



# AIA Document A133<sup>®</sup> – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the 10th day of December in the year 2024, is incorporated into the accompanying AIA Document A133<sup>TM</sup>–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**:

*(Paragraph Deleted)*

WS Ryan Elementary School Renovations

### THE OWNER:

*(Paragraph Deleted)*

Denton ISD  
230 N. Mayhill Road  
Denton, Texas 76208

### THE CONSTRUCTION MANAGER:

*(Paragraph Deleted)*

BWC Education Group, LLC 963 South 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 A201<sup>TM</sup>–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Sixteen Million Nine Hundred Seventy-Nine Thousand , Eight Hundred Seventy Four Dollars ( \$ 16,979,874.00 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

*(Provide itemized statement below or reference an attachment.)*

See Attachment A

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

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

Item	Price
N/A	

§ 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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User Notes:

(3B9ADA5B)

(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: August 10, 2025

§ 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

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

#### ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ A.3.1.2 The following Specifications:

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

See Attachment C

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:

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

See Attachment D

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
N/A		

Other identifying information:

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

Init.

Item	Price
See Attachment A	\$65,000

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

See 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.)

#### 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)

Barbara Burns, President DISD Board of Trustees  
(Printed name and title)

  
\_\_\_\_\_  
CONSTRUCTION MANAGER (Signature)

Jason Crutcher Vice President  
(Printed name and title)

Init.





Denton ISD

W.S. Ryan Elementary School  
Denton TX

Project # 24384.0000

Total Bldg. Area  
78265

Documents Dated 10/24/2024  
Date 11/14/2024

GMP

CODE	ITEM	LABOR	MATERIAL	SUB	TOTAL	COMMENTS	\$/SqFt
02 00 00	Existing Conditions					379,118.00	
02 41 19	Selective Demolition	XXXXXX	50,000	329,118	379,118		4.84
03 00 00	CONCRETE					335,072.00	
03 11 13	Structural Concrete Forming	XXXXXX	XXXXXX	321,000	321,000		4.10
03 15 19	Cast In Anchors and Embeds	XXXXXX	XXXXXX	XXXXXX	0		0.00
03 20 00	Concrete Reinforcing	XXXXXX	XXXXXX	XXXXXX	0		0.00
03 31 00	Structural Concrete	XXXXXX	XXXXXX	XXXXXX	0		0.00
03 35 45	Polished Concrete Finishing	XXXXXX	XXXXXX	14,072	14,072		0.18
03 39 00	Concrete Sealer	XXXXXX	XXXXXX	XXXXXX	0		0.00
03 54 16	Hydraulic Cement Underlayment	XXXXXX	XXXXXX	XXXXXX	0		0.00
04 00 00	MASONRY					28,190.00	
04 20 00	Unit Masonry	XXXXXX	XXXXXX	28,190	28,190		0.36
05 00 00	METALS					20,000.00	
05 40 00	Cold Formed Metal Framing	XXXXXX	XXXXXX	XXXXXX	0		0.00
05 50 00	Metal Fabrications	XXXXXX	20,000	XXXXXX	20,000		0.26
06 00 00	WOODS, PLASTICS & COMPOSITES					818,715.00	
06 10 00	Rough Carpentry	47,855	39,526	XXXXXX	87,381		1.12
06 16 00	Sheathing	XXXXXX	XXXXXX	XXXXXX	0		0.00
06 41 16	Plastic-Laminate -Clad Architectural Cabinets	XXXXXX	200,000	522,771	722,771		9.23
06 42 19	Plastic-Laminate -Faced Wood Paneling	XXXXXX	XXXXXX	XXXXXX	0		0.00
06 61 16	Solid Surfacing Fabrications	XXXXXX	XXXXXX	8,563	8,563		0.11
06 83 16	Fiberglass Reinforced Paneling	XXXXXX	XXXXXX	XXXXXX	0		0.00

07 00 00	THERMAL & MOISTURE PROTECTION					1,747,345.00	
07 21 13	Board Insulation		09 21 16	XXXXXX	XXXXXX	XXXXXX	0
07 21 16	Blanket Insulation		09 21 16	XXXXXX	XXXXXX	XXXXXX	0
07 21 19	Foamed-In-Place Insulation		NIC	XXXXXX	XXXXXX	XXXXXX	0
07 22 16	Roof Board Insulation		07 51 13	XXXXXX	XXXXXX	XXXXXX	0
07 27 26	Fluid Applied Membrane Air Barriers		07 92 00	XXXXXX	XXXXXX	XXXXXX	0
07 42 13.23	Metal Composite Material Wall Panels		NIC	XXXXXX	XXXXXX	XXXXXX	0
07 51 13	Four Ply Built Up Roof System			XXXXXX	39,133	1,593,000	1,632,133
07 62 00	Sheet Metal and Miscellaneous Accessories		07 51 13	XXXXXX	XXXXXX	XXXXXX	0
07 62 13	Gutters and Downspouts		07 51 13	XXXXXX	XXXXXX	XXXXXX	0
07 72 00	Roof Accessories		07 51 13	XXXXXX	XXXXXX	XXXXXX	0
07 84 13	Penetration Firestopping		09 21 16	XXXXXX	XXXXXX	XXXXXX	0
07 84 43	Joint Firestopping		09 21 16	XXXXXX	XXXXXX	XXXXXX	0
07 92 00	Joint Sealants			XXXXXX	XXXXXX	110,255	110,255
07 95 00	Expansion Control			XXXXXX	4,957	XXXXXX	4,957

08 00 00	OPENINGS					932,922.00	
08 11 13	Hollow Metal Doors & Frames			XXXXXX	XXXXXX	478,310	478,310
08 14 23 16	Plastic-Laminate-Faced Wood Doors		08 11 13	XXXXXX	XXXXXX	XXXXXX	0
08 16 13	Fiberglass Doors		08 11 13	XXXXXX	XXXXXX	XXXXXX	0
08 31 13	Access Doors and Frames		08 11 13	XXXXXX	XXXXXX	XXXXXX	0
08 31 14	Coiling Counter Door			XXXXXX	8,500	XXXXXX	8,500
08 41 13	Aluminum-Framed Entrances and storefronts			XXXXXX	10,262	435,850	446,112
08 71 00	Door Hardware Preamble		08 11 13	XXXXXX	XXXXXX	XXXXXX	0
08 71 00.01	Hardware Sets		08 11 13	XXXXXX	XXXXXX	XXXXXX	0
08 80 00	Glazing		08 41 13	XXXXXX	XXXXXX	XXXXXX	0
09 00 00	FINISHES					2,613,213.00	
09 05 61	Moisture Vapor Emission and Alkalinity Control			XXXXXX	XXXXXX	145,000	145,000
09 21 16	Gypsum Board Assemblies			XXXXXX	25,000	1,330,000	1,355,000
09 30 00	Tiling		09 65 13	XXXXXX	XXXXXX	XXXXXX	0
09 51 13	Acoustical Panel Ceilings		09 21 16	XXXXXX	XXXXXX	XXXXXX	0
09 54 26	Suspended Wood Ceilings		09 21 16	XXXXXX	XXXXXX	XXXXXX	0
09 64 30	Wood Stage Floor		09 21 16	XXXXXX	XXXXXX	XXXXXX	0
09 65 13	Resilient Base and Accessories			XXXXXX	25,000	743,041	768,041
09 65 43	Linoleum Flooring		09 65 13	XXXXXX	XXXXXX	XXXXXX	0
09 68 13	Tile Carpeting		09 65 13	XXXXXX	XXXXXX	XXXXXX	0
09 68 16	Sheet Carpeting		09 65 13	XXXXXX	XXXXXX	XXXXXX	0
09 84 33	Sound-Absorbing Wall Units		09 21 16	XXXXXX	XXXXXX	17,055	17,055

09 91 23	Interior Painting			XXXXXX	95,000	183,117	278,117		3.55
09 96 53	Elastomeric Coatings		09 91 23	XXXXXX	50,000	XXXXXX	50,000		0.64
09 96 59	High-Build Glazed Coatings		09 91 23	XXXXXX	XXXXXX	XXXXXX	0		0.00
<b>10 00 00</b>	<b>SPECIALTIES</b>							<b>485,112.00</b>	
10 11 00	Visual Display Units			XXXXXX	XXXXXX	43,494	43,494		0.56
10 14 00	Signage			XXXXXX	XXXXXX	73,206	73,206		0.94
11 14 01	Graphics			XXXXXX	XXXXXX	124,653	124,653		1.59
10 14 16	Plaques			XXXXXX	XXXXXX	8,643	8,643		0.11
10 14 19	Dimensional Letter Signage			XXXXXX	XXXXXX	11,424	11,424		0.15
10 14 63	Electronic Message Signage			XXXXXX	XXXXXX	64,774	64,774		0.83
10 21 13.19	Plastic Toilet Compartments			XXXXXX	XXXXXX	41,825	41,825		0.53
10 21 23	Cubicle Curtains and Tracks		10 28 13	XXXXXX	XXXXXX	XXXXXX	0		0.00
10 22 39.13	Folding Glass-Panel Partitions			XXXXXX	XXXXXX	53,580	53,580		0.68
10 26 13	Corner Guards			XXXXXX	XXXXXX	5,550	5,550		0.07
10 28 13	Toilet Accessories			XXXXXX	3,500	22,032	25,532		0.33
10 41 10	Vehicular Gate Emergency Access			XXXXXX	750	XXXXXX	750		0.01
10 44 00	Fire Protection Specialties			XXXXXX	XXXXXX	856	856		0.01
10 56 13	Metal Storage Shelving			XXXXXX	XXXXXX	12,425	12,425		0.16
10 73 16.13	Metal Canopies			XXXXXX	XXXXXX	18,400	18,400		0.24
<b>11 00 00</b>	<b>EQUIPMENT</b>							<b>575,465.00</b>	
11 30 00	Appliances			XXXXXX	13,350	XXXXXX	13,350		0.17
11 40 00	Foodservice Equipment			XXXXXX	50,000	446,327	496,327		6.34
	Ceramic Kiln			XXXXXX	XXXXXX	11,520	11,520		0.15
11 61 43	Stage Curtains			XXXXXX	XXXXXX	42,558	42,558		0.54
11 66 23	Gymnasium Equipment			XXXXXX	XXXXXX	8,210	8,210		0.10
11 68 13	Playground Equipment		NIC	XXXXXX	XXXXXX	XXXXXX	0		0.00
11 68 34	Athletic Field Equipment			XXXXXX	XXXXXX	3,500	3,500		0.04
<b>12 00 00</b>	<b>FURNISHINGS</b>							<b>103,581.00</b>	
12 24 13	Roller Window Shades			XXXXXX	XXXXXX	43,581	43,581.00		0.56
	Furniture Relocation			XXXXXX	60,000	XXXXXX	60,000.00		#DIV/0!
12 35 53.19	Wood Laboratory Casework		06 41 16	XXXXXX	XXXXXX	XXXXXX	-		0.00
<b>21 00 00</b>	<b>FIRE SUPPRESSION</b>							<b>289,750.00</b>	
21 00 10	Basic Fire Suppression System Requirements			XXXXXX	XXXXXX	289,750	289,750		3.70
21 00 90	Fire Protection Submittal Procedures			XXXXXX	XXXXXX	XXXXXX	0		0.00
21 13 14	Fire Protection Systems			XXXXXX	XXXXXX	XXXXXX	0		0.00

[illegible]



27 10 30	Data Plant Cabling			XXXXXX	XXXXXX	410,993	410,993		5.25
27 40 18	Audio Video Equipment, Brackets and Cabling			XXXXXX	XXXXXX	525,486	525,486		6.71
27 51 41	Intercom: Communications System			XXXXXX	XXXXXX	0	0		0.00

<b>28 00 00</b>	<b>ELECTRONIC SAFETY &amp; SECURITY</b>							<b>378,880.00</b>	
28 13 27	Building Access Control System			XXXXXX	XXXXXX	0	0		0.00
28 21 23	Video Surveillance			XXXXXX	XXXXXX	148,180	148,180		1.89
28 31 24	Intrusion Detection			XXXXXX	XXXXXX	0	0		0.00
28 46 21	Addressable Fire Alarm System Performance Specifications			XXXXXX	XXXXXX	15,000	215,700	230,700	2.95

<b>31 00 00</b>	<b>EARTHWORK</b>							<b>197,729.00</b>	
31 10 00	Site Clearing			XXXXXX	XXXXXX	15,000	XXXXXX	15,000	0.19
31 22 00	Grading			XXXXXX	XXXXXX	XXXXXX	182,729	182,729	2.33
31 22 19	Finish Grading		31 22 00	XXXXXX	XXXXXX	0	XXXXXX	0	0.00
31 31 16	Termite Control		NIC	XXXXXX	XXXXXX	0	XXXXXX	0	0.00
31 63 29	Drilled concrete Piers		03 11 13	XXXXXX	XXXXXX	0	XXXXXX	0	0.00

	<b>EXTERIOR IMPROVEMENTS</b>							<b>538,849</b>	
32 01 90	Landscape Grounds Maintenance			XXXXXX	XXXXXX	25,000	284,659	309,659	3.96
32 13 00	Rigid Paving		03 11 13	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
32 13 13	Concrete Paving		03 11 13	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
32 17 23	Pavement Markings			XXXXXX	XXXXXX	XXXXXX	5,600	5,600	0.07
32 18 13	Synthetic Grass surfacing			XXXXXX	XXXXXX	XXXXXX	199,790	199,790	2.55
32 31 13	Chain Link Fences and Gates			XXXXXX	XXXXXX	3,500	20,300	23,800	0.30
32 31 19	Decorative Metal Fences and Gates		NIC	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
32 80 00	Irrigation		32 01 90	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
32 92 00	Lawns and Grasses		32 01 90	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
32 93 00	Planting		32 01 90	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00

	<b>UTILITIES</b>							<b>49,100.00</b>	
33 00 00	Utilities		33 40 00	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
33 40 00	Storm Drainage Utilities			XXXXXX	XXXXXX	XXXXXX	49,100	49,100	0.63

	<b>GENERAL REQUIREMENTS</b>							<b>634,173.00</b>	
	Building Permit		By Owner	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	
	Ice/Water			XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
	Jobsite Signage			XXXXXX	XXXXXX	5,000	XXXXXX	5,000	0.06
	Temp Fencing			XXXXXX	XXXXXX	6,429	XXXXXX	6,429	0.08
	Temp Roads			XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
	Temp Electric Service			XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00

Temp Water Service	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
Temp Toilets	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
Field Office Rental	XXXXXX	XXXXXX	11,000	XXXXXX	XXXXXX	11,000	0.14
Storage Trailer	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
Field Office supplies	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
Project Superintendent	84,084	XXXXXX	XXXXXX	XXXXXX	XXXXXX	84,084	1.07
Project Manager	226,126	XXXXXX	XXXXXX	XXXXXX	XXXXXX	226,126	2.89
Project Engineer	91,728	XXXXXX	XXXXXX	XXXXXX	XXXXXX	91,728	1.17
Operations Director	11,760	XXXXXX	XXXXXX	XXXXXX	XXXXXX	11,760	0.15
Construction Cleaning	12,000	6,500	XXXXXX	XXXXXX	XXXXXX	18,500	0.24
Final Cleaning	XXXXXX	43,046	XXXXXX	XXXXXX	XXXXXX	43,046	0.55
Dumpsters	XXXXXX	50,000	XXXXXX	XXXXXX	XXXXXX	50,000	0.64
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	50,000	0.64
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	13,500	XXXXXX	XXXXXX	XXXXXX	13,500	0.17
Small Tools	XXXXXX	3,000	XXXXXX	XXXXXX	XXXXXX	3,000	0.04
Fire Watch	XXXXXX	20,000	XXXXXX	XXXXXX	XXXXXX	20,000	0.26
<b>CONTINGENCY ALLOWANCES</b>							
Construction Contingency Allowance	XXXXXX	280,000	XXXXXX	XXXXXX	XXXXXX	280,000	3.58
HVAC TAB	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
MEP Systems Commissioning	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	0	0.00
Admin Reconfiguration	XXXXXX	60,000	XXXXXX	XXXXXX	XXXXXX	60,000	#VALUE!
Terminology	XXXXXX	50,000	XXXXXX	XXXXXX	XXXXXX	50,000	0.64
Owner Contingency Allowance	XXXXXX	280,000	XXXXXX	XXXXXX	XXXXXX	280,000	3.58
Roof Curb Extensions	XXXXXX	100,000	XXXXXX	XXXXXX	XXXXXX	100,000	1.28
Playground Rework	XXXXXX	250,000	XXXXXX	XXXXXX	XXXXXX	250,000	
<b>SUBTOTAL</b>							
	473,553	2,051,953	13,339,401	15,864,907	15,864,907.00	202.71	
GL Insurance	XXXXXX	137,700	XXXXXX	XXXXXX	XXXXXX	137,700	
Bldgs Risk	XXXXXX	22,500	XXXXXX	XXXXXX	XXXXXX	22,500	
Sub-Bond	XXXXXX	170,000	XXXXXX	XXXXXX	XXXXXX	170,000	
<b>16,195,107</b>							
CMAR Fee						631,609	

[illegible]

## Cost Savings Options

			Not Accepted	Pending	Recommended	Ball in Court

1	2	3	4	5	6	7	8	9	10
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Total Cost Saving Options Accepted		\$0.00	\$0.00
Blders Risk	0.25%	\$0.00	
General Liability	0.81%	\$0.00	
Sub Bond	1.00%	\$0.00	
CMAR Fee	3.90%	\$0.00	
Bond	0.72%	\$0.00	
Total Cost Savings Plus Markup		\$0.00	\$0.00
<b>Total GMP #1</b>		<b>16,979,874.17</b>	

**DOCUMENT 00 01 10**

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01 45 16 Contractor's Quality Control .....	10/24/2024	
01 50 00 Construction Facilities and Temporary Controls .....	10/24/2024	
01 60 00 Product Requirements .....	10/24/2024	
01 71 23 Field Engineering .....	10/24/2024	
01 73 29 Cutting and Patching .....	10/24/2024	
01 74 13 Construction Cleaning .....	10/24/2024	
01 74 23 Final Cleaning .....	10/24/2024	
01 77 00 Closeout Procedures .....	10/24/2024	
01 78 23 Operation and Maintenance Data .....	10/24/2024	
01 78 30 Warranties and Bonds .....	10/24/2024	
01 78 39 Project Record Documents .....	10/24/2024	
01 78 46 Extra Materials .....	10/24/2024	
01 79 00 Systems Demonstrations and Training .....	10/24/2024	
01 91 00 Building Systems Commissioning .....	10/24/2024	



**DIVISION 02 — EXISTING CONDITIONS**

02 41 19	Selective Demolition .....	10/24/2024
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**DIVISION 03 — CONCRETE**

03 11 13	Structural Concrete Forming .....	10/24/2024
03 15 19	Cast-In Anchors and Embeds .....	10/24/2024
03 20 00	Concrete Reinforcing .....	10/24/2024
03 31 00	Structural Concrete .....	10/24/2024
03 35 45	Polished Concrete Finishing .....	10/24/2024
03 39 00	Concrete Sealer .....	10/24/2024
03 54 16	Hydraulic Cement Underlayment .....	10/24/2024

**DIVISION 04 — MASONRY**

04 20 00	Unit Masonry .....	10/24/2024
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**DIVISION 05 — METALS**

05 40 00	Cold-Formed Metal Framing .....	10/24/2024
05 50 00	Metal Fabrications .....	10/24/2024

**DIVISION 06 — WOOD, PLASTICS, AND COMPOSITES**

06 10 00	Rough Carpentry .....	10/24/2024
06 16 00	Sheathing .....	10/24/2024
06 41 16	Plastic-Laminate-Clad Architectural Cabinets .....	10/24/2024
06 42 19	Plastic-Laminate-Faced Wood Paneling .....	10/24/2024
06 61 16	Solid Surfacing Fabrications .....	10/24/2024
06 83 16	Fiberglass Reinforced Paneling .....	10/24/2024

**DIVISION 07 — THERMAL AND MOISTURE PROTECTION**

07 21 13	Board Insulation .....	10/24/2024
07 21 16	Blanket Insulation .....	10/24/2024
07 21 19	Foamed-In-Place Insulation .....	10/24/2024
07 22 16	Roof Board Insulation .....	10/24/2024
07 27 26	Fluid-Applied Membrane Air Barriers .....	10/24/2024
07 42 13.23	Metal Composite Material Wall Panels .....	10/24/2024
07 51 13	Four-ply Built-Up Roofing .....	10/24/2024
07 62 00	Sheet Metal and Miscellaneous Accessories .....	10/24/2024
07 62 13	Gutters and Downspouts .....	10/24/2024
07 72 00	Roof Accessories .....	10/24/2024
07 84 13	Penetration Firestopping .....	10/24/2024
07 84 43	Joint Firestopping .....	10/24/2024
07 92 00	Joint Sealants .....	10/24/2024
07 95 00	Expansion Control .....	10/24/2024

**DIVISION 08 — OPENINGS**

08 11 13	Hollow Metal Doors and Frames .....	10/24/2024
08 14 23.16	Plastic-Laminate-Faced Wood Doors .....	10/24/2024
08 16 13	Fiberglass Doors .....	10/24/2024
08 31 13	Access Doors and Frames .....	10/24/2024
08 41 13	Aluminum-Framed Entrances and Storefronts .....	10/24/2024
08 71 00	Door Hardware Preamble .....	10/24/2024
08 71 00.01	Hardware Sets .....	10/24/2024
08 80 00	Glazing .....	10/24/2024

**DIVISION 09 — FINISHES**

09 05 61	Moisture Vapor Emission and Alkalinity Control .....	10/24/2024
09 21 16	Gypsum Board Assemblies .....	10/24/2024
09 30 00	Tiling .....	10/24/2024
09 51 13	Acoustical Panel Ceilings .....	10/24/2024
09 54 26	Suspended Wood Ceilings .....	10/24/2024
09 64 30	Wood Stage Floor .....	10/24/2024
09 65 13	Resilient Base and Accessories .....	10/24/2024
09 65 43	Linoleum Flooring .....	10/24/2024
09 68 13	Tile Carpeting .....	10/24/2024
09 68 16	Sheet Carpeting .....	10/24/2024
09 84 33	Sound-Absorbing Wall Units .....	10/24/2024
09 91 23	Interior Painting .....	10/24/2024
09 96 53	Elastomeric Coatings .....	10/24/2024
09 96 59	High-Build Glazed Coatings .....	10/24/2024

**DIVISION 10 — SPECIALTIES**

10 11 00	Visual Display Units .....	10/24/2024
10 14 00	Signage .....	10/24/2024
10 14 16	Plaques .....	10/24/2024
10 14 19	Dimensional Letter Signage .....	10/24/2024
10 14 63	Electronic Message Signage .....	10/24/2024
10 21 13.19	Plastic Toilet Compartments .....	10/24/2024
10 21 23	Cubicle Curtains and Track .....	10/24/2024
10 22 39.13	Folding Glass-Panel Partitions .....	10/24/2024
10 26 13	Corner Guards .....	10/24/2024
10 28 13	Toilet Accessories .....	10/24/2024
10 41 10	Vehicular Gate Emergency Access .....	10/24/2024
10 44 00	Fire Protection Specialties .....	10/24/2024
10 56 13	Metal Storage Shelving .....	10/24/2024
10 73 16.13	Metal Canopies .....	10/24/2024

**DIVISION 11 — EQUIPMENT**

11 30 00	Appliances .....	10/24/2024
11 40 00	Foodservice Equipment .....	10/24/2024
11 61 43	Stage Curtains .....	10/24/2024
11 66 23	Gymnasium Equipment .....	10/24/2024
11 68 13	Playground Equipment .....	10/24/2024
11 68 34	Athletic Field Equipment .....	10/24/2024

**DIVISION 12 — FURNISHINGS**

12 24 13	Roller Window Shades .....	10/24/2024
12 35 53.19	Wood Laboratory Casework .....	10/24/2024

**DIVISION 21 — FIRE SUPPRESSION**

21 00 10	Basic Fire Protection System Requirements .....	10/24/2024
21 00 90	Fire Protection System Submittal Procedures .....	10/24/2024
21 13 14	Fire Protection System .....	10/24/2024

**DIVISION 22 — PLUMBING**

22 00 00	Basic Plumbing Requirements .....	10/24/2024
22 00 90	Plumbing Submittal Procedures .....	10/24/2024

22 05 54	Plumbing Identification .....	10/24/2024
22 07 20	Piping Insulation .....	10/24/2024
22 08 00	Commissioning of Plumbing.....	10/24/2024
22 11 17	Domestic Water Piping and Appurtenances Copper .....	10/24/2024
22 13 17	Soil, Waste and Sanitary Drain Piping, Vent Piping, and Appurtenances 10/24/2024.....	
22 13 18	Condensate Piping.....	10/24/2024
22 16 01	Fuel Gas Piping and Appurtenances.....	10/24/2024
22 33 34	Access Doors.....	10/24/2024
22 40 01	Plumbing Fixtures and Fixture Carriers .....	10/24/2024

**DIVISION 23 — HEATING VENTILATING AND AIR CONDITIONING**

23 00 00	Basic Mechanical Requirements .....	10/24/2024
23 00 90	HVAC Submittal Procedures .....	10/24/2024
23 37 13	Diffusers, Registers, and Grilles.....	10/24/2024

**DIVISION 26 — ELECTRICAL**

26 00 00	Electrical .....	10/24/2024
26 05 05	Selective Demolition for Electrical .....	10/24/2024
26 05 19	Low Voltage Electrical Power Conductors and Cables..	10/24/2024
26 05 26	Grounding and Bonding for Electrical Systems .....	10/24/2024
26 05 33	Raceways and Boxes for Electrical Systems.....	10/24/2024
26 05 53	Identification for Electrical Systems .....	10/24/2024
26 05 73	Power System Studies .....	10/24/2024
26 08 00	Commissioning of Electrical Systems.....	10/24/2024
26 09 13	Electrical Power Monitoring.....	10/24/2024
26 09 16	Electrical Control Components.....	10/24/2024
26 09 23	Lighting Control Devices .....	10/24/2024
26 20 00	Low Voltage Electrical Distribution .....	10/24/2024
26 27 26	Wiring Devices.....	10/24/2024
26 43 00	Surge Protective Devices .....	10/24/2024
26 50 00	Lighting .....	10/24/2024
26 52 13	Low-Voltage Emergency Lighting & Exit Sign Central Battery System	10/24/2024
26 55 61	Theatrical Lighting.....	10/24/2024

**DIVISION 27 — COMMUNICATIONS**

27 10 30	Data Cable Plant.....	10/24/2024
27 40 18	Audio Video Equipment, Brackets and Cabling .....	10/24/2024
27 51 41	Intercom Communication System .....	10/24/2024

**DIVISION 28 — ELECTRONIC SAFETY AND SECURITY**

28 13 27	Building Access Control System .....	10/24/2024
28 46 21	Addresable Fire Alarm Systems Performance Specification	10/24/2024

**DIVISION 31 — EARTHWORK**

31 10 00	Site Clearing .....	10/24/2024
31 22 00	Grading .....	10/24/2024
31 22 19	Finish Grading .....	10/24/2024
31 31 16	Termite Control .....	10/24/2024
31 63 29	Drilled Concrete Piers .....	10/24/2024

**DIVISION 32 — EXTERIOR IMPROVEMENTS**

32 01 90	Landscape Grounds Maintenance .....	10/24/2024
32 13 00	Rigid Paving.....	10/24/2024
32 13 13	Concrete Paving .....	10/24/2024
32 17 23	Pavement Markings .....	10/24/2024
32 18 13	Synthetic Grass Surfacing.....	10/24/2024
32 31 13	Chain Link Fences and Gates .....	10/24/2024
32 31 19	Decorative Metal Fences and Gates .....	10/24/2024
32 80 00	Irrigation.....	10/24/2024
32 92 00	Lawns and Grasses .....	10/24/2024
32 93 00	Planting.....	10/24/2024

**DIVISION 33 — UTILITIES**

33 00 00	Utilities .....	10/24/2024
33 40 00	Storm Drainage Utilities .....	10/24/2024

**END OF DOCUMENT**

- Addendum #1 10-29-2024
- Addendum #2 11-08-2024
- Addendum #3 11-13-2024



**WS Ryan Elementary School -**

<b>COVER</b>	<b>COVER -VOLUME ONE</b>	
COVER	COVER SHEET	10/24/2024
G01-01	LIFE SAFETY PLAN	10/24/2024
GS1.01	GENERAL ROOFING INFORMATION	
<b>CIVIL</b>		
CD1	DRAINAGE PLAN	10/24/2024
CDE1	DEMOLITION PLAN	10/24/2024
CDT1	SITE DETAILS	10/24/2024
CE1	EROSION CONTROL PLAN	10/24/2024
CE2	EROSION CONTROL NOTES	10/24/2024
CG1	GRADING PLAN	10/24/2024
C91	PAVING PLAN	10/24/2024
<b>LANDSCAPE</b>		
L1	OVERALL LANDSCAPE PLAN	10/24/2024
L2	LANDSCAPE PLAN AREA A	10/24/2024
L3	LANDSCAPE PLAN AREA B	10/24/2024
L4	LANDSCAPE PLAN AREA C	10/24/2024
L5	LANDSCAPE PLAN AREA D	10/24/2024
L6	LANDSCAPE DETAILS	10/24/2024
LI 1	IRRIGATION PLAN OVERALL	10/24/2024
LI 2	IRRIGATION PLAN A	10/24/2024
LI 3	IRRIGATION PLAN B	10/24/2024
LI 4	IRRIGATION PLAN C	10/24/2024
LI 5	IRRIGATION PLAN D	10/24/2024
LI 6	ORIGINAL IRRIGATIONS DESIGN	10/24/2024
LI 7	IRRIGATION DETAILS	10/24/2024
<b>STRUCTURA</b>		
SO1-1	GENERAL NOTES AND SOSSI	10/24/2024
SO1-10	OVERALL SITE PLAN	10/24/2024
SO2-01	OVERALL STRUCTURAL RENOVATION PLAN	10/24/2024
SO2-02	OVERALL STRUCTURAL ROOF RENOVATION PLAN	10/24/2024
SO3-01	TYPICAL FOUNDATION DETAILS	10/24/2024
<b>ARCHITECTURAL</b>		
A00-00	DEMO SITE PLAN	10/24/2024
A00-01	DEMO FLOOR PLAN - LEVEL ONE - OVERALL	10/24/2024
A00-01A	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT A	10/24/2024
A00-01B	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT B	10/24/2024
A00-01C	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT C	10/24/2024
A00-01D	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT D	10/24/2024
A00-01E	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT E	10/24/2024
A00-01F	DEMO FLOOR PLAN - LEVEL ONE - SEGMENT F	10/24/2024
A00-02	DEMO ENLARGED FLOOR PLANS & DETAILS	10/24/2024
A01-01	SITE PLAN	10/24/2024
A01-11	ENLARGED SITE PLAN AND DETAILS	10/24/2024
A01-12	ENLARGED SITE PLAN AND DETAILS	10/24/2024
A02-00	WALL & PARTITION	10/24/2024
A02-01	FLOOR PLAN - LEVEL ONE - OVERALL	10/24/2024
A02-01A	FLOOR PLAN - LEVEL ONE - SEGMENT A	10/24/2024
A02-01B	FLOOR PLAN - LEVEL ONE - SEGMENT B	10/24/2024
A02-01C	FLOOR PLAN - LEVEL ONE - SEGMENT C	10/24/2024
A02-01D	FLOOR PLAN - LEVEL ONE - SEGMENT D	10/24/2024
A02-01E	FLOOR PLAN - LEVEL ONE - SEGMENT E	10/24/2024
A02-01F	FLOOR PLAN - LEVEL ONE - SEGMENT F	10/24/2024

A03-01	REFLECTED CEILING PLAN - LEVEL ONE - OVERALL	10/24/2024
A03-01A	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT	10/24/2024
A03-01B	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT	10/24/2024
A03-01C	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT	10/24/2024
A03-01D	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT	10/24/2024
A03-01E	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT	10/24/2024
A03-01F	REFLECTED CEILING PLAN - LEVEL ONE - SEGMENT	10/24/2024
A03-11	RCP DETAILS	10/24/2024
A04-00	RESTROOM TYPES AND RESTROOM ACCESSORIES	10/24/2024
A04-01	ENLARGED PLANS	10/24/2024
A04-02	ENLARGED SCIENCE PLANS	10/24/2024
A05-00	ENVELOPE RENOVATION - FLOOR PLAN	10/24/2024
A07-01	INTERIOR ELEVATIONS	10/24/2024
A07-02	INTERIOR ELEVATIONS	10/24/2024
A07-03	INTERIOR ELEVATIONS	10/24/2024
A07-04	INTERIOR ELEVATIONS	10/24/2024
A07-21	INTERIOR DETAILS	10/24/2024
A07-22	INTERIOR DETAILS	10/24/2024
A07-23A	TEACHING WALL ELEVATIONS	10/24/2024
A07-23B	TEACHING WALL ELEVATIONS	10/24/2024
A08-01	DOOR SCHEDULE	10/24/2024
A08-02	HARDWARE SETS	10/24/2024
A08-41	WINDOW AND FRAME DETAILS	10/24/2024
A09-01	FINISH FLOOR PLAN LEVEL ONE - OVERALL	10/24/2024
A09-01A	FINISH FLOOR PLAN LEVEL ONE - SEGMENT A	10/24/2024
A09-01B	FINISH FLOOR PLAN LEVEL ONE - SEGMENT B	10/24/2024
A09-01C	FINISH FLOOR PLAN LEVEL ONE - SEGMENT C	10/24/2024
A09-01D	FINISH FLOOR PLAN LEVEL ONE - SEGMENT D	10/24/2024
A09-01E	FINISH FLOOR PLAN LEVEL ONE - SEGMENT E	10/24/2024
A09-01F	FINISH FLOOR PLAN LEVEL ONE - SEGMENT F	10/24/2024

**ROOFING**

R1.00	WIND UPLIFT PRESSURES
R1.01	OVERALL ROOF PLAN
R1.02	ENLARGED ROOF PLAN
R1.03	ENLARGED ROOF PLAN
R2.01	ROOF DETAILS
R2.02	ROOF DETAILS

**FIRE  
PROTECTION**

FP02-01A	FIRE PROTECTIONS FLOOR PLAN - LEVEL 1 -	10/24/2024
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**MECHANICAL**

MD01-01A	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL 1 -	10/24/2024
MD01-01B	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL 1 -	10/24/2024
MD01-01C	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL 1 -	10/24/2024
MD01-01D	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL 1 -	10/24/2024
MD01-01E	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL 1 -	10/24/2024
MD01-01F	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL 1 -	10/24/2024
MH02-01A	MECHANICAL FLOOR PLAN - LEVEL 1 - AREA A	10/24/2024
MH02-01B	MECHANICAL FLOOR PLAN - LEVEL 1 - AREA B	10/24/2024
MH02-01C	MECHANICAL FLOOR PLAN - LEVEL 1 - AREA C	10/24/2024
MH02-01D	MECHANICAL FLOOR PLAN - LEVEL 1 - AREA D	10/24/2024
MH02-01E	MECHANICAL FLOOR PLAN - LEVEL 1 - AREA E	10/24/2024
MH02-01F	MECHANICAL FLOOR PLAN - LEVEL 1 - AREA F	10/24/2024
MH07-01	MECHANICAL DETAILS, GENERAL NOTES & SYMBOL	10/24/2024

MH08-01 MECHANICAL SCHEDULES 10/24/2024

### ELECTRICAL

ED01-01A	ELECTRICAL DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
ED01-01B	ELECTRICAL DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
ED01-01C	ELECTRICAL DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
ED01-01D	ELECTRICAL DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
ED01-01E	ELECTRICAL DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
ED01-01F	ELECTRICAL DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
EL02-01A	LIGHTING CEILING PLAN - SEGMENT A	10/24/2024
EL02-01B	LIGHTING CEILING PLAN - SEGMENT B	10/24/2024
EL02-01C	LIGHTING CEILING PLAN - SEGMENT C	10/24/2024
EL02-01D	LIGHTING CEILING PLAN - SEGMENT D	10/24/2024
EL02-01E	LIGHTING CEILING PLAN - SEGMENT E	10/24/2024
EL02-01F	LIGHTING CEILING PLAN - SEGMENT F	10/24/2024
EL02-01S	EGRESS LIGHTING FLOOR PLAN - AREA A,B & C	10/24/2024
EL02-01T	EGRESS LIGHTING FLOOR PLAN - AREA D, E & F	10/24/2024
EL02-01U	THEATRICAL LIGHTING CEILING PLAN - LEVEL 1 - AR	10/24/2024
ELO7-01	LIGHTING DETAILS, SYMBOLS AND GENERAL NOTES	10/24/2024
ELO7-02	LIGHTING DETAILS	10/24/2024
EP02--01A	ELECTRICAL FLOOR PLAN - LEVEL ONE - SEGMENT A	10/24/2024
EP02--01B	ELECTRICAL FLOOR PLAN - LEVEL ONE - SEGMENT B	10/24/2024
EP02--01C	ELECTRICAL FLOOR PLAN - LEVEL ONE - SEGMENT C	10/24/2024
EP02--01D	ELECTRICAL FLOOR PLAN - LEVEL ONE - SEGMENT D	10/24/2024
EP02--01E	ELECTRICAL FLOOR PLAN - LEVEL ONE - SEGMENT E	10/24/2024
EP02--01F	ELECTRICAL FLOOR PLAN - LEVEL ONE - SEGMENT F	10/24/2024
EP05-01	ELECTRICAL KITCHEN PLAN	10/24/2024
EP07-01	ELECTRICAL DETAILS, SYMBOLS & GENERAL NOTE	10/24/2024
EP09-01	ELECTRICAL RISER DIAGRAM & PANEL BOARD SCHEDULE	10/24/2024
ES01-01	ELECTRICAL SITE PLAN	10/24/2024
ET02-01A	ELECTRICAL COMMUNICATIONS - LEVEL ONE - SEGMENT A	10/24/2024
ET02-01B	ELECTRICAL COMMUNICATIONS - LEVEL ONE - SEGMENT B	10/24/2024
ET02-01C	ELECTRICAL COMMUNICATIONS - LEVEL ONE - SEGMENT C	10/24/2024
ET02-01D	ELECTRICAL COMMUNICATIONS - LEVEL ONE - SEGMENT D	10/24/2024
ET02-01E	ELECTRICAL COMMUNICATIONS - LEVEL ONE - SEGMENT E	10/24/2024
ET02-01F	ELECTRICAL COMMUNICATIONS - LEVEL ONE - SEGMENT F	10/24/2024
ET07-01	ELECTRICAL COMMUNICATIONS DETAILS	10/24/2024
ET07-02	ELECTRICAL COMMUNICATIONS DETAILS	10/24/2024

### PLUMBING

PD01-01A	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
PD01-01B	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
PD01-01C	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
PD01-01D	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
PD01-01E	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
PD01-01F	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE	10/24/2024
PL02-01A	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT A	10/24/2024
PL02-01B	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT B	10/24/2024
PL02-01C	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT C	10/24/2024
PL02-01D	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT D	10/24/2024
PL02-01E	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT E	10/24/2024
PL02-01F	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT F	10/24/2024
PL05-01	PLUMBING KITCHEN PLANS	10/24/2024
PL07-01	PLUMBING DETAIL, SYMBOLS & GENERAL NOTES	10/24/2024
PL08-01	PLUMBING SCHEDULES	10/24/2024

### FOOD SERVICE

QF1	FS GENERAL COORDINATION NOTES	10/24/2024
QF1.0	FS EQUIPMENT PLAN	10/24/2024
QF1.2	FS SPECIAL CONDITIONS & MECHANICAL PLAN	10/24/2024
QF1.3	FS PLUMBING PLAN	10/24/2024
QF1.4	FS ELECTRICAL PLAN	10/24/2024
QF1.7	FS CONDENSING UNITS	10/24/2024
QF2	FS SECTIONS & DETAILS	10/24/2024

## **WS Ryan Elementary School Renovations 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
- Bid Documents are assumed to comply with all existing applicable codes, regulations, and city Ordinances or other AHJ's, thus an additional cost incurred to remedy conflicts or discrepancies shall be via change order from the Owner/Architect
- Cost of Commissioning Agent/Services paid for by DISD.
- Prevailing Wage Rate Determination included as provided by DISD
- BWC excludes waste management plan, waste Reduction Reporting, sorting of refuse/waste and disposal as recyclable materials or salvage of materials 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
- Addendum #1, #2, & #3 acknowledged

#### **DIVISION 02 – EXISTING CONDITIONS**

#### **DIVISION 03 – CONCRETE**

#### **DIVISION 04 – MASONRY**

#### **DIVISION 05 – STEEL**

#### **DIVISION 06 – WOODS, PLASTICS AND COMPOSITES**

#### **DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

- Foamed in Place Insulation not in this project
- Metal composite Wall Panels not in this project

#### **DIVISION 08 – OPENINGS**

#### **DIVISION 09 – FINISHES**

- WS Ryan ES has known floor moisture issues.

#### **DIVISION 10 – SPECIALTIES**

#### **DIVISION 11 – EQUIPMENT**

#### **DIVISION 21 – FIRE SUPPRESSION**

#### **DIVISION 22 – PLUMBING**

#### **DIVISION 23 – HVAC**



## **WS Ryan Elementary School Renovations Denton ISD**

### **DIVISION 26 – ELECTRICAL**

### **DIVISION 27 – COMMUNICATIONS**

### **DIVISION 28 – ELECTRONIC SAFETY AND SECURITY**

### **DIVISION 31 – EARTHWORK**

### **DIVISION 32 – EXTERIOR IMPROVMENTS**

### **DIVISION 33 – UTILITIES**

### **SCHEDULE OF ALLOWANCES**

• HVAC Testing and Balancing	By Owner
• Energy code Inspection	By Owner
• City and Engineering Comments	\$0
• Owners Contingency	\$280,000.00
• Construction Contingency	\$280,000.00
• Roof Curb Extensions	\$100,000.00
• Technology	
• Admin Reconfigurations	
• Playground Equipment	

### **UNIT PRICES:**

- Minimum mobilization to demo & haul off: \$1,500.00
- Minimum Mobilization to place and finish concrete: \$3,000.00
- Minimum Mobilization for concrete pump: \$2,000.00
- Remove and replace existing concrete paving: \$15.00 SF
- Remove and replace existing concrete curb: \$40.00 LF
- Remove and replace existing sidewalk: \$12.00 SF
- Install new concrete sidewalk: \$9.00 SF
- Remove and replace existing BFR w/o detectable warning surface : \$1,500.00 Each
- Repair spawls at existing Joint: Time & Material
- Route and seal cracks: \$6.00 LF
- Existing concrete paving sealant CJ remove and replace: \$2.50 LF
- Existing concrete paving EJ sealant remove and replace: \$4.00 LF
- New concrete CJ sealant: \$1.25 LF
- New concrete paving EJ sealant: \$2.75 LF
- Topical moisture vapor emission and alkalinity control: \$8.00 SF

### **CMAR Fees and Rates**

- See attached Fees and Rate Letter dated Jun 9, 2023

### **EXCLUSIONS:**

## **WS Ryan Elementary School Renovations Denton ISD**

- Building Information Modeling (BIM). Should owner require BIM, contractor will evaluate need for additional staff and price accordingly
- Night time security guard.
- LEED Certification for project.
- Tri-party agreements and/or City imposed impact fees.
- Off-site or full-size mockups, except as noted in the contract documents