINISH PLAN -LEVEL ONE	November 12, 2021	
A9.11-A	ORIENTATION FINISH PLAN -LEVEL ONE - ALTERNATE BID	November 12, 2021	
A9.11C	INTERIOR FINISH PLAN -LEVEL ONE -UNIT C	November 23, 2021	ADD. #1
A9.11D	INTERIOR FINISH PLAN -LEVEL ONE -UNIT D	November 23, 2021	ADD. #1
A9.11E	INTERIOR FINISH PLAN -LEVEL ONE -UNIT E	November 23, 2021	ADD. #1
A9.11E-A	INTERIOR FINISH PLAN -LEVEL ONE -UNIT E - ALTERNATE BID	November 23, 2021	ADD. #1
A9.11G	INTERIOR FINISH PLAN -LEVEL ONE -UNIT G	November 23, 2021	ADD. #1
A9.11G-A	INTERIOR FINISH PLAN -LEVEL ONE -UNIT G - ALTERNATE BID	November 23, 2021	ADD. #1
A9.12G	INTERIOR FINISH PLAN -LEVEL TWO -UNIT G	November 23, 2021	ADD. #1
A9.12G-A	INTERIOR FINISH PLAN -LEVEL TWO -UNIT G - ALTERNATE BID	November 23, 2021	ADD. #1
A9.41C	WAYFINDING PLAN -LEVEL ONE -UNIT C	December 6, 2021	ADD. #2
A9.41D	WAYFINDING PLAN -LEVEL ONE -UNIT D	December 6, 2021	ADD. #2
A9.41E	WAYFINDING PLAN -LEVEL ONE -UNIT E	December 6, 2021	ADD. #2
A9.41E-A	WAYFINDING PLAN -LEVEL ONE -UNIT E - ALTERNATE BID	December 6, 2021	ADD. #2
A9.41G	WAYFINDING PLAN -LEVEL ONE -UNIT G	December 6, 2021	ADD. #2
A9.41G-A	WAYFINDING PLAN -LEVEL ONE -UNIT G - ALTERNATE BID	December 6, 2021	ADD. #2
A9.42G	WAYFINDING PLAN -LEVEL TWO -UNIT G	November 12, 2021	
A9.42G-A	WAYFINDING PLAN -LEVEL TWO -UNIT G - ALTERNATE BID	November 12, 2021	
A9.51	WAYFINDING DETAILS	December 6, 2021	ADD. #2
<u>KITCHEN EQUIPMENT</u>			
K0	FS EXISTING_RELOCATE PLAN	November 12, 2021	
K1.0	FS EQUIPMENT PLAN	November 12, 2021	
K1.1	FS FACILITY MODEL	November 12, 2021	
K1.2	FS EQUIPMENT MODEL	November 12, 2021	



K1.3	FS SPECIAL CONDITIONS PLAN	November 12, 2021	
K1.3.1	FS SPECIAL CONDITIONS DETAILS	November 12, 2021	
K1.4	FS PLUMBING PLAN	November 12, 2021	
K1.5	FS ELECTRICAL PLAN	November 12, 2021	
K1.5.1	FS PLUMBING & ELECTRICAL DETAILS	November 12, 2021	
K1.6	FS CONDENSING UNITS	November 12, 2021	
K1.7	FS EXHAUST HOODS	November 12, 2021	
K1.7.1	FS EXHAUST HOODS	November 12, 2021	
K1.8	FS RANGE ISLAND	November 12, 2021	
K1.8.1	FS RANGE ISLAND	November 12, 2021	
K1.9	FS ELEVATIONS	November 12, 2021	
K1.9.1	FS ELEVATIONS	November 12, 2021	
K1.10	FS SECTIONS & DETAILS	November 12, 2021	
K1.10.1	FS DETAILS	November 12, 2021	
K1.10.2	FS DETAILS	November 12, 2021	
<u>STRUCTURAL</u>			
S1.00	NOTES	November 12, 2021	
S2.11D	FOUNDATION PLAN -UNIT D	November 23, 2021	ADD. #1
S2.11G	FOUNDATION PLAN -UNIT G	November 12, 2021	
S2.11G-A	FOUNDATION PLAN -UNIT G - ALTERNATE BID	November 12, 2021	
S2.12G	SECOND FLOOR FRAMING PLAN -UNIT G	November 12, 2021	
S2.12G-A	SECOND FLOOR FRAMING PLAN -UNIT G - ALTERNATE BID	November 12, 2021	
S2.13D	ROOF FRAMING PLAN -UNIT D AND E	November 12, 2021	
S2.13G	ROOF FRAMING PLAN -UNIT G	November 12, 2021	
S2.13G-A	ROOF FRAMING PLAN -UNIT G - ALTERNATE BID	November 12, 2021	
S4.11	FOUNDATION TYPICAL DETAILS	November 12, 2021	
S4.12	FOUNDATION TYPICAL DETAILS	November 12, 2021	
S4.21	FOUNDATION SECTIONS	November 23, 2021	ADD. #1
S4.22	FOUNDATION SECTIONS	November 23, 2021	ADD. #1
S4.51	FRAMING TYPICAL DETAILS	November 12, 2021	
S4.52	FRAMING TYPICAL DETAILS	November 12, 2021	
S4.53	BRACE ELEVATIONS AND DETAILS	November 12, 2021	
S4.61	FRAMING SECTIONS	November 12, 2021	
S4.62	FRAMING SECTIONS	November 12, 2021	
S4.63	FRAMING SECTIONS	November 12, 2021	
S4.64	FRAMING SECTIONS	November 12, 2021	
S4.65	FRAMING SECTIONS	November 12, 2021	
<u>MPE</u>			
MPE1.01	DEMOLITION SITE PLAN - MPE	November 12, 2021	
MPE1.11	SITE PLAN - MPE	November 23, 2021	ADD. #1
MPE1.12D	DEMOLITION ROOF PLAN - AREA D - MPE	November 23, 2021	ADD. #1
MPE1.12E	DEMOLITION ROOF PLAN - AREA E - MPE	November 23, 2021	ADD. #1
MPE2.11D	ROOF PLAN - AREA D - MPE	December 6, 2021	ADD. #2
MPE2.11E	ROOF PLAN - AREA E - MPE	November 23, 2021	ADD. #1
MPE2.11G	ROOF PLAN - AREA G - MPE	December 6, 2021	ADD. #2
MPE2.11G-A	ROOF PLAN - AREA G - MPE - (ALT BID)	December 6, 2021	ADD. #2
<u>MECHANICAL</u>			
M2.01D	DEMOLITION FLOOR PLAN - LEVEL ONE - AREA D - HVAC	November 23, 2021	ADD. #1
M2.01E	DEMOLITION FLOOR PLAN - LEVEL ONE - AREA E - HVAC	November 23, 2021	ADD. #1
M3.11D	FLOOR PLAN - LEVEL ONE - AREA D - HVAC	November 23, 2021	ADD. #1
M3.11E	FLOOR PLAN - LEVEL ONE - AREA E - HVAC	November 23, 2021	ADD. #1
M3.11G	FLOOR PLAN - LEVEL ONE - AREA G - HVAC	November 23, 2021	ADD. #1
M3.11G-A	FLOOR PLAN - LEVEL ONE - UNIT G - HVAC (ALT. BID)	November 23, 2021	ADD. #1
M3.12G	FLOOR PLAN - LEVEL TWO - AREA G - HVAC	November 23, 2021	ADD. #1
M3.12G-A	FLOOR PLAN - LEVEL TWO - AREA G - HVAC (ALT. BID)	November 23, 2021	ADD. #1



M3.13D	ENLARGED KITCHEN FLOOR PLAN - AREA D - HVAC	November 23, 2021	ADD. #1
M4.11D	FLOOR PLAN - LEVEL ONE - AREA D - HVAC PIPING	November 12, 2021	
M4.11E	FLOOR PLAN - LEVEL ONE - AREA E - HVAC PIPING	November 23, 2021	ADD. #1
M4.11G	FLOOR PLAN - LEVEL ONE - AREA G - HVAC PIPING	November 23, 2021	ADD. #1
M4.11G-A	FLOOR PLAN - LEVEL ONE - AREA G - HVAC PIPING (ALT. BID)	November 23, 2021	ADD. #1
M4.12G	FLOOR PLAN - LEVEL TWO - AREA G - HVAC PIPING	November 23, 2021	ADD. #1
M4.12G-A	FLOOR PLAN - LEVEL TWO - UNIT G - HVAC (ALT. BID)	November 23, 2021	ADD. #1
M5.00	HVAC DETAILS	November 12, 2021	
M5.01	HVAC DETAILS	November 12, 2021	
M6.00	HVAC SCHEDULES & LEGEND	November 23, 2021	ADD. #1
M6.01	HVAC SCHEDULES	December 6, 2021	ADD. #2

PLUMBING

P0.00	PLUMBING LEGENDS, SCHEDULES & GENERAL NOTES	November 23, 2021	ADD. #1
P1.01D	DEMOLITION UNDERFLOOR PLAN - AREA D - PLUMBING	November 23, 2021	ADD. #1
P1.11D	UNDERFLOOR PLAN - AREA D - PLUMBING	November 23, 2021	ADD. #1
P1.11E	UNDERFLOOR PLAN - AREA E - PLUMBING	November 23, 2021	ADD. #1
P1.11G	UNDERFLOOR PLAN - AREA G - PLUMBING	November 12, 2021	
P1.11G-A	UNDERFLOOR PLAN - AREA G - PLUMBING (ALT. BID)	November 12, 2021	
P2.01D	DEMOLITION FLOOR PLAN - LEVEL ONE - AREA D - PLUMBING	November 23, 2021	ADD. #1
P2.01E	DEMOLITION FLOOR PLAN - LEVEL ONE - AREA G - PLUMBING	November 23, 2021	ADD. #1
P2.11D	FLOOR PLAN - LEVEL ONE - AREA D - PLUMBING	November 23, 2021	ADD. #1
P2.11E	FLOOR PLAN - LEVEL ONE - AREA E - PLUMBING	November 23, 2021	ADD. #1
P2.11G	FLOOR PLAN - LEVEL ONE - AREA G - PLUMBING	November 12, 2021	
P2.11G-A	FLOOR PLAN - LEVEL ONE - AREA G - PLUMBING (ALT. BID)	November 12, 2021	
P2.12G	FLOOR PLAN - LEVEL TWO - AREA G - PLUMBING	November 12, 2021	
P2.12G-A	FLOOR PLAN - LEVEL TWO - AREA G - PLUMBING (ALT. BID)	December 6, 2021	ADD. #2
P3.01	ENLARGED PLUMBING FLOOR PLANS	December 6, 2021	ADD. #2
P3.02	ENLARGED PLUMBING FLOOR PLANS	November 23, 2021	ADD. #1
P3.03	ENLARGED PLUMBING FLOOR PLANS	December 6, 2021	ADD. #2
P3.04	ENLARGED KITCHEN FLOOR PLAN - PLUMBING	December 6, 2021	ADD. #2
P3.05	ENLARGED KITCHEN UNDERFLOOR PLAN - PLUMBING	November 23, 2021	ADD. #1
P3.06	ENLARGED KITCHEN PLUMBING ROUGH-IN (FOR REF. ONLY)	November 23, 2021	ADD. #1
P6.01	PLUMBING DETAILS	December 6, 2021	ADD. #2
P6.02	PLUMBING DETAILS	December 6, 2021	ADD. #2
P6.03	PLUMBING DETAILS	November 23, 2021	ADD. #1

FIRE PROTECTION

FP0.00	FIRE PROTECTION DETAILS AND SECTIONS	November 23, 2021	ADD. #1
FP2.01	OVERALL LEVEL ONE - FIRE PROTECTION	November 23, 2021	ADD. #1
FP2.02	OVERALL LEVEL TWO - FIRE PROTECTION	November 12, 2021	

ELECTRICAL

E0.00	ELECTRICAL GENERAL NOTES & LEGEND	November 12, 2021	
E2.01	DEMOLITION FLOOR PLAN - LEVEL ONE - ELECTRICAL	December 6, 2021	ADD. #2
E2.11	OVERALL FLOOR PLAN - LEVEL ONE - POWER	November 12, 2021	
E2.11D	FLOOR PLAN - LEVEL ONE - AREA D - POWER	December 6, 2021	ADD. #2
E2.11E	FLOOR PLAN - LEVEL ONE - AREA E - POWER	December 6, 2021	ADD. #2
E2.11G	FLOOR PLAN - LEVEL ONE - AREA G - POWER	December 6, 2021	ADD. #2
E2.11G-A	FLOOR PLAN - LEVEL ONE - AREA G - POWER - ALTERNATE BID	November 23, 2021	ADD. #1
E2.12	OVERALL FLOOR PLAN - LEVEL TWO - POWER	November 12, 2021	
E2.12G	FLOOR PLAN - LEVEL TWO - AREA G - POWER	November 12, 2021	
E2.12G-A	FLOOR PLAN - LEVEL TWO - AREA G - POWER - ALTERNATE BID	November 12, 2021	
E3.11C	FLOOR PLAN - LEVEL ONE - UNIT C - LIGHTING	November 12, 2021	
E3.11D	FLOOR PLAN - LEVEL ONE - UNIT D - LIGHTING	November 12, 2021	
E3.11E	FLOOR PLAN - LEVEL ONE - UNIT E - LIGHTING	November 12, 2021	
E3.11G	FLOOR PLAN - LEVEL ONE - UNIT G - LIGHTING	November 12, 2021	
E3.11G-A	FLOOR PLAN - LEVEL ONE - UNIT G - LIGHTING - ALTERNATE BID	November 12, 2021	



E3.12G	FLOOR PLAN - LEVEL TWO - AREA G - LIGHTING	November 12, 2021	
E3.12G-A	FLOOR PLAN - LEVEL TWO - AREA G - LIGHTING - ALTERNATE BID	November 12, 2021	
E4.11D	FLOOR PLAN - LEVEL ONE - AREA D - AUXILIARY SYSTEMS	November 12, 2021	
E4.11E	FLOOR PLAN - LEVEL ONE - AREA E - AUXILIARY SYSTEMS	November 12, 2021	
E4.11G	FLOOR PLAN - LEVEL ONE - AREA G - AUXILIARY SYSTEMS	November 23, 2021	ADD. #1
E4.11G-A	FLOOR PLAN - LEVEL ONE - AREA G - AUXILIARY SYSTEMS - ALT BID	November 23, 2021	ADD. #1
E4.12G	FLOOR PLAN - LEVEL TWO - AREA G - AUXILIARY SYSTEMS	November 12, 2021	
E4.12G-A	FLOOR PLAN - LEVEL TWO - AREA G - AUXILIARY SYSTEMS - ALT BID	November 12, 2021	
E5.01	ENLARGED FLOOR PLANS - ELECTRICAL	November 23, 2021	ADD. #1
E5.02	ENLARGED KITCHEN FLOOR PLAN - ELECTRICAL	November 23, 2021	ADD. #1
E6.01	ELECTRICAL SCHEDULES	November 12, 2021	
E6.02	ELECTRICAL PANEL SCHEDULES	November 23, 2021	ADD. #1
E6.03	ELECTRICAL PANEL SCHEDULES	November 12, 2021	
E6.04	ELECTRICAL PANEL SCHEDULES	November 23, 2021	ADD. #1
E6.05	ELECTRICAL PANEL SCHEDULES	November 12, 2021	
E6.06	ELECTRICAL PANEL SCHEDULES	November 23, 2021	ADD. #1
E7.01	ELECTRICAL DETAILS	November 12, 2021	
E7.02	ELECTRICAL DETAILS	November 12, 2021	
E7.03	ELECTRICAL DETAILS	November 12, 2021	
E7.04	ELECTRICAL DETAILS	November 12, 2021	
E7.05	ELECTRICAL DETAILS	November 12, 2021	
E7.06	ELECTRICAL DETAILS	November 12, 2021	
E8.00	DEMOLITION ELECTRICAL RISER DIAGRAMS	November 12, 2021	
E8.01	ELECTRICAL RISER DIAGRAMS	November 12, 2021	
E8.02	ELECTRICAL RISER DIAGRAMS	November 23, 2021	ADD. #1
E8.02-A	ELECTRICAL RISER DIAGRAMS - ALTERNATE	November 12, 2021	
E8.03	GROUNDING RISER DIAGRAM	November 12, 2021	
E8.03-A	GROUNDING RISER DIAGRAM - ALTERNATE	November 12, 2021	
TECHNOLOGY			
T0.00	TECHNOLOGY NOTES, INDEX, & LEGEND	November 12, 2021	
T1.11	TECHNOLOGY OVERALL SITE PLAN	November 12, 2021	
T2.11C	TECHNOLOGY FLOOR PLAN -LEVEL ONE -UNIT C	November 12, 2021	
T2.11D	TECHNOLOGY FLOOR PLAN -LEVEL ONE -UNIT D	November 12, 2021	
T2.11E	TECHNOLOGY FLOOR PLAN -LEVEL ONE -UNIT E	November 12, 2021	
T2.11G	TECHNOLOGY FLOOR PLAN -LEVEL ONE -UNIT G	November 12, 2021	
T2.11G-A	TECHNOLOGY FLOOR PLAN -LEVEL ONE -UNIT G - ALTERNATE BID	November 12, 2021	
T2.12G	TECHNOLOGY FLOOR PLAN -LEVEL TWO -UNIT G	November 12, 2021	
T2.12G-A	TECHNOLOGY FLOOR PLAN -LEVEL TWO -UNIT G - ALTERNATE BID	November 12, 2021	
T5.01	TECHNOLOGY DETAILS -NETWORKING DETAILS	November 12, 2021	
T5.02	TECHNOLOGY DETAILS -DETAILS 2	November 12, 2021	
T5.03	TECHNOLOGY DETAILS -AUDIO _ VISUAL 1	November 12, 2021	
T5.04	TECHNOLOGY DETAILS -AUDIO _ VISUAL 2	November 12, 2021	

**PROJECT MANUAL FOR McMATH MIDDLE SCHOOL RENOVATIONS DATED
NOVEMBER 12, 2021**

SPECIFICATION SECTION, NUMBER & TITLE	DATED
<u>DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS</u>	
00 31 32 - Geotechnical Data	November 12, 2021
00 45 19 - Non-collusion Affidavit	November 12, 2021
00 45 20 - Felony Conviction Notification	November 12, 2021
00 45 25 - Certification of Criminal History Record Information Review by Contractor-Employer	November 12, 2021
00 45 46 - Conflict-of-interest Questionnaire	November 12, 2021
00 73 50 - Weather Table	November 12, 2021
<u>DIVISION 01 - GENERAL REQUIREMENTS</u>	
01 11 00 - Summary of Work	November 12, 2021
01 21 00 - Allowances	November 12, 2021
01 22 00 - Unit Prices	November 12, 2021
01 23 00 - Alternates	November 12, 2021
01 29 00 - Payment Procedures	November 12, 2021
01 31 00 - Project Management and Coordination	November 12, 2021
01 31 00 - Project Coordination	November 12, 2021
01 31 19 - Project Meetings	November 12, 2021
01 31 19.13 - Preconstruction Meetings	November 12, 2021
01 32 16 - Construction Progress Schedules	November 12, 2021
01 33 23 - Shop Drawings, Product Data, and Samples	November 12, 2021
01 35 00 - Alteration Project Procedures	November 12, 2021
01 41 00 - Regulatory Requirements	November 12, 2021
01 42 00 - References	November 12, 2021
01 42 16 - Definitions	November 12, 2021
01 45 00 - Quality Control	November 12, 2021
01 45 23 - Testing and Inspection Services	November 12, 2021
01 50 00 - Temporary Facilities and Controls	November 12, 2021
01 62 00 - Product Options	November 12, 2021
01 65 00 - Product Delivery Requirements	November 12, 2021
01 66 00 - Product Storage and Handling Requirements	November 12, 2021
01 73 29 - Cutting and Patching	November 12, 2021
01 74 13 - Cleaning	November 12, 2021
01 77 00 - Closeout Procedures	November 12, 2021
01 78 23 - Operation and Maintenance Data	November 12, 2021
01 78 30 - Warranties and Bonds	November 12, 2021
01 78 39 - Project Record Documents	November 12, 2021
01 78 40 - Spare Parts, Overages and Maintenance Materials	November 12, 2021
<u>DIVISION 02 - EXISTING CONDITIONS</u>	
02 41 19 - Selective Structure Demolition	November 12, 2021
<u>DIVISION 03 - CONCRETE</u>	
03 11 00 - Concrete Forming and Accessories	November 12, 2021
03 20 00 - Concrete Reinforcing	November 12, 2021
03 30 00 - Cast-in-place Concrete	November 12, 2021
03 35 43 - Polished Concrete Finishing	November 12, 2021
<u>DIVISION 04 - MASONRY - (NOT USED)</u>	
04 20 00 - Masonry Units	November 23, 2021 ADD. #1

DIVISION 05 - METALS

05 12 00 - Structural Steel Framing	November 12, 2021
05 21 00 - Steel Joists Framing	November 12, 2021
05 31 00 - Steel Decking	November 12, 2021
05 32 00 - Integrated Roof Assembly	November 12, 2021
05 40 00 - Cold-formed Metal Framing	November 12, 2021
05 50 00 - Metal Fabrications	November 12, 2021
05 73 00 - Decorative Metal Railings	November 12, 2021

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES

06 10 00 - Rough Carpentry	November 12, 2021
06 16 56 - Air- and Water-Resistive Sheathing Board System	November 12, 2021
06 40 00 - Architectural Woodwork	November 12, 2021

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 18 13 - Pedestrian Traffic Coating	November 12, 2021
07 95 00 - Expansion Control	November 12, 2021
07 19 00 - Water Repellents	November 12, 2021
07 21 00 - Building Insulation	November 12, 2021
07 21 28 - Spray Polyurethane Foam Insulation	November 12, 2021
07 26 00 - Vapor Retarders	November 12, 2021
07 42 13 - Metal Wall Panels	November 12, 2021
07 51 00 - Built-up Bituminous Roofing	November 12, 2021
07 52 00 - Modified Bituminous Membrane Roofing	November 12, 2021
07 59 00 - Roofing Repair	November 12, 2021
07 62 00 - Sheet Metal Flashing and Trim	November 12, 2021
07 71 13 - Manufactured Copings	November 12, 2021
07 72 13 - Manufactured Roof Curbs and Portals	November 12, 2021
07 72 33 - Roof Hatches	November 12, 2021
07 81 16 - Cementitious Fireproofing	November 12, 2021
07 84 00 - Firestopping	November 12, 2021
07 92 00 - Joint Sealants	November 12, 2021
07 95 00 - Expansion Control	November 12, 2021

DIVISION 08 - OPENINGS

08 11 00 - Hollow Metal Doors and Frames	November 12, 2021	
08 14 23 - Plastic-laminate-faced Wood Doors	November 12, 2021	
08 31 00 - Access Doors	November 12, 2021	
08 36 13 - Sectional Overhead Doors	November 12, 2021	
08 41 13 - Aluminum-Framed Entrances and Storefronts	November 23, 2021	ADD. #1
08 71 00 - Door Hardware	November 23, 2021	ADD. #1
08 80 00 - Glazing	November 12, 2021	
08 87 33 - Decorative Film	December 6, 2021	ADD. #2

DIVISION 09 - FINISHES

09 21 13 - Plaster Assemblies	November 12, 2021
09 21 16 - Gypsum Board Assemblies	November 12, 2021
09 21 19 - Gypsum Board Shaft Wall Assemblies	November 12, 2021
09 30 00 - Tiling	November 12, 2021
09 51 00 - Acoustical Ceilings	November 12, 2021
09 54 23 - Linear Metal Ceilings	November 12, 2021
09 62 05 - Moisture Vapor Emission and Alkalinity Control for Existing Concrete	November 12, 2021
09 65 00 - Resilient Flooring	November 12, 2021
09 67 23 - Resinous Flooring	November 12, 2021
09 68 13 - Tile Carpeting	November 12, 2021
09 72 21 - Sanitary Wall Panels	November 12, 2021
09 91 00 - Painting	November 12, 2021
09 96 53 - Elastomeric Coatings	November 12, 2021

DIVISION 10 - SPECIALTIES

10 11 16 - Markerboards and Tackboards	November 12, 2021
10 14 00 - Identifying Devices	November 12, 2021
10 21 14 - Plastic Laminate Toilet Compartments	November 12, 2021
10 22 43 - Sliding Glass Partitions	November 12, 2021
10 26 13 - Corner Guards	November 12, 2021
10 28 00 - Toilet Accessories	November 12, 2021
10 44 13 - Fire Extinguishers and Cabinets	November 12, 2021
10 51 13 - Metal Lockers	November 12, 2021
10 73 62 - Prefabricated Walkway Covers	November 12, 2021
10 82 16 - Equipment Screens	November 12, 2021

DIVISION 11 - EQUIPMENT

11 31 00 - Appliances	November 12, 2021
11 40 00 - Foodservice Equipment	November 12, 2021
11 53 13 - Fume Hoods	November 23, 2021

ADD. #1

DIVISION 12 - FURNISHINGS

12 24 13 - Roller Window Shades	November 12, 2021
12 35 53.13 - Wood Laboratory Casework and Equipment	November 12, 2021
12 36 61.19 - Quartz Agglomerate Countertops	November 12, 2021

DIVISION 13 - SPECIAL CONSTRUCTION - (NOT USED)

DIVISION 14 - CONVEYING EQUIPMENT

14 24 00 - Hydraulic Elevators	November 12, 2021
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DIVISION 15 - 20 - (NOT USED)

DIVISION 21 - FIRE SUPPRESSION

21 05 00 - Common Work Results for Fire Suppression	November 12, 2021
21 13 00 - Combined Wet Fire Sprinkler and Standpipe System	November 12, 2021

DIVISION 22 - PLUMBING

22 05 00 - Common Work Results for Plumbing	November 12, 2021
22 05 01 - Plumbing Demolition	November 12, 2021
22 05 48 - Vibration and Seismic Controls for Plumbing Piping and Equipment	November 12, 2021
22 05 53 - Identification for Plumbing Equipment and Piping	November 12, 2021
22 07 00 - Plumbing Insulation	November 12, 2021
22 09 16 - Science/Laboratory Utilities Safety Control System	November 12, 2021
22 11 16 - Domestic Water Piping System	November 12, 2021
22 11 23 - Natural Gas Piping System	November 12, 2021
22 13 16 - Sanitary Waste and Vent System	November 12, 2021
22 14 00 - Storm Drainage System	November 12, 2021
22 14 29 - Sump Pumps	November 12, 2021
22 21 13 - Plumbing Piping Systems	November 12, 2021
22 30 00 - Domestic Water Heating Equipment and Accessories	November 12, 2021
22 42 00 - Plumbing Fixtures	December 6, 2021
22 70 00 - Acid Waste and Vent System	November 12, 2021

ADD. #2

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

23 00 00 - Heating, Ventilating, and Air Conditioning (HVAC) Work	November 12, 2021
23 05 00 - Common Work Results for HVAC	November 12, 2021
23 05 13 - Common Motor Requirements for HVAC	November 12, 2021
23 05 14 - Common Motor Starter Requirements for HVAC Equipment	November 12, 2021
23 05 15 - Common Variable Frequency Motor Controller Requirements for HVAC E	November 12, 2021
23 05 48 - Vibration and Seismic Controls for HVAC Piping and Equipment	November 12, 2021
23 05 53 - Identification for HVAC Equipment and Piping	November 12, 2021
23 05 93 - Testing, Adjusting, and Balancing (TAB) for HVAC	November 12, 2021
23 07 00 - Insulation	November 12, 2021
23 08 00 - Mechanical Systems Commissioning	November 12, 2021
23 09 00 - Controls and Instrumentation	November 23, 2021
23 21 13 - Condensate Piping	November 12, 2021
23 23 00 - Refrigerant Piping	November 12, 2021
23 30 00 - HVAC Air Distribution	November 12, 2021
23 34 00 - Exhaust and Supply Air Fans	November 12, 2021
23 55 33 - Heat Generation - Gas Fired Appliances	November 12, 2021
23 81 00 - Semi-Customized Rooftop Air Conditioning Units (Gas-Electric) (3 Tons and Larger)	November 12, 2021
23 81 26 - Split Direct Expansion Air Conditioning Units	November 12, 2021

ADD. #1

DIVISION 26 ELECTRICAL

26 00 00 - Electrical	November 12, 2021
26 05 01 - Electrical Demolition	November 12, 2021
26 05 19 - Low Voltage Electrical Power Conductors and Cables	November 12, 2021
26 05 20 - Cable Connections	November 12, 2021
26 05 23 - Control - Voltage Electrical Power Cables	November 12, 2021
26 05 26 - Grounding and Bonding for Electrical Systems	November 12, 2021
26 05 29 - Hangers and Supports for Electrical Systems	November 12, 2021
26 05 32 - Raceways	November 12, 2021
26 05 33 - Boxes for Electrical Systems	November 12, 2021
26 05 53 - Identification for Electrical Systems	November 12, 2021
26 09 43 - Networked Lighting Controls	November 12, 2021
26 22 13 - Low Voltage Distribution Transformers	November 12, 2021
26 24 13 - Circuit Breaker Distribution Switchboards	November 12, 2021
26 24 16 - Panelboards	November 12, 2021
26 27 16 - Electrical Cabinets and Enclosures	November 12, 2021
26 27 26 - Wiring Devices	November 12, 2021
26 28 13 - Fuses	November 12, 2021
26 28 16 - Enclosed Switches and Circuit Breakers	November 12, 2021
26 43 13 - Surge Suppression Devices	November 12, 2021
26 51 00 - Lighting	November 12, 2021

DIVISION 27 COMMUNICATIONS

27 00 00 - Communications	December 6, 2021
27 05 26 - Communications Grounding, Earthing, and Bonding	November 12, 2021
27 13 23 - Communications Optical Fiber Backbone Cabling	November 12, 2021
27 15 00 - Communications Horizontal Cabling	December 6, 2021
27 41 14 - Campus Communications Systems	November 12, 2021

ADD. #2

ADD. #2

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

28 10 00 - Access Control	November 12, 2021
28 31 10 - Fire Detection and Alarm - Expansion of Existing Systems	November 12, 2021
28 31 13 - Emergency Responder Radio Coverage System (ERRCS)	November 12, 2021

DIVISION 29 - 30 - (NOT USED)



DIVISION 31 - EARTHWORK

31 10 00 - Site Clearing	November 12, 2021	
31 22 00 - Grading	November 12, 2021	
31 22 19 - Finish Grading	November 12, 2021	
31 31 00 - Soil Treatment	November 23, 2021	ADD. #1
31 63 29 - Drilled Concrete Piers	November 12, 2021	

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 13 00 - Rigid Paving	November 12, 2021	
32 17 23 - Pavement Markings	December 6, 2021	ADD. #2
32 80 00 - Landscape Irrigation System	November 12, 2021	
32 92 13 - Hydromulching	November 12, 2021	
32 92 23 - Sodding	November 12, 2021	
32 93 00 - Plants	November 12, 2021	

DIVISION 33 - UTILITIES

33 00 00 - Utilities	November 12, 2021	
33 40 00 - Storm Drainage Utilities	November 12, 2021	



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc
Exhibit '2' - Allowances
01/06/2022 : Date

PROJECT:
LaGRONE ATC ADDITIONS & RENOVATIONS

ARCHITECT:
VLK ARCHITECTS
2821 WEST 7TH ST., SUITE 300
FORT WORTH, TEXAS 76107

SFI JOB No. :
5406

ALLOWANCES	DESCRIPTION	AMOUNT
1	Construction Contingency	\$260,471
2	Inflation Contingency	\$130,235
3	Owner Betterment	\$260,471
4	City Civil Comments	\$50,000
5	City Building Comments	\$50,000
6	Pier Casing Allowance	\$93,750
7	Audio Visual Systems - By Owner Vendor	\$75,000
8	Video Surveillance - By Owner Vendor	\$75,000
9	Misecellaneous Roofing and Patching at Existing	\$20,000

ALLOWANCES INCLUDED IN GMP \$1,014,927



PROJECT:
LaGRONE ATC ADDITIONS & RENOVATIONS

SFI JOB No. :
5406

ARCHITECT:
VLK ARCHITECTS
2821 WEST 7TH ST., SUITE 300
FORT WORTH, TEXAS 76107

List of Clarifications, Qualifications, & Assumptions

- 1 COVID-19 or Pandemics issues may delay delivery of equipment and/or labor. Any and all delays related to COVID-19 or unforeseen circumstances outside the Construction Managers control shall be claimed on a day for day basis.

Div 01

General Requirements

- 1 We have excluded state sales tax on INCORPORATED materials.
- 2 We have excluded telephone and radio equipment.
- 3 We have excluded tap, impact & meter fees.
- 4 The Building Permit cost has been excluded.
- 5 Bids are based on 100% CD Set dated 11/12/2021 and noted is Exhibit 'B'.
- 6 We have excluded materials testing and special inspections.
- 7 It is assumed that the contract documents have been thoroughly reviewed to meet Federal, state and local codes
- 8 We exclude all seismic requirements referenced in the specifications due to the Project's location in Denton does not require any Seismic consideration.
- 9 Deposits required in advance to procure materials will be included on the pay application within the same pay period in which payment is due for deposit to the subcontractors / suppliers.
- 10 Materials that are stored onsite or stored at subcontractor's warehouse will be included on pay applications. Invoices and photos of stored materials will be provided upon request.
- 11 This project is not a LEED project, therefor VOC Content Restriction (greater than federal or state requirements) and Commissioning is excluded.
- 12 Video of recorded training will be provided on a thumb drive in lieu of a DVD Disc.
- 13 Temporary Environmental Controls, Flush Out & Air contaminant testing is not included in this scope of work.
- 14 Testing Laboratory Services shall be provided by the owner and is excluded from this scope of work.
- 15 SFI will provide access to TEAM for project documentation.
- 16 Submittal review shall be no more than 10 business days. If additional time is required for approval, then delay to material fabrication and delivery could affect the construction schedule.
- 17 Franchise utility service charges have been excluded for communication lines, electrical power, Atmos gas, etc.
- 18 Schedule does not account for weather delays; therefore, any weather events will have a day-for-day impact on the schedule.
- 19 Delegated Design submittals are recognized for the following sections: 054000 Cold Formed Metal Framing, 055000 Metal Fabrications, 057300 Decorative Metal Railings, 084113 Aluminum-Framed Entrances and Storefronts, 211300 Combined Wet Fire Sprinkler and Standpipe System, No other Delegated Design requirements are recognized unless noted by section.
- 20 Unforeseen material delivery and availability issues beyond Steele & Freeman's control shall be a day for day extension to the project schedule.

Div 02

Existing Conditions

- 1 All items not specifically detailed in the contract documents to be removed or demolished are excluded from this work.

Div 03

Concrete

- 1 All piers have been bid as dry. Pier Casing is excluded. Geotech shows dry, assumes no casing would be required.
- 2 All exposed slab finishes to be Class B
- 3 All concrete is bid as hand-finished.
- 4 Piers are included as uncased, unit prices and a mobilization cost for the casing and hoisting will apply if water is encountered.

Div 05

Metals

- 1 We have excluded AISC certifications and inspections. (Cooperation with the Owner's inspector is included).
- 2 AESS finish on galvanized material or non-structural steel items are not included.
- 3 All material not clearly sized, shown and located in the contract documents including but no limited to the structural, architectural, civil and MEP documents is specifically excluded.
- 4 All material sizing to comply with U.L. requirements is the responsibility of the Architect and Engineer and not the Construction Manager. Upsizing of steel beyond what is clearly shown, sized and located in the contract documents is excluded.

Div 06

Wood, Plastics and Composites

- 1 All millwork has been bid to be built to AWI Standards per the specs. AWI Labels are excluded.

Div 07

Thermal and Moisture Protection

- 1 All metal panel pricing is based on manufacturer standard colors, unless noted otherwise in the contract documents.

Div 09

Finishes

- 1 Painting of exposed structure and exposed MEP items is included as noted. Color coding of any MEPF items is excluded.
- 2 The final version of the light gauge framing shop drawings will be sealed by a professional engineer as specified.
- 3 Wax and wax stripping of flooring is excluded.

Div 12

Furnishings

- 1 We have excluded all furniture, except as noted as millwork in Div 6.

Div 21

Fire Suppression

- 1 It is assumed that the water main will have sufficient pressure to serve this building; therefore, all booster pumps and low pressure pipe routing & heads have been excluded.
- 2 The fire suppression system is delegated-design and included as a Combined Wet and Standpipe system.
- 3 Fire Protection Dry systems, freeze protected, pre-action and FM 200 type systems are excluded.

Div 28

Electronic Safety and Security

- 1 Access Control work is included and is By Owner Vendor. Back boxes, conduit, and door and frame prep are included as shown.
- 2 Video Surveillance work is included and is By Owner Vendor. Back boxes and conduit are included as shown.
- 3 DAS radio systems are excluded.

Div 31

Earthwork

- 1 We have excluded any and all rock excavation.
- 2 We have excluded the disposal of any contaminated soils.
- 3 Any and all Earth Haul Off is excluded from this proposal
- 4 No or limited below grade water was found on the Boring Logs; therefore, all below grade water remediations is excluded
- 5 Identification of geological stratas including bearing strata are to be identified by the Owner's Testing Laboratory Service.
- 6 Earthwork is to grade (within 0.2')

Div 32

Exterior Improvements

- 1 Landscape scope will be substantially complete when the following conditions are met:
 - * Fine Grading has been completed for landscaped areas
 - * Landscape items (Plantings, sod, rocks) are laid & planted
 - Establishment of landscape items will be monitored and addressed during the warranty period
 - * Irrigation systems are installed, functioning and programmed
 - In addition - irrigation meters & boxes have been accepted by the Authority Having Jurisdiction (AHJ)
 - * Hydro mulched areas are at least 70% established
 - Establishment of landscape items will be monitored and addressed during the warranty period



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc

Exhibit '4' - Schedule

01/06/2022 : Date

PROJECT:
LaGRONE ATC ADDITIONS & RENOVATIONS

ARCHITECT:
VLK ARCHITECTS
2821 WEST 7TH ST., SUITE 300
FORT WORTH, TEXAS 76107

SFI JOB No. :
5406

COMPLETION SCHEDULE

GENERAL CONSTRUCTION

Estimated Substantial Completion to be within **455 calendar days** from notice to proceed or the issuance of the building permit, which ever is the later.

PROJECT:
LaGRONE ATC ADDITIONS & RENOVATIONS

SFI JOB No. :
5406

ARCHITECT:
VLK ARCHITECTS
2821 WEST 7TH ST., SUITE 300
FORT WORTH, TEXAS 76107

ALTERNATES

No. 1	State in the proposal form the amount to be added to the base proposal for the classroom wing extension at Unit G."	\$3,518,884	ACCEPTED
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VALUE OPPORTUNITES

Div 03	<u>Concrete</u>		
1	5" Slab on Grade with #3@18" ocev in of 7" Slab on void with #5@12" ocev at the Kitchen slab	-\$24,120	REJECTED
Div 22	<u>Plumbing</u>		
2	Delete welded Gas Sleeve on gas piping inside building	-\$21,600	ACCEPTED
Div 23	<u>Heating, Ventilating & Air Conditioning (HVAC)</u>		
3	Provide 4 Aaon Makeup Air Unit in lieu of Captive Aire	-\$21,600	REJECTED
4	Delete Stainless Steel Heat Exchangers from RTU's	-\$22,500	REJECTED
Div 26	<u>Electrical</u>		
5	Utilize MC Cable in lieu of EMT for Branch Circuitry in interior walls	-\$2,750	REJECTED
6	Utilize Aluminium Feeders in lieu of Copper Feeders for circuits 100amps and up	-\$55,006	ACCEPTED
7	Value Opportunity Lighting Package	-\$24,300	REJECTED
8	Utilize Eaton Swtichboard/Gear Package in lieu of Specified Square D	-\$2,440	REJECTED

PROJECT:
LaGRONE ATC ADDITIONS & RENOVATIONS

SFI JOB No. :
5406

ARCHITECT:
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FORT WORTH, TEXAS 76107

UNIT PRICES	DESCRIPTION	ADD	DEDUCT
1	18" Diameter Piers	\$37.95 /LF	\$20.40 /LF
	24" Diameter Piers	\$59.55 /LF	\$36.30 /LF
	18" Diameter Pier Casing	\$47.50 /LF	
	24" Diameter Pier Casing	\$57.50 /LF	
	Crane mobilization for casings	\$7,500.00 plus unit rates per foot	
2	Concrete Paving	\$8.50 /SF	N/A
3	Lime Treated Subgrade - Additional hydrated lime treated subgrade	\$6.50 /SY	N/A



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc
Exhibit '7' - Guaranteed Maximum Price
01/06/2021 : Date

PROJECT:
LaGRONE ATC ADDITIONS & RENOVATIONS

ARCHITECT:
VLK ARCHITECTS
2821 WEST 7TH ST., SUITE 300
FORT WORTH, TEXAS 76107

SFI JOB No. :
5406

COST SUMMARY - GUARANTEED MAXIMUM PRICE

DIVISION	BID PACKAGE DESCRIPTION	TOTAL COST
01	GENERAL CONDITIONS	\$965,210
01	SPECIAL REQUIREMENTS	\$372,761
02	EXISTING CONDITIONS	\$123,440
03	CONCRETE	\$656,830
04	MASONRY	\$50,000
05	METALS	\$803,825
06	WOODS, PLASTICS and COMPOSITES	\$232,641
07	THERMAL and MOISTURE PROTECTION	\$674,880
08	OPENINGS	\$341,026
09	FINISHES	\$1,401,896
10	SPECIALTIES	\$162,476
11	EQUIPMENT	\$1,372,500
12	FURNISHINGS	\$126,482
14	CONVEYING EQUIPMENT	\$78,700
21	FIRE SUPPRESSION	\$95,000
22	PLUMBING	\$867,782
23	HEATING, VENTILATING, and AIR CONDITIONING (HVAC)	\$1,236,187
26	ELECTRICAL	\$1,065,874
27	COMMUNICATIONS	\$174,950
28	ELECTRONIC SAFETY and SECURITY	\$112,805
31	EARTHWORK	\$266,524
32	EXTERIOR IMPROVEMENTS	\$130,594
33	UTILITIES	\$301,000
SUBTOTAL		\$11,613,383
00	LABOR BURDEN	\$78,183
00	CONTRACTOR CONTINGENCY	\$260,471
00	INFLATION CONTINGENCY	\$130,235
00	OWNER BETTERMENT	\$260,471
00	PAYMENT and PERFORMANCE BONDS	\$145,864
00	BUILDERS RISK	\$18,233
00	GENERAL / EXCESS LIABILITY	\$97,676
00	CONSTRUCTION MANAGER FEE	\$232,786
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$186,229
TOTAL GMP		\$13,023,531
ALTERNATE No. 1	CLASSROOM WING EXTENSION at UNIT 'G'	\$3,465,793
TOTAL GMP W/ALTERNATE #1		\$16,489,324
OWNER FUNDED	ENERGY MANAGEMENT, ACCESS AND IRRIGATION CONTROLS	\$192,001
TOTAL CONSTRUCTION W/ALTERNATE #1		\$16,681,325