

# DENTON ISD

## 2025 SUMMER RENOVATIONS

AT CH COLLINS ATHLETIC COMPLEX, CROWNOVER  
MS, HARPOOL MS, MCMATH MS, PROVIDENCE ES,  
STEPHENS ES

**GUARANTEED MAX PROPOSAL**

DECEMBER 2, 2024

**JOERIS**  
General Contractors

DENTON ISD  
SUMMER 2025 PROJECTS  
GMP

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### Attachment A.1: Guaranteed Maximum Price Summary

Joeris General Contractors presents this Guaranteed Maximum Price (GMP) proposal for the Summer 2025 Projects. The total guaranteed maximum price is \$17,839,409.

Breakdown as follows:

Harpool MS	\$	1,752,921
Stephens ES	\$	3,109,602
McMath MS	\$	773,736
Providence ES	\$	5,834,333
Crownover MS	\$	5,243,277
CH Collins Athletic Complex	\$	1,125,540
Total	\$	17,839,409

A detailed statement of cost is included on the next page.

DENTON ISD  
SUMMER 2025 PROJECTS  
GMP

**Attachment A.2: Detailed Statement of Cost**

BID PKG	DESCRIPTION	TOTAL
	<b>ALLOWANCES</b>	
No. #1	CONTINGENCY	\$ 550,000
No. #2	SPRINKLER HEADS	\$ 20,000
No. #3	SIDEWALK AT McMATH	\$ 20,000
No. #4	FIRE ALARM CONVERSION	\$ 600,000
<b>DIV. 2</b>	<b>EXISTING CONDITIONS</b>	
020000	DEMOLITION	\$ 74,962
<b>DIV. 3</b>	<b>CONCRETE</b>	
030000	CONCRETE	\$ 57,960
<b>DIV. 4</b>	<b>MASONRY</b>	
040000	MASONRY	\$ 10,000
<b>DIV. 5</b>	<b>METALS</b>	
050000	STEEL FABRICATION	\$ 33,850
<b>DIV. 6</b>	<b>WOODS &amp; PLASTICS</b>	
060000	ROUGH CARPENTRY	\$ 85,541
060100	MILLWORK	\$ 5,850
<b>DIV. 7</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>	
070000	WATERPROOFING & SEALANTS	\$ 7,198
070100	SPRAYED FIREPROOFING	\$ 5,000
070700	ROOFING	\$ 4,379,711
070800	EXPANSION JOINT COVERS	\$ 5,000
<b>DIV. 8</b>	<b>OPENINGS</b>	
080000	DOORS, FRAMES, HARDWARE	\$ 203,305
080300	GLASS & GLAZING	\$ 450,800
<b>DIV. 9</b>	<b>FINISHES</b>	
090000	DRYWALL & ACOUSTICAL	\$ 79,500
09100	TILE	\$ 2,237
090200	WOOD FLOORING	\$ 16,000
090300	RESILIENT CARPET FLOOR	\$ 203,401
090700	PAINTING & COATINGS	\$ 39,450
<b>DIV. 11</b>	<b>EQUIPMENT</b>	
110100	FOODSERVICE EQUIP	\$ 450,287
110300	THEATER & STAGE EQUIP	\$ 60,238
110900	PLAYGROUND EQUIP	\$ 364,780

<b>DIV. 22</b>	<b>PLUMBING</b>	
220000	PLUMBING	\$ 55,340
<b>DIV. 23</b>	<b>HVAC</b>	
230000	HVAC	\$ 5,005,252
230100	TEST AND BALANCE -BY OWNER	By Owner
230200	HVAC CONTROLS	\$ 536,323
<b>DIV. 26</b>	<b>ELECTRICAL</b>	
260000	ELECTRICAL	\$ 1,657,969
<b>DIV. 28</b>	<b>ELECTRONIC SAFETY &amp; SECURITY</b>	
280000	FIRE ALARM	\$ 165,428
280100	SECURITY SYSTEMS & CAMERAS	\$ 78,757
<b>DIV. 31</b>	<b>EARTHWORK</b>	
310000	EARTHWORK	\$ 25,000
310600	EROSION CONTROL	\$ 4,500
<b>DIV. 32</b>	<b>EXTERIOR IMPROVEMENTS</b>	
320200	LANDSCAPE & IRRIGATION	\$ 15,000
	<b>BONDS/INSURANCE/PERMITS</b>	
	Standard Default Insurance	\$ 154,865
	BOND (Payment & Performance)	\$ 131,956
	Builder's Risk Insurance Premiums	\$ 53,518
	General and Umbrella Liability Insurance	\$ 158,592
	Building Permit	\$ 110,087
	SUBTOTAL	\$ 15,877,658
	Construction Manager's Fee	\$ 738,311
	GENERAL CONDITIONS	\$ 760,892
	GENERAL REQUIREMENTS	\$ 422,549
	PRE-CON FEE	\$ 40,000
	<b>TOTAL</b>	<b>\$ 17,839,409</b>

## Attachment B: Clarifications

*These Clarifications are provided to supplement the information provided by the Owner and Design Team. These Clarifications are based upon the Denton ISD -2025 SUMMER PROJECTS - Issue For Construction Construction BID DOCUMENTS prepared by Corgan Architects dated October 24,2024.*

### ALLOWANCE AND CONTINGENCIES

The following allowances and contingencies are included in this proposal:

1 Contingency	\$	550,000
2 Sprinkler heads	\$	20,000
3 Sidewalk @ McMath	\$	20,000
4 Fire alarm conversion at Providence and Crownover	\$	600,000

### ALTERNATES

The following alternate is not included in this proposal:

1 Add security film at classroom door life.	\$	95,558
Breakouts per school are as follows:		
Harpool	19,354	
Stephens	15,120	
McMath	22,378	
Providence	14,818	
Crownover	23,890	

### GENERAL

1. Existing school supplies and furniture moving or storage is excluded
2. Hazardous waste abatement is excluded.
3. Any salvaging of equipment at existing school is excluded.
4. Any steel framing work at new roof curbs is excluded.
5. Re-roofing at Stephens Elementary is excluded.
6. Re-roofing is included at CH Collins Pressbox, Providence, and Crownover.
7. Stage curtains are included for Harpool, McMath, and Crownover.
8. Vestibule addition at McMath is included.
9. Secured Vestibules are included at Harpool, McMath, Providence, Crownover, and Stephens.
10. Replacing concrete curb at Providence playground is included.
11. Casing of piers at McMath is excluded.
12. Stage extension is included only at Crownover.

**DOCUMENTS LIST**

**ATTACHMENT C: GMP Documents List**

The following list identifies the plans, specifications, and addenda utilized in preparation of the Summer 2025 Projects

**DRAWINGS**

**STEPHENS ES**

01 - GENERAL	
COVER	COVER SHEET
08 - ARCHITECTURE	
A02-01A	SECURE VESTIBULE AND KITCHEN - STEPHENS ES
A02-01B	DOOR HARDWARE CORE REPLACEMENTS - STEPHENS ES
A02-01C	INTERIOR SECURITY FILM, ALTERNATE NO. 1 - STEPHENS ES
12 - MECHANICAL	
MD02-01	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - OVERALL
MD06-01	MECHANICAL DEMOLITION ROOF PLAN
MH02-01	MECHANICAL FLOOR PLAN - LEVEL ONE OVERALL
MH06-01	MECHANICAL ROOF PLAN
MH07-01	MECHANICAL DETAILS, GENERAL NOTES & SYMBOLS
MH08-01	MECHANICAL SCHEDULES
14 - ELECTRICAL	
EP02-01A	ELECTRICAL FLOOR PLAN - LEVEL ONE OVERALL
EP05-01	ELECTRICAL KITCHEN PLAN
EP06-01	ELECTRICAL ROOF PLAN
EP07-01	ELECTRICAL DETAILS, SYMBOLS, & GENERAL NOTES
EP07-02	ELECTRICAL DETAILS
EP09-01	ELECTRICAL RISER DIAGRAM & PANELBOARD SCHEDULES
ET02-01A	ELECTRICAL COMMUNICATIONS - LEVEL ONE - SEGMENT A
16 - FOODSERVICE	
QF1	FS GENERAL COORDINATION NOTES
QF1.0	FS EQUIPMENT PLAN
QF1.2	FS SPECIAL CONDITIONS & MECHANICAL PLAN
QF1.3	FS PLUMBING PLAN
QF1.4	FS ELECTRICAL PLAN
QF1.5	FS CONDENSING UNITS
QF2	FS SECTIONS & DETAILS

**MCMATH MS**

01 - GENERAL	
COVER	COVER SHEET
04 - STRUCTURAL	
S01-01	GENERAL NOTES AND SOSSI
S02-01	OVERALL RENOVATION PLAN - UPPER LEVEL
S02-02	VESTIBULE ADDITION PLANS AND DETAILS
S03-01	FOUNDATION DETAILS
S05-01	TYPICAL FRAMING DETAILS
08 - ARCHITECTURE	
A02-01A	SECURE VESTIBULE & ADMIN ADDITION - MCMATH MS
A02-01B	STAGE RENOVATIONS - MCMATH MS
A02-01C	DOOR HARDWARE CORE REPLACEMENTS - LEVEL 0 - MCMATH MS
A02-01D	DOOR HARDWARE CORE REPLACEMENTS - LEVEL 1 - MCMATH MS
A02-01E	INTERIOR SECURITY FILM - LEVEL 0 - MCMATH MS - ALTERNATE 1
A02-01F	INTERIOR SECURITY FILM - LEVEL 1 - MCMATH MS - ALTERNATE 1

**PROVIDENCE ES**

01 - GENERAL	
COVER	COVER SHEET
08 - ARCHITECTURE	
A00-01	DEMO SITE PLAN - PROVIDENCE ES
A01-01	SITE PLAN - PROVIDENCE ES
A01-11	ENLARGED SITE PLANS & DETAILS - PROVIDENCE ES
A02-01A	SECURE VESTIBULE - PROVIDENCE ES
A02-01B	DOOR HARDWARE CORE REPLACEMENTS - PROVIDENCE ES
A02-01C	INTERIOR SECURITY FILM, ALTERNATE NO.1 - PROVIDENCE ES
09 - ROOFING	
GS1.01	GENERAL ROOFING INFORMATION
PE1.00	PROVIDENCE ES - WIND UPLIFT
PE1.01	PROVIDENCE ES - OVERALL ROOF PLAN
PE1.02	ENLARGED ROOF PLAN
PE1.03	ENLARGED ROOF PLAN
PE2.01	ROOF DETAILS
PE2.02	ROOF DETAILS
12 - MECHANICAL	
MD06-01	MECHANICAL DEMOLITION ROOF PLAN
MH06-01	MECHANICAL ROOF PLAN
MH07-01	MECHANICAL DETAILS, GENERAL NOTES & SYMBOLS
MH08-01	MECHANICAL SCHEDULES
14 - ELECTRICAL	
EL02-01	LIGHTING CEILING PLAN - LEVEL ONE - OVERALL
EL02-01S	EGRESS LIGHTING FLOOR PLAN - OVERALL
EL07-01	LIGHTING DETAILS, SYMBOLS, & GENERAL NOTES
EL07-02	LIGHTING CONTROL CHART
EP02-01A	ELECTRICAL FLOOR PLAN - LEVEL ONE OVERALL
EP06-01	ELECTRICAL ROOF PLAN
EP07-01	ELECTRICAL DETAILS, SYMBOLS, & GENERAL NOTES
EP07-02	ELECTRICAL DETAILS
ET02-01A	ELECTRICAL COMMUNICATIONS - LEVEL ONE - SEGMENT A
15 - PLUMBING	
PD01-01	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE OVERALL
PL02-01	PLUMBING FLOOR PLAN - LEVEL ONE OVERALL
PL07-01	PLUMBING DETAILS, SYMBOLS & GENERAL NOTES

# DENTON ISD SUMMER 2025 PROJECTS GMP

## CH COLLINS

01 - GENERAL	
COVER	COVER SHEET
08 - ARCHITECTURE	
A02-01	ORIENTATION PLAN - OVERALL
A02-02A	FLOOR PLAN UNIT A - FIELDHOUSE
A02-02B	FLOOR PLAN UNIT B - CONCESSIONS & TICKET BOOTH
A02-02C	FLOOR PLAN UNIT C - PRESSBOX & DOOR SCHEDULE
09 - ROOFING	
GS1.01	GENERAL ROOFING INFORMATION
CH1.00	CH COLLINS - WIND UPLIFT
CH1.01	CH COLLINS - OVERALL ROOF PLAN
CH2.01	CH COLLINS - ROOF DETAILS
12 - MECHANICAL	
MD02-01	MECHANICAL DEMOLITION FLOOR PLAN - CONCOURSE LEVEL
MD06-01	MECHANICAL DEMOLITION ROOF PLAN
MH02-01	MECHANICAL FLOOR PLAN - CONCOURSE LEVEL
MH02-02	MECHANICAL FLOOR PLAN - FIELD LEVEL
MH02-03	MECHANICAL FLOOR PLAN - PRESS LEVEL 3
MH02-04	MECHANICAL FLOOR PLAN - PRESS LEVEL 4
MH06-01	MECHANICAL ROOF PLAN
MH07-01	MECHANICAL DETAILS, GENERAL NOTES & SYMBOLS
MH08-01	MECHANICAL SCHEDULES
14 - ELECTRICAL	
EP02-01	ELECTRICAL FLOOR PLAN UNIT A - FIELD HOUSE
EP02-03	ELECTRICAL FLOOR PLAN - PRESSBOX
EP06-01	ELECTRICAL ROOF PLAN
EP07-01	ELECTRICAL DETAILS, SYMBOLS, & GENERAL NOTES
EP07-02	ELECTRICAL DETAILS
ET02-01	ELECTRICAL COMMUNICATIONS FLOOR PLAN UNIT A&C

## HARPOOL MS

01 - GENERAL	
COVER	COVER SHEET
08 - ARCHITECTURE	
A02-01A	SECURE VESTIBULE & SERVING LINE - HARPOOL MS
A02-01B	DOOR HARDWARE CORE REPLACEMENTS - LEVEL 1 - HARPOOL MS
A02-01C	DOOR HARDWARE CORE REPLACEMENTS - LEVEL 2 - HARPOOL MS
A02-01D	INTERIOR SECURITY FILM - LEVEL 1 - HARPOOL MS - ALTERNATE 1
A02-01E	INTERIOR SECURITY FILM - LEVEL 2 - HARPOOL MS - ALTERNATE 1
A09-00	FINISH FLOOR DEMO PLAN - LEVEL TWO - HARPOOL MS
A09-01	FINISH FLOOR PLAN - LEVEL TWO - HARPOOL MS
12 - MECHANICAL	
MD02-01	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - OVERALL
MH02-01	MECHANICAL FLOOR PLAN - LEVEL ONE OVERALL
MH07-01	MECHANICAL DETAILS, GENERAL NOTES & SYMBOLS
MH08-01	MECHANICAL SCHEDULES
14 - ELECTRICAL	
EL02-01	LIGHTING CEILING PLAN - LEVEL ONE - OVERALL
EL02-01S	EGRESS LIGHTING FLOOR PLAN - OVERALL
EL07-01	LIGHTING DETAILS, SYMBOLS, & GENERAL NOTES
EL07-02	LIGHTING CONTROL CHART
EP02-01	ELECTRICAL FLOOR PLAN - LEVEL ONE OVERALL
EP05-01	ELECTRICAL KITCHEN PLAN
EP07-01	ELECTRICAL DETAILS, SYMBOLS, & GENERAL NOTES
EP07-02	ELECTRICAL DETAILS
EP09-01	ELECTRICAL RISER DIAGRAM AND PANELBOARD SCHEDULES
ET01-01	ELECTRICAL COMMUNICATIONS - LEVEL ONE - OVERALL
ET02-01	ELECTRICAL COMMUNICATIONS - LEVEL TWO - OVERALL
ET03-01	ELECTRICAL COMMUNICATIONS - LEVEL THREE - OVERALL
16 - FOOD SERVICE	
QF 1	FS GENERAL COORDINATION NOTES
QF 1.0	FS EQUIPMENT PLAN
QF 1.2	FS PLUMBING PLAN
QF 1.3	FS ELECTRICAL PLAN

## CROWNOVER MS

01 - GENERAL	
COVER	COVER SHEET
08 - ARCHITECTURE	
A01-01	SITE PLAN - CROWNOVER MS
A02-01A	SECURE VESTIBULE RENOVATIONS - CROWNOVER MS
A02-01B	STAGE RENOVATIONS - CROWNOVER MS
A02-01C	DOOR HARDWARE CORE REPLACEMENTS - LEVEL 0 - CROWNOVER MS
A02-01D	DOOR HARDWARE CORE REPLACEMENTS - LEVEL 1 - CROWNOVER MS
A02-01E	INTERIOR SECURITY FILM - LEVEL 0 - CROWNOVER MS - ALTERNATE 1
A02-01F	INTERIOR SECURITY FILM - LEVEL 1 - CROWNOVER MS - ALTERNATE 1
09 - ROOFING	
GS1.01	GENERAL ROOFING INFORMATION
CM1.00	CROWNOVER MS - WIND UPLIFT
CM1.01	CROWNOVER MS - OVERALL ROOF PLAN
CM1.02	CROWNOVER MS - ENLARGED ROOF PLAN
CM1.03	CROWNOVER MS - ENLARGED ROOF PLAN
CM2.01	CROWNOVER MS - ROOF DETAILS
CM2.02	CROWNOVER MS - ROOF DETAILS
12 - MECHANICAL	
MD01-01	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE
MD02-02	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL TWO
MD03-03	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL THREE
MH02-01	MECHANICAL FLOOR PLAN - LEVEL ONE OVERALL
MH02-02	MECHANICAL FLOOR PLAN - LEVEL TWO
MH02-03	MECHANICAL FLOOR PLAN - LEVEL THREE OVERALL
MH06-01	MECHANICAL ROOF PLAN
MH07-01	MECHANICAL DETAILS, GENERAL NOTES & SYMBOLS
MH08-01	MECHANICAL SCHEDULES
14 - ELECTRICAL	
EL02-01	LIGHTING CEILING PLAN - LEVEL ONE - OVERALL
EL02-01S	EGRESS LIGHTING FLOOR PLAN - OVERALL
EL07-01	LIGHTING DETAILS, SYMBOLS, & GENERAL NOTES
EL07-02	LIGHTING CONTROL CHART
EP02-01	ELECTRICAL FLOOR PLAN - LEVEL ONE OVERALL
EP06-01	ELECTRICAL ROOF PLAN
EP07-01	ELECTRICAL DETAILS, SYMBOLS, & GENERAL NOTES
EP07-02	ELECTRICAL DETAILS
ET02-01	ELECTRICAL COMMUNICATIONS - LEVEL ONE - OVERALL



Project Manual 10/17/24

Addendum #1 11/14/24

Post Bid Addm #1 11/20/24