



AIA Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

McMath Middle School
Denton, TX

THE OWNER: Denton I

(Name, legal status and address)

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

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

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

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 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 this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Three Million Five Hundred Thirty Nine Thousand Seven Hundred Ninety Six and no/one hundred (\$3,539,796.00), 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, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.

(Provide below or reference an attachment.)

Reference Exhibit "7" Guaranteed Maximum Price and Attached Summary

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

Reference Exhibit "5" Alternates

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™–2007, 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.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
Reference Exhibit "2" Allowances	

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

Reference Exhibit "3" Clarifications

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract: N/A

Document	Title	Date	Pages
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§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Reference Exhibit "1" Project Manual and Drawings

Section	Title	Date	Pages
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§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

Reference Exhibit "1" Project Manual and Drawings

Number	Title	Date
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§ A.1.1.9 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 Agreement.)

Reference Exhibit "6" Unit Prices

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

Reference Exhibit "4" Schedule

 OWNER *(Signature)*

 Barbara Burns, 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™ – 2009 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 14:44:01 CT on 04/20/2021.

PAGE 1

McMath Middle School
Denton, TX

THE OWNER: Denton I

...

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

...

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

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ~~(\$—)~~, Three Million Five Hundred Thirty Nine Thousand Seven Hundred Ninety Six and no/one hundred (\$3,539,796.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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Reference Exhibit "7" Guaranteed Maximum Price and Attached Summary

...

Reference Exhibit "5" Alternates

PAGE 2

Reference Exhibit "2" Allowances

...

Reference Exhibit "3" Clarifications

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract: N/A

...

Reference Exhibit "1" Project Manual and Drawings

...

Reference Exhibit "1" Project Manual and Drawings

...

Reference Exhibit "6" Unit Prices

...

Reference Exhibit "4" Schedule

...

Barbara Burns, 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 14:44:01 CT on 04/20/2021 under Order No. 6721215598 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™ – 2009 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) _____

(Dated) _____



PROJECT:
McMATH MIDDLE SCHOOL RENOVATIONS

ARCHITECT:
CORGAN
401 N. HOUSTON STREET
DALLAS, TEXAS 75202

SFI JOB No. :
5307

DRAWINGS	ITEM / SHEET N	DESCRIPTION	DATED	ADDENDUM
		GENERAL		
	COVER	COVER SHEET	March 17, 2021	ADD. #2
		CIVIL		
	C1.01	EXISTING TOPO PLAN	March 1, 2021	
	C1.02	SITE PLAN	April 6, 2021	POST BID ADD. 3
	C1.03	GRADING & DRAINAGE PLAN	April 6, 2021	POST BID ADD. 3
	C1.04	DETAILS	April 6, 2021	POST BID ADD. 3
		ARCHITECTURAL		
	AG.00	STANDARDS AND SYMBOLS	March 1, 2021	
	A00.01	DEMO FLOOR PLAN - LEVEL ONE - OVERALL	April 6, 2021	POST BID ADD. 3
	A00.01A	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT A	April 6, 2021	POST BID ADD. 3
	A00.01B	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT B	April 6, 2021	POST BID ADD. 3
	A00.02	DEMO FLOOR PLAN - LEVEL TWO - OVERALL	April 6, 2021	POST BID ADD. 3
	A00.02A	DEMO FLOOR PLAN - LEVEL TWO - SEGMENT A	April 6, 2021	POST BID ADD. 3
	A00.02B	DEMO FLOOR PLAN - LEVEL TWO - SEGMENT B	April 6, 2021	POST BID ADD. 3
	A00.02C	DEMO FLOOR PLAN - LEVEL TWO - SEGMENT C	April 6, 2021	POST BID ADD. 3
	A00.02D	DEMO FLOOR PLAN - LEVEL TWO - SEGMENT D	April 6, 2021	POST BID ADD. 3
	A00.02E	DEMO FLOOR PLAN - LEVEL TWO - SEGMENT E	April 6, 2021	POST BID ADD. 3
	A00.09	DEMO REFLECTED CEILING PLAN - LEVEL ONE - OVERALL	April 6, 2021	POST BID ADD. 3
	A00.09A	DEMO REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT A	April 6, 2021	POST BID ADD. 3
	A00.09B	DEMO REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT B	April 6, 2021	POST BID ADD. 3
	A00.10	DEMO REFLECTED CEILING PLAN - LEVEL TWO - OVERALL	April 6, 2021	POST BID ADD. 3
	A00.10A	DEMO REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT A	April 6, 2021	POST BID ADD. 3
	A00.10B	DEMO REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT B	April 6, 2021	POST BID ADD. 3
	A00.10C	DEMO REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT C	April 6, 2021	POST BID ADD. 3
	A00.10D	DEMO REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT D	April 6, 2021	POST BID ADD. 3
	A00.10E	DEMO REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT E	April 6, 2021	POST BID ADD. 3
	A03.01	REFLECTED CEILING PLAN - LEVEL ONE - OVERALL	April 6, 2021	POST BID ADD. 3
	A03.01A	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT A	April 6, 2021	POST BID ADD. 3
	A03.01B	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT B	April 6, 2021	POST BID ADD. 3
	A03.02	REFLECTED CEILING PLAN - LEVEL TWO - OVERALL	April 6, 2021	POST BID ADD. 3
	A03.02A	REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT A	April 6, 2021	POST BID ADD. 3
	A03.02B	REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT B	April 6, 2021	POST BID ADD. 3
	A03.02C	REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT C	April 6, 2021	POST BID ADD. 3
	A03.02D	REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT D	April 6, 2021	POST BID ADD. 3
	A03.02E	REFLECTED CEILING PLAN - LEVEL TWO - SEGMENT E	April 6, 2021	POST BID ADD. 3
	A04.01	ENLARGED RESTROOM PLANS	April 6, 2021	POST BID ADD. 3
	A08.21	DOOR AND FRAME DETAILS	April 6, 2021	POST BID ADD. 3
	A09.00	FINISH SCHEDULE & INTERIOR ELEVATIONS	April 6, 2021	POST BID ADD. 3
	A09.01	FINISH FLOOR PLAN - LEVEL ONE - OVERALL	April 6, 2021	POST BID ADD. 3
	A09.01A	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT A	April 6, 2021	POST BID ADD. 3
	A09.01B	FINISH FLOOR PLAN - LEVEL ONE - SEGMENT B	April 6, 2021	POST BID ADD. 3
	A09.02	FINISH FLOOR PLAN - LEVEL TWO - OVERALL	April 6, 2021	POST BID ADD. 3
	A09.02A	FINISH FLOOR PLAN - LEVEL TWO - SEGMENT A	April 6, 2021	POST BID ADD. 3
	A09.02B	FINISH FLOOR PLAN - LEVEL TWO - SEGMENT B	April 6, 2021	POST BID ADD. 3
	A09.02C	FINISH FLOOR PLAN - LEVEL TWO - SEGMENT C	April 6, 2021	POST BID ADD. 3
	A09.02D	FINISH FLOOR PLAN - LEVEL TWO - SEGMENT D	April 6, 2021	POST BID ADD. 3
	A09.02E	FINISH FLOOR PLAN - LEVEL TWO - SEGMENT E	April 6, 2021	POST BID ADD. 3

**PROJECT MANUAL FOR McMATH MIDDLE SCHOOL RENOVATIONS DATED
MARCH 1, 2021**

SPECIFICATION SECTION, NUMBER & TITLE	DATED	
<u>DIVISION 00 - INTRODUCTORY INFORMATION</u>		
00 00 02 - Seals Page	March 1, 2021	
00 00 03 - Table of Contents	April 6, 2021	POST BID ADD. 3
<u>DIVISION 01 - GENERAL REQUIREMENTS</u>		
01 11 00 - Summary of Work	March 1, 2021	
01 21 00 - Allowances	March 1, 2021	
01 22 00 - Unit Prices	March 1, 2021	
01 23 00 - Alternates	March 17, 2021	ADD. #2
01 25 00 - Substitution Procedures	March 1, 2021	
01 29 00 - Measure and Payment	March 1, 2021	
01 31 00 - Project Coordination	March 1, 2021	
01 31 19 - Project Meetings	March 1, 2021	
01 32 16 - CPM Schedule and Reports	March 1, 2021	
01 32 33 - Photographic Documentation	March 1, 2021	
01 33 00 - Submittal Procedures	March 1, 2021	
01 35 16 - Alteration Project Procedures	March 1, 2021	
01 41 00 - Regulatory Requirements	March 1, 2021	
01 42 00 - References	March 1, 2021	
01 45 16 - Contractor's Quality Control	March 1, 2021	
01 45 29 - Testing Agency Services	March 1, 2021	
01 50 00 - Construction Facilities and Temporary Controls	March 1, 2021	
01 58 00 - Project Identification Sign	March 1, 2021	
01 60 00 - Product Requirements	March 1, 2021	
01 71 23 - Field Engineering	March 1, 2021	
01 73 29 - Cutting and Patching	March 1, 2021	
01 74 13 - Construction Cleaning	March 1, 2021	
01 74 23 - Final Cleaning	March 1, 2021	
01 77 00 - Closeout Procedures	March 1, 2021	
01 78 23 - Operation and Maintenance Data	March 1, 2021	
01 78 30 - Warranties and Bonds	March 1, 2021	
01 78 39 - Project Record Documents	March 1, 2021	
01 78 46 - Extra Materials	March 1, 2021	
01 79 00 - Systems Demonstration and Training	March 1, 2021	
<u>DIVISION 02 - EXISTING CONDITIONS</u>		
02 41 19 - Selective Site Demolition	March 1, 2021	
<u>DIVISION 03 - CONCRETE</u>		
03 30 53 - Miscellaneous Cast-In-Place Concrete	April 6, 2021	POST BID ADD. 3
<u>DIVISION 04 - MASONRY - (NOT USED)</u>		
<u>DIVISION 05 - METALS</u>		
05 50 00 - Metal Fabrications	March 1, 2021	
05 55 00 - Stair Nosings	March 1, 2021	
<u>DIVISION 06 - WOOD, PLASTICS AND COMPOSITES</u>		
06 10 53 - Miscellaneous Rough Carpentry	March 1, 2021	
<u>DIVISION 07 - THERMAL AND MOISTURE PROTECTION</u>		
07 92 00 - Joint Sealers	March 1, 2021	
07 95 00 - Expansion Control	March 1, 2021	
<u>DIVISION 08 - OPENINGS</u>		
08 83 00 - Mirror Glass	March 1, 2021	

DIVISION 09 - FINISHES

09 29 00 - Gypsum Board Systems	March 1, 2021	
09 30 13 - Ceramic Tiling	March 1, 2021	
09 51 13 - Acoustical Panel Ceilings	March 1, 2021	
09 61 05 - Moisture Vapor Emission and Alkalinity Control for Concrete Slabs	March 1, 2021	
09 65 13 - Resilient Base and Accessories	March 1, 2021	
09 65 19 - Resilient Tile Flooring	March 1, 2021	
09 65 43 - Linoleum Flooring	April 6, 2021	POST BID ADD. 3
09 68 13 - Tile Carpeting	March 1, 2021	
09 91 13 - Exterior Painting	March 1, 2021	
09 91 23 - Interior Painting	March 1, 2021	
09 96 59 - High-Build Glazed Coatings	March 1, 2021	

DIVISION 10 - SPECIALTIES

10 14 00 - Signage	March 1, 2021	
10 21 15 - Plastic Toilet Compartments	March 17, 2021	ADD. #2
10 26 13 - Wall and Corner Guards	March 17, 2021	ADD. #2
10 28 13 - Toilet and Bath Accessories	March 17, 2021	ADD. #2
10 73 26 - Walkway Cover	March 17, 2021	ADD. #2

DIVISION 11 through 25 - (NOT USED)

DIVISION 26 ELECTRICAL

26 00 12 - Work and Disruptions at Existing Facilities, Electrical	April 15, 2021	POST BID ADD. 4
26 00 13 - Salvage and Demolition, Electrical	April 15, 2021	POST BID ADD. 4

DIVISION 27 COMMUNICATIONS - (NOT USED)

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

28 31 00 - Fire Alarm and Voice Evacuation System	April 15, 2021	POST BID ADD. 4
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DIVISION 31 - EARTHWORK

31 23 33 - Trenching and Backfilling	March 1, 2021	
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DIVISION 32 - EXTERIOR IMPROVEMENTS

32 13 13 - Concrete Paving	March 1, 2021	
32 17 23 - Pavment Marking	March 1, 2021	
32 19 00 - Walk, Road, and Parking Appurtenances	March 1, 2021	

DIVISION 33 - UTILITIES

33 40 00 - Storm Drainage Utilities	March 1, 2021	
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STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc

Exhibit '2' - Allowances

4/27/2021 : Date

PROJECT:
McMATH MIDDLE SCHOOL RENOVATIONS

SFI JOB No. :
5307

ARCHITECT:
CORGAN
401 N. HOUSTON STREET
DALLAS, TEXAS 75202

ALLOWANCES	DESCRIPTION	AMOUNT
1	Construction Contingency	\$245,038
2	Design Contingency	\$153,148
3	Owner Betterment	\$153,148
4	Casework Replacement	\$50,000
5	Miscellaneous Drywall	\$157,845
6	Miscellaneous Ceiling Tile Work	\$5,000
7	Miscellaneous Fire Sprinkler Work	\$78,923
8	Miscellaneous Mechanical Work	\$78,923
9	Fire Alarm	\$400,000
10	Storm Utilites	\$50,000

ALLOWANCES INCLUDED IN GMP \$1,372,025

PROJECT:
McMATH MIDDLE SCHOOL RENOVATIONS

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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 03/01/2021 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 The construction contingency is for the Construction Manager's exclusive use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order. All construction contingency expenditures will be documented monthly with each application for payment.
- 12 This project is not a LEED project, therefor VOC Content Restriction (greater than federal or state requirements) and Commissioning is excluded.
- 13 Video of recorded training will be provided on a thumb drive in lieu of a DVD Disc.
- 14 Temporary Environmental Controls, Flush Out & Air contaminant testing is not included in this scope of work.
- 15 Testing Laboratory Services shall be provided by the owner and is excluded from this scope of work.
- 16 SFI will provide access to TEAM for project documentation.
- 17 All unforeseen scope not clearly identified or quantified in the contract documents shall be allocated toward Owner Betterment.
- 18 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.
- 19 Franchise utility service charges have been excluded for communication lines, electrical power, Atmos gas, etc.

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 05 **Metals**

- 1 Stair Nosings to be included with new concrete steps.
- 2 Railings are excluded, none are shown.

Div 09 **Finishes**

- 1 Drawings shown porcelain tile replacement, match as close to existing.
- 2 Painting included per Finish Plans (A9.01 - A9.02E)



Div 28 **Electronic Safety and Security**

- 1 We have included an allowance for Fire Alarm. See Exhibit 'C'.
- 2 Fire alarm completion date will be provided upon reconciliation of allowance.

Div 31 **Earthwork**

- 1 Earthwork priced for notes on civil drawing (C1.02)
- 2 Lime Stabilization is excluded.

Div 32 **Exterior Improvements**

- 1 We have included an allowance for Temporary Irrigation. See Exhibit 'C'.
- 2 We have included an allowance for Replacing Disturbed Areas. See Exhibit 'C'.
- 3 Alternate No. 9 is included.

Div 33 **Utilities**

- 1 We have included an allowance for Storm Utilities. See Exhibit 'C'.



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc
Exhibit '4' - Schedule
4/27/2021 : Date

PROJECT:
McMATH MIDDLE SCHOOL RENOVATIONS

SFI JOB No. :
5307

ARCHITECT:
CORGAN
401 N. HOUSTON STREET
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COMPLETION SCHEDULE

GENERAL CONSTRUCTION

Estimated Substantial Completion to be within **180 calendar days** from notice to proceed or the issuance of the building permit, which ever is the later.

PROJECT:
McMATH MIDDLE SCHOOL RENOVATIONS

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401 N. HOUSTON STREET
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SFI JOB No. :
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ALTERNATES

No. 1	Carpet and Rubber base to be removed in the Library, prep for new Carpet, CPT-1 and Rubber Base as indicated on the plans.	\$30,754	ACCEPTED
No. 2	Carpet and Rubber base to be removed in the Administration Area, prep for new Carpet, CPT-1 and Rubber Base as indicated on the plans.	\$45,429	ACCEPTED
No. 3	Carpet and rubber base to be removed, prep for new CPT-1 and Rubber Base as indicated on the plans.	\$32,751	ACCEPTED
No. 4	Remove Athletic Flooring, prep for new Rubber Flooring as indicated on the plans.	\$20,778	ACCEPTED
No. 5	MCT and rubber base to be removed, prep for new MCT to be installed and trim to be RB-1. MCT and Rubber Base as indicated on the plans.	\$69,295	ACCEPTED
No. 6	Remove Vinyl Wall covering and Rubber Base in corridors, patch and prep walls for Tile Wainscot T-3.	\$187,952	ACCEPTED
No. 7	Level & seal concrete tread and paint risers as indicated on the plans.	-\$2,176	REJECTED
No. 8	Provide Terrazo TT-1 at tread & risers as indicated on the plans.	\$167,204	REJECTED
No. 9	Remove Mulch and Replace with Landscape Gravel on the civil plans.	\$5,426	ACCEPTED
No. 10	Stage Renovations	\$84,440	ACCEPTED



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc

Exhibit '6' - Unit Prices

4/27/2021 : Date

PROJECT:
McMATH MIDDLE SCHOOL RENOVATIONS

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ARCHITECT:
CORGAN
401 N. HOUSTON STREET
DALLAS, TEXAS 75202

UNIT PRICES	DESCRIPTION	ADD	DEDUCT
1	Topical moisture vapor emission and alkalinity control of concrete floor slabs in sheet carpeted areas, tile carpeted areas, and areas with resinous flooring products	\$6.90 /SF	N/A
2	Topical moisture vapor emission and alkalinity control of concrete floor slabs and cementitious underlayment installation in tile carpeted areas, wood flooring product areas, and resilient flooring product areas.	\$6.90 /SF	N/A



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

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4/27/2021 : Date

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McMATH MIDDLE SCHOOL RENOVATIONS

ARCHITECT:
CORGAN
401 N. HOUSTON STREET
DALLAS, TEXAS 75202

SFI JOB No. :
5307

COST SUMMARY - GUARANTEED MAXIMUM PRICE

DIVISION	BID PACKAGE DESCRIPTION	TOTAL COST
01	GENERAL CONDITIONS	\$186,246
01	SPECIAL REQUIREMENTS	\$52,194
02	EXISTING CONDITIONS	\$135,852
03	CONCRETE	\$188,659
05	METALS	\$10,000
06	WOODS, PLASTICS and COMPOSITES	\$80,000
07	THERMAL and MOISTURE PROTECTION	\$115,000
08	OPENINGS	\$7,255
09	FINISHES	\$542,626
10	SPECIALTIES	\$119,280
21	FIRE SPRIKLER	\$78,923
23	HEATING, VENTILATING, and AIR CONDITIONING (HVAC)	\$78,923
26	ELECTRICAL	\$79,502
28	ELECTRONIC SAFETY and SECURITY	\$400,000
31	EARTHWORK	\$75,624
32	EXTERIOR IMPROVEMENTS	\$64,252
33	UTILITIES	\$50,000
SUBTOTAL		\$2,264,336
00	LABOR BURDEN	\$19,266
00	CONTRACTOR CONTINGENCY	\$245,038
00	DESIGN CONTINGENCY	\$153,148
00	OWNER BETTERMENT	\$153,148
00	PAYMENT and PERFORMANCE BONDS	\$33,693
00	BUILDERS RISK	\$3,369
00	GENERAL / EXCESS LIABILITY	\$12,864
00	CONSTRUCTION MANAGER FEE	\$134,931
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$43,178
TOTAL GMP		\$3,062,971
ALTERNATE No. 1	Carpet and Base at the Library	\$30,754
ALTERNATE No. 2	Carpet and Base at the Administration	\$45,429
ALTERNATE No. 3	Carpet and Base at the Fine Arts	\$32,751
ALTERNATE No. 4	Rubber Floorin at Athletics	\$20,778
ALTERNATE No. 5	MCT tile flooring at 1st Level Corridors	\$69,295
ALTERNATE No. 6	New Tile Wainscot	\$187,952
ALTERNATE No. 9	New Landscape Gravel	\$5,426
ALTERNATE No. 10	Stage Renovations	\$84,440
TOTAL GMP - (CONSTRUCTION COST + ACCEPTED ALTERNATES)		\$3,539,796
ALTERNATES NOT ACCEPTED		
ALTERNATE No. 7	Sealed Concrete at Stairs	-\$2,176
ALTERNATE No. 8	Terrazzo Treads and Risers at Stairs	\$167,204