

GMP Amendment Exhibits - Table of Contents

Guaranteed Maximum Price Amendment	A133 Exhibit A
Insurance and Bonds	A133 Exhibit B
List of Documents	Exhibit A
Statement of Costs	Exhibit B
Clarifications and Assumptions	Exhibit C
Substantial Completion	Exhibit D
List of Allowances	Exhibit E
List of Alternates and Cost Saving Items	Exhibit F
List of Unit Cost	Exhibit G



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 1st day of December in the year 2025, 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 10th day of January in the year 2023 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

McNair Elementary School Replacement
Denton, Texas

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)

Balfour Beatty Construction LLC
3100 McKinnon Street, 6th Floor
Dallas, TX 75201

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- 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 Nineteen Million Two Hundred Ninety Nine Thousand Nine Hundred Twenty Three Dollars (\$ 19,299,923), 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.

Init.

/

§ 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.)

Please see attached GMP Amendment Exhibits A through G

§ 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:

Please see Exhibit F for alternates

Item

Price

§ 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.)

Please see Exhibit F for accepted alternates.

Item

Price

Conditions for Acceptance

§ 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.)

Please see Exhibit G for unit costs.

Item

Units and Limitations

Price per Unit (\$0.00)

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.)

Please see Exhibit C Clarifications and Assumptions

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.

Init.

§ 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.)

Please see Exhibit D Substantial Completion

[] Not later than () calendar days from the date of commencement of the Work.

[] By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Please see Exhibit C Clarifications and Assumptions

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:

Please see Exhibits A through G

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

Document	Title	Date	Pages
----------	-------	------	-------

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

Please see Exhibit A for specifications

Section	Title	Date	Pages
---------	-------	------	-------

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

Please see Exhibit A for drawings

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner’s and Construction Manager’s roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing

or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Not applicable

Title	Date	Pages
-------	------	-------

Other identifying information:

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

Please see Exhibit E for allowances

Item	Price
------	-------

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

Please see Exhibit C for clarifications and assumptions

§ 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.)

Please see Exhibits A through G

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)

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

W. Pleas Mitchell 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 17:01:43 on 12/01/2025.

PAGE 1

This Amendment dated the 1st day of December in the year 2025, 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 10th day of January in the year 2023 (the "Agreement")

...

McNair Elementary School Replacement
Denton, Texas

...

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

...

Balfour Beatty Construction LLC
3100 McKinnon Street, 6th Floor
Dallas, TX 75201

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nineteen Million Two Hundred Ninety Nine Thousand Nine Hundred Twenty Three Dollars (\$ 19,299,923), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Please see attached GMP Amendment Exhibits A through G

...

Please see Exhibit F for alternates

...

Please see Exhibit F for accepted alternates.

...

Please see Exhibit G for unit costs.

...

[X] Established as follows:

...

Please see Exhibit C Clarifications and Assumptions

PAGE 3

Please see Exhibit D Substantial Completion

...

Please see Exhibit C Clarifications and Assumptions

...

Please see Exhibits A through G

...

Please see Exhibit A for specifications

...

Please see Exhibit A for drawings

PAGE 4

Not applicable

...

Please see Exhibit E for allowances

...

Please see Exhibit C for clarifications and assumptions

...

Please see Exhibits A through G

...

W. Pleas Mitchell President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, W. Pleas Mitchell, Jr., President, 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 17:01:43 on 12/01/2025 under Order No. 20250126708 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, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



AIA® Document A133® – 2019 Exhibit B

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Construction Manager, dated the 1st day of December in the year 2025
(In words, indicate day, month and year.)

for the following **PROJECT:**
(Name and location or address)

McNair Elementary Renovations
Denton, Texas

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)

Balfour Beatty Construction, LLC
3100 McKinnon Street, 6th floor
Dallas, Texas 75201

TABLE OF ARTICLES

- B.1 GENERAL**
- B.2 OWNER'S INSURANCE**
- B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS**
- B.4 SPECIAL TERMS AND CONDITIONS**

ARTICLE B.1 GENERAL

The Owner and Construction Manager shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

ARTICLE B.2 OWNER'S INSURANCE

§ B.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article B.2 and, upon the Construction Manager's request, provide a copy of the property insurance policy or policies required by Section B.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ B.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

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.

This document is intended to be used in conjunction with AIA Document A201™–2017, General Conditions of the Contract for Construction. Article 11 of A201™–2017 contains additional insurance provisions.

§ B.2.3 Required Property Insurance

§ B.2.3.1 Unless this obligation is placed on the Construction Manager pursuant to Section B.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section B.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Construction Manager, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ B.2.3.1.1 **Causes of Loss.** The insurance required by this Section B.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:

(Indicate below the cause of loss and any applicable sub-limit.)

Cause of Loss	Sub-Limit
---------------	-----------

§ B.2.3.1.2 **Specific Required Coverages.** The insurance required by this Section B.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Construction Manager's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:

(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit
----------	-----------

§ B.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section B.2.3.1 or, if necessary, replace the insurance policy required under Section B.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ B.2.3.1.4 **Deductibles and Self-Insured Retentions.** If the insurance required by this Section B.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ B.2.3.2 **Occupancy or Use Prior to Substantial Completion.** The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section B.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Construction Manager shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ B.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section B.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ B.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

- ☐ **§ B.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.
- ☐ **§ B.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.
- ☐ **§ B.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.
- ☐ **§ B.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.
- ☐ **§ B.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.
- ☐ **§ B.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.
- ☐ **§ B.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ B.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

[] **§ B.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information. *(Indicate applicable limits of coverage or other conditions in the fill point below.)*

[] **§ B.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage

Limits

ARTICLE B.3 CONSTRUCTION MANAGER'S INSURANCE AND BONDS

§ B.3.1 General

§ B.3.1.1 Certificates of Insurance. The Construction Manager shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article B.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section B.3.2.1 and Section B.3.3.1. The certificates will show the Owner as an additional insured on the Construction Manager's Commercial General Liability and excess or umbrella liability policy or policies.

§ B.3.1.2 Deductibles and Self-Insured Retentions. The Construction Manager shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Construction Manager.

§ B.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Construction Manager's negligent acts or omissions during the Construction Manager's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ B.3.2 Construction Manager's Required Insurance Coverage

§ B.3.2.1 The Construction Manager shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Construction Manager shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below: *(If the Construction Manager is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)*

§ B.3.2.2 Commercial General Liability

§ B.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than One Million Dollars (\$ 1,000,000.00) each occurrence, (\$) general aggregate, and Two Million Dollars (\$ 2,000,000.00) aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;

- .2 personal injury and advertising injury;
- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Construction Manager's indemnity obligations under Section 3.18 of the General Conditions.

§ B.3.2.2.2 The Construction Manager's Commercial General Liability policy under this Section B.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Construction Manager's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
- .10 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ B.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager, with policy limits of not less than Five Million Dollars (\$ 5,000,000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ B.3.2.4 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section B.3.2.2 and B.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ B.3.2.5 Workers' Compensation at statutory limits.

§ B.3.2.6 Employers' Liability with policy limits not less than One Hundred Thousand Dollars (\$ 100,000.00) each accident, One Hundred Thousand Dollars (\$ 100,000.00) each employee, and Five Hundred Thousand Dollars (\$ 500,000.00) policy limit.

§ B.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ B.3.2.8 If the Construction Manager is required to furnish professional services as part of the Work, the Construction Manager shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than Five Million Dollars (\$ 5,000,000.00) per claim and Five Million Dollars (\$ 5,000,000.00) in the aggregate.

§ B.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Construction Manager shall procure Pollution Liability insurance, with policy limits of not less than (\$) per claim and (\$) in the aggregate.

§ B.3.2.10 Coverage under Sections B.3.2.8 and B.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than (\$) per claim and (\$) in the aggregate.

§ B.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than (\$) per claim and (\$) in the aggregate.

§ B.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than (\$) per claim and (\$) in the aggregate.

§ B.3.3 Construction Manager's Other Insurance Coverage

§ B.3.3.1 Insurance selected and described in this Section B.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Construction Manager shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Construction Manager is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

§ B.3.3.2 The Construction Manager shall purchase and maintain the following types and limits of insurance in accordance with Section B.3.3.1.

(Select the types of insurance the Construction Manager is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

☒ **§ B.3.3.2.1** Property insurance of the same type and scope satisfying the requirements identified in Section B.2.3, which, if selected in this Section B.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section B.2.3.1.3 and Section B.2.3.3. The Construction Manager shall comply with all obligations of the Owner under Section B.2.3 except to the extent provided below. The Construction Manager shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Construction Manager shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:

(Where the Construction Manager's obligation to provide property insurance differs from the Owner's obligations as described under Section B.2.3, indicate such differences in the space below.

Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

☐ **§ B.3.3.2.2 Railroad Protective Liability Insurance**, with policy limits of not less than (\$) per claim and (\$) in the aggregate, for Work within fifty (50) feet of railroad property.

☐ **§ B.3.3.2.3 Asbestos Abatement Liability Insurance**, with policy limits of not less than (\$) per claim and (\$) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

☐ **§ B.3.3.2.4** Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

☐ **§ B.3.3.2.5** Property insurance on an "all-risks" completed value form, covering property owned by the

Construction Manager and used on the Project, including scaffolding and other equipment.

[]

§ B.3.3.2.6 Other Insurance

(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

Coverage

Limits

§ B.3.4 Performance Bond and Payment Bond

The Construction Manager shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:

(Specify type and penal sum of bonds.)

Type

Penal Sum (\$0.00)

Payment Bond

Performance Bond

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE B.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

Additions and Deletions Report for

AIA® Document A133® – 2019 Exhibit B

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 17:04:01 on 12/01/2025.

PAGE 1

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Construction Manager, dated the 1st day of December in the year 2025

...

McNair Elementary Renovations
Denton, Texas

...

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

...

Balfour Beatty Construction, LLC
3100 McKinnon Street, 6th floor
Dallas, Texas 75201

PAGE 4

§ **B.3.2.2.1** Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than One Million Dollars (\$ 1,000,000.00) each occurrence, (\$) general aggregate, and Two Million Dollars (\$ 2,000,000.00) aggregate for products-completed operations hazard, providing coverage for claims including

PAGE 5

§ **B.3.2.3** Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager, with policy limits of not less than Five Million Dollars (\$ 5,000,000.00) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

...

§ **B.3.2.6** Employers' Liability with policy limits not less than One Hundred Thousand Dollars (\$ 100,000.00) each accident, One Hundred Thousand Dollars (\$ 100,000.00) each employee, and Five Hundred Thousand Dollars (\$ \$500,000.00) policy limit.

...

§ **B.3.2.8** If the Construction Manager is required to furnish professional services as part of the Work, the Construction Manager shall procure Professional Liability insurance covering performance of the professional services, with policy

limits of not less than Five Million Dollars (\$ 5,000,000.00) per claim and Five Million Dollars (\$ 5,000,000000) in the aggregate.

PAGE 6

[X] **§ B.3.3.2.1** Property insurance of the same type and scope satisfying the requirements identified in Section B.2.3, which, if selected in this Section B.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section B.2.3.1.3 and Section B.2.3.3. The Construction Manager shall comply with all obligations of the Owner under Section B.2.3 except to the extent provided below. The Construction Manager shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Construction Manager shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:

AMENDMENT TO AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER**EXHIBIT A - LIST OF DOCUMENTS****Drawings**

Sheet Number and Title	Issue Date
COVER & INDEX	
COVER - COVER SHEET	10/21/2025
G01-01 - AREA SEPARATION PLAN	10/21/2025
G01-02 - LIFE SAFETY PLAN - OVERALL	10/21/2025
CIVIL	
CD1 - DRAINAGE PLAN	10/21/2025
CDE1 - DEMOLITION PLAN	10/21/2025
CDT1 - SITE DETAILS	10/21/2025
CDT2 - SITE DETAILS	10/21/2025
CE1 - EROSION CONTROL PLAN	10/21/2025
CE2 - EROSION CONTROL NOTES	10/21/2025
CG1 - GRADING PLAN	10/21/2025
CP1 - PAVING PLAN	10/21/2025
LANDSCAPE	
L1 - OVERALL LANDSCAPE PLAN	10/21/2025
L2 - PLAN AREA A LANDSCAPE	10/21/2025
L3 - PLAN AREA B LANDSCAPE	10/21/2025
L4 - PLAN AREA C LANDSCAPE	10/21/2025
L5 - PLAN AREA D LANDSCAPE	10/21/2025
L6 - LANDSCAPE DETAILS	10/21/2025
LI1 - IRRIGATION PLAN OVERALL	10/21/2025
LI2 - PLAN AREA A IRRIGATION	10/21/2025
LI3 - PLAN AREA B IRRIGATION	10/21/2025
LI4 - PLAN AREA C IRRIGATION	10/21/2025
LI5 - PLAN AREA D IRRIGATION	10/21/2025
LI6 - EXISTING IRRIGATION	10/21/2025
LI7 - DETAILS IRRIGATION	11/03/2025
STRUCTURAL	
S01-01 - GENERAL NOTES	10/21/2025
S01-01 - SOSSI	10/21/2025

S02-01 - OVERALL STRUCTURAL RENOVATION PLAN	10/21/2025
S02-02 - OVERALL STRUCTURAL ROOF RENOVATION PLAN	10/21/2025
S03-01 - FOUNDATION DETAILS	10/21/2025
S04-01 - MASONRY DETAILS	10/21/2025
S06-01 - RENOVATION DETAILS	10/21/2025
S06-02 - RENOVATION DETAILS	10/21/2025

ARCHITECTURAL

A00-00 - DEMO SITE PLAN	10/21/2025
A00-01 - DEMO FLOOR PLAN - OVERALL	10/21/2025
A00-01A - DEMO FLOOR PLAN - SEGMENT A	10/21/2025
A00-01B - DEMO FLOOR PLAN - SEGMENT B	10/21/2025
A00-01C - DEMO FLOOR PLAN - SEGMENT C	11/03/2025
A00-01D - DEMO FLOOR PLAN - SEGMENT D	10/28/2025
A00-01E - DEMO FLOOR PLAN - SEGMENT E	10/21/2025
A00-02 - DEMO ENLARGED FLOOR PLANS & DETAILS	10/21/2025
A01-01 - SITE PLAN	11/03/2025
A01-11 - ENLARGED SITE PLANS AND DETAILS	11/03/2025
A01-12 - ENLARGED SITE PLANS AND DETAILS	10/21/2025
A02-00 - WALL & PARTITION TYPES	10/21/2025
A02-01 - FLOOR PLAN - OVERALL	10/21/2025
A02-01A - FLOOR PLAN - SEGMENT A	10/21/2025
A02-01B - FLOOR PLAN - SEGMENT B	10/21/2025
A02-01C - FLOOR PLAN - SEGMENT C	10/21/2025
A02-01D - FLOOR PLAN - SEGMENT D	10/21/2025
A02-01E - FLOOR PLAN - SEGMENT E	10/28/2025
A03-01 - REFLECTED CEILING PLAN - OVERALL	11/03/2025
A03-01A - REFLECTED CEILING PLAN - SEGMENT A	11/03/2025
A03-01B - REFLECTED CEILING PLAN - SEGMENT B	11/03/2025
A03-01C - REFLECTED CEILING PLAN - SEGMENT C	11/03/2025
A03-01D - REFLECTED CEILING PLAN - SEGMENT D	11/03/2025
A03-01E - REFLECTED CEILING PLAN - SEGMENT E	11/03/2025
A03-12 - RCP DETAILS	10/21/2025
A04-00 - RESTROOM TYPES AND RESTROOM ACCESSORIES	10/21/2025
A04-01 - ENLARGED FLOOR PLANS	10/21/2025
A04-02 - ENLARGED FLOOR PLANS	11/03/2025
A05-01 - ENVELOPE RENOVATION - FLOOR PLAN	10/21/2025
A06-21 - EXTERIOR ELEVATIONS, WALL SECTIONS, & DETAILS	11/03/2025
A07-01 - INTERIOR ELEVATIONS	10/21/2025
A07-02 - INTERIOR ELEVATIONS	10/21/2025
A07-03 - INTERIOR ELEVATIONS	10/21/2025
A07-04 - INTERIOR ELEVATIONS	10/21/2025
A07-05 - INTERIOR ELEVATIONS	10/21/2025
A07-21 - INTERIOR DETAILS	10/21/2025
A07-23A - TEACHING WALL ELEVATIONS	10/21/2025

A07-23B - TEACHING WALL ELEVATIONS	10/21/2025
A08-01 - DOOR SCHEDULE	11/03/2025
A08-21 - DOOR AND FRAME DETAILS	10/21/2025
A08-22 - DOOR AND FRAME DETAILS	10/21/2025
A08-41 - WINDOW AND FRAME DETAILS	11/03/2025
A09-00 - FINISH FLOOR PLAN - OVERALL	10/21/2025
A09-01A - FINISH FLOOR PLAN - SEGMENT A	10/21/2025
A09-01B - FINISH FLOOR PLAN - SEGMENT B	10/21/2025
A09-01C - FINISH FLOOR PLAN - SEGMENT C	10/21/2025
A09-01D - FINISH FLOOR PLAN - SEGMENT D	11/03/2025
A09-01E - FINISH FLOOR PLAN - SEGMENT E	10/21/2025

PLUMBING

P0.01 - PLUMBING SYMBOLS, GENERAL NOTES & INFORMATION	10/21/2025
P0.02 - PLUMBING SCHEDULES	10/21/2025
P0.03 - PLUMBING SCHEDULES	10/21/2025
P1.01 - PLUMBING UNDERFLOOR DEMOLITION PLAN - SEGMENT A	10/21/2025
P1.02 - PLUMBING UNDERFLOOR DEMOLITION PLAN - SEGMENT B	10/21/2025
P1.03 - PLUMBING UNDERFLOOR DEMOLITION PLAN - SEGMENT C	10/21/2025
P1.04 - PLUMBING UNDERFLOOR DEMOLITION PLAN - SEGMENT D	10/21/2025
P1.05 - PLUMBING UNDERFLOOR DEMOLITION PLAN - SEGMENT E	10/21/2025
P1.11 - PLUMBING DEMOLITION PLAN - SEGMENT A	10/21/2025
P1.12 - PLUMBING DEMOLITION PLAN - SEGMENT B	10/21/2025
P1.13 - PLUMBING DEMOLITION PLAN - SEGMENT C	10/21/2025
P1.14 - PLUMBING DEMOLITION PLAN - SEGMENT D	10/21/2025
P1.15 - PLUMBING DEMOLITION PLAN - SEGMENT E	10/21/2025
P2.01 - PLUMBING UNDERFLOOR PLAN - SEGMENT A	10/21/2025
P2.02 - PLUMBING UNDERFLOOR PLAN - SEGMENT B	10/21/2025
P2.03 - PLUMBING UNDERFLOOR PLAN - SEGMENT C	10/21/2025
P2.04 - PLUMBING UNDERFLOOR PLAN - SEGMENT D	10/21/2025
P2.05 - PLUMBING UNDERFLOOR PLAN - SEGMENT E	10/21/2025
P2.11 - PLUMBING FLOOR PLAN - SEGMENT A	10/21/2025
P2.12 - PLUMBING FLOOR PLAN - SEGMENT B	10/21/2025
P2.13 - PLUMBING FLOOR PLAN - SEGMENT C	10/21/2025
P2.14 - PLUMBING FLOOR PLAN - SEGMENT D	10/21/2025
P2.15 - PLUMBING FLOOR PLAN - SEGMENT E	10/21/2025
P2.30 - PLUMBING ROOF PLAN	10/21/2025
P3.01 - ENLARGED PLUMBING PLAN	10/21/2025
P3.02 - ENLARGED PLUMBING PLAN	10/21/2025
P4.01 - PLUMBING SANITARY RISER DIAGRAM - SEGMENT A	10/21/2025
P4.02 - PLUMBING SANITARY RISER DIAGRAM - SEGMENT B	10/21/2025
P4.03 - PLUMBING SANITARY RISER DIAGRAM - SEGMENT C	10/21/2025
P4.04 - PLUMBING SANITARY RISER DIAGRAM - SEGMENT D	10/21/2025
P4.05 - PLUMBING SANITARY RISER DIAGRAM - SEGMENT E	10/21/2025
P4.06 - PLUMBING WATER RISER DIAGRAM - SEGMENT A	10/21/2025

P4.07 - PLUMBING WATER RISER DIAGRAMS - SEGMENT B	10/21/2025
P4.08 - PLUMBING WATER RISER DIAGRAMS - SEGMENT C	10/21/2025
P4.09 - PLUMBING WATER RISER DIAGRAMS - SEGMENT D	10/21/2025
P4.10 - PLUMBING WATER RISER DIAGRAMS - SEGMENT E	10/21/2025
P5.01 - PLUMBING DETAILS	10/21/2025
P5.02 - PLUMBING DETAILS	10/21/2025

MECHANICAL

M0.01 - MECHANICAL SYMBOLS, GENERAL NOTES & INFORMATION	11/03/2025
M1.11 - DEMOLITION FLOOR PLAN - MECHANICAL - SEGMENT A	10/21/2025
M1.12 - DEMOLITION FLOOR PLAN - MECHANICAL - SEGMENT B	10/21/2025
M1.13 - DEMOLITION FLOOR PLAN - MECHANICAL - SEGMENT C	10/21/2025
M1.14 - DEMOLITION FLOOR PLAN - MECHANICAL - SEGMENT D	10/21/2025
M1.15 - DEMOLITION FLOOR PLAN - MECHANICAL - SEGMENT E	10/21/2025
M2.01 - FLOOR PLAN - MECHANICAL - SEGMENT A	10/21/2025
M2.02 - FLOOR PLAN - MECHANICAL - SEGMENT B	10/21/2025
M2.03 - FLOOR PLAN - MECHANICAL - SEGMENT C	10/21/2025
M2.04 - FLOOR PLAN - MECHANICAL - SEGMENT D	10/21/2025
M2.05 - FLOOR PLAN - MECHANICAL - SEGMENT E	10/21/2025
M3.00 - DEMOLITION ROOF PLAN - MECHANICAL	10/21/2025
M3.01 - ROOF PLAN - MECHANICAL	10/21/2025
M3.11 - ENLARGED PLANS - DEMOLITION - MECHANICAL	10/21/2025
M3.12 - ENLARGED PLANS - MECHANICAL	10/21/2025
M4.01 - MECHANICAL SCHEDULES	10/21/2025
M4.02 - MECHANICAL SCHEDULES	10/21/2025
M6.01 - MECHANICAL DETAILS	10/21/2025
M6.02 - MECHANICAL DETAILS	10/21/2025

ELECTRICAL

E0.01 - ELECTRICAL SYMBOLS, GENERAL NOTES & INFORMATION	10/21/2025
E0.02 - ELECTRICAL COMCHECK	10/21/2025
E1.01 - ELECTRICAL SITE PLAN	10/21/2025
E1.02 - ELECTRICAL SITE PLAN -PHOTOMETRIC	10/21/2025
E1.11 - ELECTRICAL DEMOLITION PLAN - SEGMENT A	10/21/2025
E1.12 - ELECTRICAL DEMOLITION PLAN - SEGMENT B	10/21/2025
E1.13 - ELECTRICAL DEMOLITION PLAN - SEGMENT C	10/21/2025
E1.14 - ELECTRICAL DEMOLITION PLAN - SEGMENT D	10/21/2025
E1.15 - ELECTRICAL DEMOLITION PLAN - SEGMENT E	10/21/2025
E1.20 - ELECTRICAL DEMOLITION PLAN - ROOF	10/21/2025
E2.01 - POWER FLOOR PLAN - SEGMENT A	11/03/2025
E2.02 - POWER FLOOR PLAN - SEGMENT B	11/03/2025
E2.03 - POWER FLOOR PLAN - SEGMENT C	11/03/2025
E2.04 - POWER FLOOR PLAN - SEGMENT D	11/03/2025
E2.05 - POWER FLOOR PLAN - SEGMENT E	11/03/2025
E2.11 - LIGHTING FLOOR PLAN - SEGMENT A	10/21/2025

E2.12 - LIGHTING FLOOR PLAN - SEGMENT B	11/03/2025
E2.13 - LIGHTING FLOOR PLAN - SEGMENT C	10/21/2025
E2.14 - LIGHTING FLOOR PLAN - SEGMENT D	11/03/2025
E2.15 - LIGHTING FLOOR PLAN - SEGMENT E	11/03/2025
E3.11 - EMERGENCY LIGHTING FLOOR PLAN - SEGMENT A	10/21/2025
E3.12 - EMERGENCY LIGHTING FLOOR PLAN - SEGMENT B	10/21/2025
E3.13 - EMERGENCY LIGHTING FLOOR PLAN - SEGMENT C	10/21/2025
E3.14 - EMERGENCY LIGHTING FLOOR PLAN - SEGMENT D	10/21/2025
E3.15 - EMERGENCY LIGHTING FLOOR PLAN - SEGMENT E	10/21/2025
E4.01 - ELECTRICAL FLOOR PLAN - ROOF	10/21/2025
E5.01 - ELECTRICAL AND COMMUNICATION ROOMS	10/21/2025
E5.02 - ENLARGED PLANS - STAGE LIGHTING	10/21/2025
E7.01 - ELECTRICAL DETAILS I	10/21/2025
E7.02 - ELECTRICAL DETAILS II	10/21/2025
E7.03 - ELECTRICAL DETAILS III	10/21/2025
E7.04 - ELECTRICAL DETAILS IV	10/21/2025
E8.01 - ELECTRICAL SCHEDULES I	10/21/2025
E8.02 - ELECTRICAL SCHEDULES II	10/21/2025
E8.03 - ELECTRICAL SCHEDULES III	10/21/2025
E8.04 - ELECTRICAL SCHEDULES IV	10/21/2025
E8.05 - ELECTRICAL SCHEDULES V	10/21/2025
TELECOMMUNICATIONS	
T0.01 - TECHNOLOGY SYMBOLS, GENERAL NOTES & INFORMATION	10/21/2025
T1.11 - TECHNOLOGY FLOOR PLAN - LEVEL ONE - SEGMENT A	11/03/2025
T1.12 - TECHNOLOGY FLOOR PLAN - LEVEL ONE - SEGMENT B	11/03/2025
T1.13 - TECHNOLOGY FLOOR PLAN - LEVEL ONE - SEGMENT C	11/03/2025
T1.14 - TECHNOLOGY FLOOR PLAN - LEVEL ONE - SEGMENT D	11/03/2025
T1.15 - TECHNOLOGY FLOOR PLAN - LEVEL ONE - SEGMENT E	11/03/2025
T2.01 - TECHNOLOGY INTERCONNECTION PLAN - LEVEL ONE	10/21/2025
T4.01 - COMMUNICATION ROOMS	10/21/2025
T5.01 - TECHNOLOGY ONE-LINE DIAGRAMS	10/21/2025
T5.02 - TECHNOLOGY ONE-LINE DIAGRAMS	11/03/2025
T6.01 - TECHNOLOGY DETAILS AND SCHEDULES	11/03/2025
T6.02 - TECHNOLOGY DETAILS AND SCHEDULES	11/03/2025
FOOD SERVICE EQUIPMENT	
QF1 - FS GENERAL COORDINATION NOTES	10/21/2025
QF1.0 - FS DEMO PLAN	10/21/2025
QF1.1 - FS EQUIPMENT PLAN	10/21/2025
QF1.2 - FS MEP & DETAILS PLAN	10/21/2025

Specifications - Table of Contents

VOL. 1

00 01 01	Cover - Volume1	11/03/2025
----------	-----------------	------------

00 01 03	Project Directory	10/21/2025
00 01 07	Seals Page - Architecture	10/21/2025
00 01 07.03	Seals Page - Structural	10/21/2025
00 01 07.21	Seals Page - Fire Suppression	10/21/2025
00 01 07.22	Seals Page - Plumbing	10/21/2025
00 01 07.23	Seals Page - Mechanical	10/21/2025
00 01 07.26	Seals Page - Electrical	10/21/2025
00 01 07.27	Seals Page - Communications	10/21/2025
00 01 07.28	Seals Page - Electronic Safety & Security	10/21/2025
00 01 07.31	Seals Page - Civil	10/21/2025
00 01 07.32	Seals Page - Landscape Architect	10/21/2025
00 01 10	Table of Contents - V1	10/21/2025
00 73 43	Wage Rate Requirements	10/21/2025
00 73 43.10	Wage Rate Schedule	10/21/2025
01 10 00	Summary	10/21/2025
01 21 00	Allowances	10/21/2025
01 22 00	Unit Prices	10/21/2025
01 23 00	Alternates	10/21/2025
01 25 00	Substitution Procedures	10/21/2025
01 25 00.10	Substitution Request Form	10/21/2025
01 29 00	Measurement and Payment	10/21/2025
01 31 00	Project Coordination	10/21/2025
01 31 19	Project Meetings	10/21/2025
01 32 00	Construction Progress Schedules	10/21/2025
01 32 33	Photographic Documentation	10/21/2025
01 33 00	Submittal Procedures	10/21/2025
01 35 16	Alteration Project Procedures	10/21/2025
01 40 00	Quality Requirements	10/21/2025
01 41 00	Regulatory Requirements	10/21/2025
01 42 00	References	10/21/2025
01 45 16	Contractor's Quality Control	10/21/2025
01 50 00	Construction Facilities and Temporary Controls	10/21/2025
01 60 00	Product Requirements	10/21/2025
01 71 23	Field Engineering	10/21/2025
01 73 29	Cutting and Patching	10/21/2025
01 74 13	Construction Cleaning	10/21/2025
01 74 23	Final Cleaning	10/21/2025
01 77 00	Closeout Procedures	10/21/2025
01 78 23	Operation and Maintenance Data	10/21/2025
01 78 30	Warranties and Bonds	10/21/2025
01 78 39	Project Record Documents	10/21/2025
01 78 46	Extra Materials	10/21/2025
01 79 00	Systems Demonstrations and Training	10/21/2025
02 41 19	Selective Demolition	10/21/2025

03 11 13	Structural Concrete Forming	10/21/2025
03 15 19	Cast-In Anchors and Embeds	10/21/2025
03 20 00	Concrete Reinforcing	10/21/2025
03 30 13	Concrete Footings	10/21/2025
03 31 00	Structural Concrete	10/21/2025
03 35 43	Polished Concrete Finishing	10/21/2025
03 54 16	Hydraulic Cement Underlayment	10/21/2025
03 62 14	Grouting Steel Base Plates	10/21/2025
04 20 00	Unit Masonry	10/21/2025
05 12 00	Structural Steel Framing	10/21/2025
05 40 00	Cold-Formed Metal Framing	10/21/2025
05 43 00	Slotted Channel Framing	10/21/2025
05 50 00	Metal Fabrications	10/21/2025
06 10 53	Miscellaneous Rough Carpentry	10/21/2025
06 16 63	Moisture Resistant Sheathing	10/21/2025
06 20 23	Interior Finish Carpentry	10/21/2025
06 41 16	Plastic-Laminate-Clad Architectural Cabinets	10/21/2025
06 61 16	Solid Surfacing Fabrications	10/21/2025
06 83 16	Fiberglass Reinforced Paneling	10/21/2025
07 21 00	Thermal Insulation	10/21/2025
07 21 19	Foamed-in-Place Insulation	10/21/2025
07 24 19	Exterior Insulation and Finish System (EIFS)	10/21/2025
07 27 26	Fluid Applied Membrane Air Barriers	10/21/2025
07 42 13	Metal Composite Material Wall Panels	10/21/2025
07 84 13	Penetration Firestopping	10/21/2025
07 84 43	Joint Firestopping	10/21/2025
07 92 00	Joint Sealants	10/21/2025
07 95 00	Expansion Control	10/21/2025
08 11 13	Hollow Metal Doors and Frames	10/21/2025
08 14 25	Plastic-Laminate-Faced Wood Doors	10/21/2025
08 16 14	FRP-Aluminum Caposite Doors Assemblies	10/21/2025
08 31 13	Access Doors and Frames	10/21/2025
08 41 13	Aluminum-Framed Entrances and Storefronts	10/21/2025
08 56 53	Fixed Security Windows	10/21/2025
08 71 00	Door Hardware Preamble	10/21/2025
08 71 00.01	DISD McNair ES Hardware Sets	10/21/2025
08 80 00	Glazing	10/21/2025
09 05 61	Moisture Vapor Emission and Alkalinity Control	10/21/2025
09 21 16	Gypsum Board Assemblies	10/21/2025
09 30 00	Tiling	10/21/2025
09 51 13	Acoustical Panel Ceilings	10/21/2025
09 54 26	Suspended Wood Ceilings	10/21/2025
09 61 16	Concrete Floor Sealing	10/21/2025
09 64 30	Wood Platform Floor	10/21/2025

09 65 13	Resilient Base and Accessories	10/21/2025
09 65 19	Resilient Tile Flooring	10/21/2025
09 65 66	Resilient Athletic Flooring	10/21/2025
09 68 13	Tile Carpeting	10/21/2025
09 68 16	Sheet Carpeting	10/21/2025
09 84 33	Sound-Absorbing Wall Units	10/21/2025
09 91 13	Exterior Painting	10/21/2025
09 91 23	Interior Painting	10/21/2025
09 96 00	High-Performance Coatings	10/21/2025
09 96 53	Elastomeric Coatings	10/21/2025
10 11 00	Visual Display Units	10/28/2025
10 14 00	Signage	10/21/2025
10 14 16	Plaques	10/21/2025
10 14 19	Dimensional Letter Signage	10/21/2025
10 14 63	Electronic Message Signage	10/21/2025
10 14 73	Painted Signage and Graphics	10/21/2025
10 21 13.19	Plastic Toilet Compartments	10/21/2025
10 21 23	Cubicle Curtains and Track	10/21/2025
10 22 39.13	Folding Glass-Panel Partitions	10/21/2025
10 26 13	Corner Guards	10/21/2025
10 26 24	Sheet Wall Protection	10/21/2025
10 28 13	Toilet Accessories	10/21/2025
10 41 10	Vehicular Gate Emergency Access	10/21/2025
10 41 16	Emergency Key Cabinets	10/21/2025
10 43 13	Defibrillator Cabinets	10/21/2025
10 44 00	Fire Protection Specialties	10/21/2025
10 56 13	Metal Storage Shelving	10/21/2025
10 73 16.13	Metal Canopies	10/21/2025
11 30 00	Appliances	10/21/2025
11 40 00	Foodservice Equipment	10/21/2025
11 61 43	Stage Curtains	10/21/2025
11 66 23	Gymnasium Equipment	10/21/2025
11 68 13	Playground Equipment	10/21/2025
11 68 34	Athletic Field Equipment	10/21/2025
11 95 13	Kilns	10/21/2025
12 24 13	Roller Window Shades	10/21/2025
12 35 11	Instrument Storage Cabinets	10/21/2025
12 35 53.19	Wood Laboratory Casework	10/21/2025
12 64 23	Banquette Seating	10/21/2025
12 93 13	Bicycle Racks	10/21/2025
12 35 53.19	Wood Laboratory Casework	10/21/2025
VOL. 2		
00 01 01	Cover - Volume2	10/21/2025

00 01 10	Table of Contents	10/28/2025
21 00 00	Common Mechanical Requirements (Fire Protection)	10/21/2025
21 05 17	Sleeves And Sleeve Seals For Fire-Suppression Piping	10/21/2025
21 05 18	Escutcheons For Fire-Suppression Piping	10/21/2025
21 13 13	Wet-Pipe Sprinkler Systems	10/21/2025
21 13 35	Dry Pipe Fire Sprinkler System	10/21/2025
22 00 00	Common Mechanical Requirements (Plumbing)	10/21/2025
22 00 12	Work and Disruptions at Existing Facilities, Plumbing	10/21/2025
22 00 13	Salvage And Demolition, Plumbing	10/21/2025
22 05 17	Sleeves And Sleeve Seals For Plumbing Piping	10/21/2025
22 05 18	Escutcheons For Plumbing Piping	10/21/2025
22 05 23	General-Duty Valves For Plumbing Piping	10/21/2025
22 05 29	Hangers And Supports For Plumbing Piping And Equipment	10/21/2025
22 05 31	Plumbing Under Slab-On-Voidform Foundations	10/21/2025
22 05 53	Identification For Plumbing Piping And Equipment	10/21/2025
22 07 19	Plumbing Piping Insulation	10/21/2025
22 11 16	Domestic Water Piping	10/21/2025
22 11 19	Domestic Water Piping Specialties	10/21/2025
22 11 21	Natural Gas Piping	10/21/2025
22 13 16	Sanitary Waste And Vent Piping	10/21/2025
22 13 19	Sanitary Waste Piping Specialties	10/21/2025
22 13 23	Sanitary Waste Interceptors	10/21/2025
22 14 16	Storm Water Piping	10/21/2025
22 14 23	Storm Drainage Piping Specialties	10/21/2025
22 33 00	Electric, Domestic-Water Heaters	10/21/2025
22 34 00	Fuel-Fired, Domestic Water Heaters	10/21/2025
22 42 00	Plumbing Fixtures	10/21/2025
22 42 13.13	Commercial Water Closets	10/21/2025
22 42 13.16	Commercial Urinals	10/21/2025
22 42 16.13	Commercial Lavatories	10/21/2025
22 42 16.16	Commercial Sinks	10/21/2025
23 01 00	Mechanical General Requirements	10/21/2025
23 01 20	Mechanical Shop Drawings and Submittals	10/21/2025
23 01 30.51	HVAC Air-Distribution System Cleaning	10/21/2025
23 01 50	Mechanical Materials and Methods	10/21/2025
23 05 00	Common Work Results for HVAC	10/21/2025
23 05 13	Common Motor Requirements for HVAC Equipment	10/21/2025
23 05 23	General-Duty Valves for HVAC Piping	10/21/2025
23 05 29	Hangers and Supports for HVAC Piping and Equipment	10/21/2025
23 05 33	Heat Tracing for HVAC Piping	10/21/2025
23 05 48	Vibration Controls for HVAC Piping and Equipment	10/21/2025
23 05 53	Identification for HVAC Piping and Equipment	10/21/2025
23 05 93	Testing, Adjusting, and Balancing for HVAC	10/21/2025
23 07 00	HVAC Insulation	10/21/2025

23 08 00	Commissioning of HVAC	10/21/2025
23 09 00	Instrumentation and Control for HVAC	10/21/2025
23 09 93	Sequence of Operations	10/21/2025
23 21 13	Hydronic Piping	10/21/2025
23 21 23	Hydronic Pumps	10/21/2025
23 23 00	Refrigerant Piping	10/21/2025
23 25 00	HVAC Water Treatment	10/21/2025
23 29 23	Variable Frequency Motor Controllers	10/21/2025
23 31 00	HVAC Ducts and Casings	10/21/2025
23 33 00	Air Duct Accessories	10/21/2025
23 34 23	HVAC Power Ventilators	10/21/2025
23 36 00	Air Terminal Units	10/21/2025
23 37 13	Diffusers, Registers and Grilles	10/21/2025
23 40 00	HVAC Air Cleaning Devices	10/21/2025
23 64 23	Air-Cooled Scroll Water Chiller	10/21/2025
23 74 00	Packaged DX Rooftop Units	10/21/2025
23 81 26	Split-System Air-Conditioners	10/21/2025
26 00 10	General Requirements for Electrical Systems	10/21/2025
26 00 13	Selective Demolition for Electrical Systems	10/21/2025
26 05 00	Common Work Results for Electrical Systems	10/21/2025
26 05 19	Low-Voltage Electrical Power Conductors and Cables	10/21/2025
26 05 19.13	Metal Clad Cables	10/21/2025
26 05 26	Grounding and Bonding for Electrical Systems	10/21/2025
26 05 33	Raceways and Boxes for Electrical Systems	10/21/2025
26 05 43	Underground Ducts and Raceways for Electrical Systems	10/21/2025
26 05 53	Identification for Electrical Systems	10/21/2025
26 05 73	Power System Studies	10/21/2025
26 08 00	Commissioning of Electrical Systems	10/21/2025
26 09 13	Electrical Power Monitoring	10/21/2025
26 09 23	Lighting Control Devices	10/21/2025
26 09 43	Networked and Digital Lighting Controls	10/21/2025
26 22 00	Low-Voltage Transformers	10/21/2025
26 24 13	Switchboards	10/21/2025
26 24 16	Panelboards	10/21/2025
26 27 26	Wiring Devices	10/21/2025
26 28 13	Fuses	10/21/2025
26 28 16	Enclosed Switches and Circuit Breakers	10/21/2025
26 29 13	Enclosed Controllers	10/21/2025
26 43 00	Surge Protection Devices	10/21/2025
26 50 00	Lighting	10/21/2025
26 52 00	Central Battery Emergency Lighting and Exit Sign System	10/21/2025
26 99 99	Electrical Equipment Acceptance Testing and Start-up	10/21/2025
27 00 00	Common Communications Requirements	10/21/2025
27 05 03	Communications Shop Drawings and Submittals	10/21/2025

27 05 10	Scope of the Communications Work	10/21/2025
27 05 29	Hangers and Supports for Communications Systems	10/21/2025
27 05 33.13	Conduit for Communications Systems	10/21/2025
27 10 00	Structured Cabling Common Requirements	10/21/2025
27 11 00	Communications Equipment Room Fittings	10/21/2025
27 11 16	Communications Racks, Frames, and Enclosures	10/21/2025
27 13 23	Communications Optical Fiber Backbone Cabling	10/21/2025
27 15 13	Communications Copper Horizontal Cabling	10/21/2025
27 30 14	Voice Communication System for Elevators	10/21/2025
27 41 16.00	Integrated Audio-Video Systems and Equipment - Common Requirements	10/21/2025
27 41 16.28	Integrated Audio-Video Systems and Equipment for Conference Rooms	10/21/2025
27 41 16.51	Integrated Audio-Video Systems and Equipment for Classrooms	11/03/2025
27 41 16.55	Integrated Audio-Video Systems and Equipment for Cafeteriums	11/03/2025
27 41 16.56	Integrated Audio-Video Systems and Equipment for Assembly Gyms	11/03/2025
27 41 23	Audio-Video Cabling and Accessories	10/21/2025
27 51 23	Intercommunications and Program Systems	10/21/2025
27 53 13	Clock Systems	10/21/2025
28 00 00	Common Electronic Safety and Security Requirements	10/21/2025
28 05 03	Electronic Safety and Security Shop Drawings and Submittals	10/21/2025
28 05 10	Scope of the Electronic Safety and Security Work	10/21/2025
28 05 37	Emergency Responder Radio Antenna System	10/21/2025
28 10 00	Access Control	11/03/2025
28 20 00	Video Surveillance	10/21/2025
28 31 11	Building Intrusion Detection	10/21/2025
28 46 00	Fire Detection and Alarm	10/21/2025
31 10 00	Site Clearing	10/21/2025
31 22 00	Grading	10/21/2025
31 22 19	Finish Grading	10/21/2025
31 31 16	Termite Control	10/21/2025
31 63 29	Drilled Concrete Piers	10/21/2025
32 01 90	Landscape Grounds Maintenance	10/21/2025
32 13 00	Rigid Paving	10/21/2025
32 13 13	Concrete Paving	10/21/2025
32 17 23	Pavement Markings	10/21/2025
32 18 13	Non-Athletic Synthetic Grass Surfacing	10/28/2025
32 31 13	Chain Link Fences and Gates	10/21/2025
32 31 19	Decorative Metal Fences and Gates	10/21/2025
32 80 00	Irrigation	10/21/2025
32 92 00	Lawns and Grasses	10/21/2025
32 93 00	Planting	10/21/2025
33 00 00	Utilities	10/21/2025
33 40 00	Storm Drainage Utilities	10/21/2025

Soils Report - None Provided with the Documents

Miscellaneous Items

Description	Issue Date
McNair Elementary 080425 Asbestos Testing Report	08/04/2025
RFIs	11/03/2025

END OF BUDGET DOCUMENTS

Denton Independent School District
McNair Elementary Renovations
Denton, Texas

Guaranteed Maximum Price

December 1, 2025

Exhibit B - Statement of Costs

BID PACKAGE DESCRIPTION	TOTAL COST	\$ / SQFT ON TOTAL	\$ / SQFT ON TOTAL
	88,850		
01A OWNER ALLOWANCES	\$ 240,000	\$ 2.70	1.24%
01B GENERAL REQUIREMENTS	\$ 270,653	\$ 3.05	1.40%
02A DEMOLITION	\$ 414,264	\$ 4.66	2.15%
03A CAST-IN-PLACE CONCRETE (TURNKEY)	\$ 313,119	\$ 3.52	1.62%
04A MASONRY	\$ 49,427	\$ 0.56	0.26%
05A STRUCTURAL STEEL	\$ 119,779	\$ 1.35	0.62%
05C METAL RAILINGS	\$ 4,565	\$ 0.05	0.02%
06B FINISH CARPENTRY / MILLWORK	\$ 909,155	\$ 10.23	4.71%
06C PSI WALL PANELS	\$ 28,364	\$ 0.32	0.15%
07A WATERPROOFING / SEALANTS	\$ 196,761	\$ 2.21	1.02%
07C ROOFING	\$ 22,000	\$ 0.25	0.11%
07D METAL PANELS	\$ 31,735	\$ 0.36	0.16%
07E SPRAYED MATERIALS	\$ 32,875	\$ 0.37	0.17%
08A DOORS / FRAMES / HARDWARE	\$ 579,450	\$ 6.52	3.00%
08E GLAZING	\$ 612,255	\$ 6.89	3.17%
09B DRYWALL / ACOUSTICAL	\$ 1,665,282	\$ 18.74	8.63%
09C TILE	\$ 278,497	\$ 3.13	1.44%
09D ATHLETIC SURFACING	\$ 47,026	\$ 0.53	0.24%
09E WOOD FLOORING	\$ 28,670	\$ 0.32	0.15%
09F RESILIENT FLOORING / CARPET	\$ 474,138	\$ 5.34	2.46%
09I POLISHED CONCRETE FLOORING	\$ 19,501	\$ 0.22	0.10%
09L PAINTING / WALL COVERINGS	\$ 311,509	\$ 3.51	1.61%
10A SPECIALTIES PACKAGE	\$ 210,090	\$ 2.36	1.09%
10C SIGNAGE	\$ 48,680	\$ 0.55	0.25%
10I OPERABLE PARTITIONS	\$ 48,631	\$ 0.55	0.25%
10S AWNINGS / CANOPIES	\$ 32,665	\$ 0.37	0.17%
11H FOOD SERVICE EQUIPMENT	\$ 212,000	\$ 2.39	1.10%
11L THEATER / STAGE EQUIPMENT	\$ 24,000	\$ 0.27	0.12%
11P PLAYGROUND EQUIPMENT	\$ 569,598	\$ 6.41	2.95%
12A WINDOW TREATMENTS	\$ 53,943	\$ 0.61	0.28%
12B MUSICAL INSTRUMENT STORAGE CABINETS	\$ 11,750	\$ 0.13	0.06%
12C SPECIALTY CASEWORK	\$ 68,500	\$ 0.77	0.35%
12G FURNITURE	\$ 85,000	\$ 0.96	0.44%
21A FIRE PROTECTION	\$ 231,010	\$ 2.60	1.20%
22A PLUMBING	\$ 1,055,225	\$ 11.88	5.47%
23A HVAC	\$ 1,696,583	\$ 19.09	8.79%
23C HVAC CONTROLS	\$ 275,000	\$ 3.10	1.42%
26A ELECTRICAL	\$ 3,142,047	\$ 35.36	16.28%
27A COMMUNICATIONS	\$ 492,229	\$ 5.54	2.55%
27B AUDIO VISUAL	\$ 724,128	\$ 8.15	3.75%
28A ELECTRONIC SECURITY & SAFETY	\$ 138,927	\$ 1.56	0.72%
28B FIRE ALARM	\$ 196,463	\$ 2.21	1.02%
31A EARTHWORK / GRADING	\$ 214,712	\$ 2.42	1.11%
32C PAVEMENT MARKINGS	\$ 8,100	\$ 0.09	0.04%
32E FENCING	\$ 77,902	\$ 0.88	0.40%
32F LANDSCAPE / IRRIGATION	\$ 252,522	\$ 2.84	1.31%
32G RETAINING WALLS	\$ 109,516	\$ 1.23	0.57%
33A UTILITIES	\$ 165,925	\$ 1.87	0.86%
TOTAL COST OF WORK	\$ 16,794,169	\$ 189.02	87.02%
GENERAL CONDITIONS	LSUM \$ 715,482	\$ 8.05	3.71%
CONTINGENCY	\$ 385,998	\$ 4.34	2.00%
SUBCONTRACTOR DEFAULT INSURANCE	\$ 244,548	\$ 2.75	1.27%
GENERAL LIABILITY	\$ 235,459	\$ 2.65	1.22%
BUILDER'S RISK	\$ 18,335	\$ 0.21	0.09%
PERFORMANCE BOND	\$ 154,399	\$ 1.74	0.80%
	\$ -	\$ -	0.00%
CONTRACTOR'S FEE	\$ 721,532	\$ 8.12	3.74%
BASE ESTIMATE TOTAL	\$ 19,299,923	\$ 217.22	100.00%

Exhibit C - Clarifications and Assumptions

The following clarifications and assumptions, organized by CSI division, are included as part of the deliverable.

General Notes

1. This Budget is based upon the 100% Construction Documents as prepared by Corgan Architects dated August 8, 2024, RLK Engineering (Civil), Ramsey Landscape Architects (Landscaping), L.A. Fuess (Structural), CMTA Inc. (MEP) as well as the following addenda: Addendum 1 (dated 10/28/2025), Addendum 2 (dated 11/03/2025), and an answered RFI Log (dated 11/03/2025).
2. This deliverable includes a list of Owner requested Alternates within the behind Exhibit F – Alternates & Cost Saving Items. Cost adjustment items are incidental services involving construction consulting, including pre-construction consultation and value analysis. The Owner acknowledges that, notwithstanding any other provision of the Agreement, such services are advisory and are not to be considered professional design services. Owner will refer such matters to its own design professional(s) for professional guidance, and accordingly, the Construction Manager shall not have liability to the Owner with respect to any such professional design services. The cost adjustment items are provided as an order of magnitude cost and will be confirmed after acceptance by the Owner and incorporated into the documents by the design team. The costs indicated on the Budget Summary includes all associated adjustments to the cost of work as well as applicable burdens and fees.
3. This GMP includes a list of Owner Allowances (Exhibit E) for undefined scope of work as it relates to the project. If for any reason the scope of work is over the Allowance, the difference in the total cost and the Allowance will be funded by the Owner Contingency, or the GMP will be increased for the difference in the total cost and the Allowance.
 1. Changes in Laws, Regulations, Tariffs, and Ordinances.
 2. This GMP includes an Owner Contingency and other Owner Allowances which may be available to address cost and schedule impacts arising from changes in applicable laws, tariffs, ordinances, codes, rules, and regulations (collectively "Regulatory Changes") enacted or taking effect after the date the GMP is established without the need for a Change Order.
 3. In the event a Regulatory Change occurs after establishment of the GMP, resulting in additional costs or delays to Construction Manager's performance, Construction Manager will notify Owner promptly in writing, detailing the nature of the Regulatory Change, its effective date, and anticipated impacts. Construction Manager must substantiate cost and schedule impacts by submitting documentation reasonably satisfactory to Owner, including, without limitation, itemized cost breakdowns, third-party invoices, governmental publications, and/or other relevant evidence supporting the claimed adjustments.
 4. Owner will review and approve such costs and schedule impacts promptly, provided such documentation clearly substantiates the Regulatory Change and its direct impact on the Construction Manager's costs or performance schedule. Approved additional costs will be funded from the available funds in Owner Contingency or other Owner

Allowances. If such funds are exhausted, any additional verified costs resulting from Regulatory Changes will be addressed through an adjustment to the GMP as agreed upon by both parties through a written Change Order.

4. This GMP assumes that all subcontracts (excluding major material purchase orders) will have performance security. The intent of the Construction Manager is to enroll all subcontractors in our subcontractor default insurance program (SDI). The Construction Manager reserves the right to require bonds from any subcontractor, rather than enroll in subcontractor default insurance, if deemed necessary by the subcontractor's financial condition. The subcontract value of any subcontractor required to provide a bond will not be included in the SDI calculation.

Division 1

General Requirements

This budget includes:

1. General conditions based upon a majority of the work taking place between May 2026 – August 2026; however, due to procurement restraints, there is staffing included before the last day of school and after the first day of school for material procurement, project setup, and closeout.
2. A burden rate for all Construction Manager's employees at a fixed rate of 54.91% of the rate being charged for the employees.
3. General liability insurance at a fixed rate of 1.220% of the Contract Sum.
4. Builder's risk insurance at a fixed rate of 0.095% of the Contract Sum per year.
5. Payment and Performance Bond at a fixed rate of 0.80% of the Contract Sum.
6. Subcontractor Default Insurance at a fixed rate of 1.48% based on the Subcontract Cost of Work.
7. Owner Contingency of \$100,000 to deal with unforeseen conditions, Owner-initiated changes, scope changes, design changes, etc.
8. A Construction Manager Contingency at the fixed rate of 2.0% of the Contract Sum to deal with items associated with performance of the Work, including but not limited to, estimating accuracies/inaccuracies based on quantities assumed or measured, lack of bidding competition, interfacing omissions between work categories, schedule performance, replacement of defective work, expediting material deliveries or labor to install late delivered item(s). Any use of the Construction Contingency will be at Construction Manager's discretion and will be reviewed and confirmed by the owner and architect prior to allocation. No amounts have been included for unforeseen conditions, Owner-initiated changes, scope changes, design changes, etc. Additionally, the Construction Manager's Contingency is not to be used for items described in Allowances.
9. An assumption that savings achieved through the purchasing of the subcontracts will be for the use of the Construction Manager and will be reviewed and confirmed by the owner and architect prior to allocation. All remaining savings after substantial completion will be returned to the Owner.
10. Preconstruction services performed at a fixed rate of \$30,000. Preconstruction services will be billed to the Owner as a separate amount in the first Application for Payment.

11. Construction Manager Fee at a fixed rate of 3.89% of the Contract Sum.
12. The assumption that all electronic files for the project (including CAD & Revit) will be provided to the Construction Manager and/or its subcontractors by the design team at no cost.
13. An assumption that the Architect is required to use submittals that will result in a change to the Contract Documents (move walls, change design, add details, relocate equipment, etc.) by incorporating them into Changes and releasing the Changes to Contractor/Construction Manager in the form of an ASI/Bulletin.
14. The following schedule related clarifications and assumptions:
 - a. The date of substantial completion specified in the contract will be calculated from the later of: receipt of the Notice to Proceed, full building permits, and a fully executed GMP Amendment. This is also contingent upon the following conditions occurring prior to commencement:
 - i. Abatement
 - ii. Owner move-out, including furniture removal
 - b. The Project Schedule is based on an assumption that work will be performed in a 40-hour workweek throughout the course of the Project. However, Construction Manager has the ability to perform work 24 hours per day, seven days per week without restrictions if Construction Manager, in their sole discretion, deems it necessary. However, any overtime or schedule recovery acceleration will be reviewed and confirmed by the owner and architect prior to allocation.
15. To the extent the specifications do not involve design elements performed by different trades and is otherwise a customary proprietary design or engineered component requiring a professional engineer's stamp on shop drawings such as fire suppression systems, fire alarm systems and other similar activities, Construction Manager's liability for design errors and omissions is limited to amounts we recover from the subcontractor or its insurance carriers.
16. The assumption that any delays in deliveries, labor shortages, unavailability of materials or equipment, and/or cost escalation due to current market conditions influencing the construction industry are considered unavoidable delays and/or change events that could not reasonably have been foreseen by the Construction Manager and will result in a change in the Contract Time and Total Estimated Construction GMP.
17. Temporary utilities for the BBC jobsite offices.
18. The assumption that Contractor/Construction Manager will use its captive insurer, National Casualty & Assurance, Inc.; which is a wholly owned subsidiary of the same parent company as Contractor/Construction Manager.
19. Manufacturer's warranties that pass directly to Owner from the manufacturers for the various products as specified unless stated otherwise. It is understood that the coverage for the specified warranties is the liability of the manufacturer directly to the Owner; Construction Manager's warranty is limited to the one-year warranty stated in the Contract.

This Budget excludes:

20. Sales tax on incorporated materials.

21. Costs for Building and/or site permit. Permits assumed to be paid for by the Owner.
22. Costs for transportation/moving of any Owner-furnishings or equipment.
23. Costs for floor protection during Owner move-in.
24. Construction and material testing. Testing assumed to be paid for by the Owner.
25. Temporary utilities for building and site. Utilities assumed to be paid for by the Owner.
26. Mockups to include Laboratory Mockups, Integrated Exterior Mockups, and Room Mockups.
27. Full-Time dedicated Quality Control personnel.
28. Parking expenses for subcontractors during construction. It is assumed the Construction Manager will park on-site at no cost.
29. Geo-Technical Report, Soils Testing, Energy Compliance Inspections, Texas Accessibility Standards (TAS), and all cost associated with any testing or inspection by a third party.
30. Modification of any existing systems or conditions to bring them up to code compliance unless the scope of such modifications is clearly shown in the Contract Documents.
31. The time required for the modification of any existing systems or conditions to bring them up to code compliance unless the scope of such modifications is clearly shown in the Contract Documents, this will be evaluated once design documents are completed.
32. Specifications that state 1) "delegated design: design assembly or interface, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated"; 2) requirements for code compliance and design features "whether or not indicated on the drawings," and 3) references to design "by others" on the drawings.
33. Design responsibility inherent in performance specifications that involve assemblies or interfaces among design elements performed by different trades or are otherwise not customary proprietary specifications obtained from single manufacturers.

Division 2 Existing Construction

This Budget includes:

1. Shoring for selectively demolishing existing vault lid and CMU wall.
2. Removal of gang restroom ceilings.
3. Removal of existing playground equipment and underlayment at locations shown.

This Budget excludes:

4. Remediation of environmentally hazardous materials including, but not limited to, mold & asbestos. This will be provided by Owner and no cost is carried. Only coordination of the abatement scope will be provided per General Demolition Note 8.

5. Salvage of any items not designated for salvage on the contract documents.
6. Protection of any equipment or furniture remaining after commencement of construction.
7. Recovery of any commodity items out of any construction items including, but not limited to, spoils, trash, and unused materials.
8. Site surveys and/or subsurface investigations. Both the surveys and investigations are assumed to be paid for by the owner.

Division 3 Concrete

This Budget includes:

1. An assumption that the current slab condition is Slab on Grade throughout the building, other than locations assumed as Slab on Void as shown in Structural Drawings.
2. An assumption that the current slab for the current chiller locations is sufficient to accommodate for the new chiller sizes.
3. Footers backfill and compaction at the Concrete Planter Walls.

This Budget excludes:

4. No new light pole bases – shown as existing to remain.
5. Geo-Technical Report, Soils Testing, Energy Compliance Inspections, Texas Accessibility Standards (TAS), and all cost associated with any testing or inspection by a third party.
6. Pier casing. Geotechnical report not provided.
7. Moisture conditioning in the courtyard. Deemed unnecessary in previous projects.

Division 4 Masonry

This Budget includes:

1. Patching of existing CMU from the demolition of existing vault.
2. Patching of existing brick from the installation of the new Operable Partition.
3. Repair to missing corner block on block retaining wall as well as a row and cap on the south side of the wall. Balfour Beatty specifically excludes any structural work required to the retaining wall, only cosmetic work required is included.
4. Marquee letters and logo only.
5. The infill of masonry where vestibule heaters have been demolished per Design Team request.

This Budget excludes:

6. Repointing, repairing, & cleaning of existing masonry beyond where we are replacing fixtures.
7. Alterations to structural integrity of any retaining walls, only cosmetic.
8. Masonry mock-up. Assumed not required.
9. Demo and replace of Marquee sign – per District request.

Division 5 **Metals**

This Budget includes:

1. New Handrails at the Cafeteria Stage. (Required at Evers Park and Hodge, not currently shown.)
2. New Galvanized Steel Railings at the northwest corner of the site I.L.O. Stainless Steel Railings as shown.

This Budget excludes:

3. AISC Certification of Steel Erector.

Division 6 **Wood and Plastics**

This Budget includes:

1. Shop drawing pricing for early release.
2. PSI Wall Panel System provided as PSI 310EB High Pressure Laminate Wall Panel System with PSI 410 High Pressure Plastic Laminate Wall Panel System at ceilings. PL-1: Formica - "Ashwood Oak" #5786-NG, VSG
3. The installation of new FRP to 3' A.F.F. at all Janitor's closets.
4. The assumption that PLAM at Collaboration Benches captured as PL-1. (Not WPS-1)

This Budget excludes:

5. FSC or AWI certifications.

Division 7 **Thermal and Moisture Protection**

This Budget includes:

1. An assumption that exterior masonry at the marquee sign will require water repellants.
2. New closed cell insulation at typical header locations per detail 05/A06-21.
3. Intumescent painting at typical header locations per detail 05/A06-21.

This Budget excludes:

Division 8

Doors and Windows

This Budget includes:

1. SchoolSafe Premium Ballistic Glass where shown.
2. Safety film per Door Schedule.
3. The assumption that coordination between Denton ISD, the design team and the Hardware specification creator has transpired and all hardware sets required for this project are captured in the design documents. Any variance from these specifications will be subject to owner allowance.
4. Quikserve Fixed Security Window.

This Budget excludes:

5. STC rated glazing and doors. None indicated on plans or assumed.
6. Ballistic storefront framing. Not required for Level 1 ballistic glazing.

Division 9

Finishes

This Budget includes:

1. Extending all interior existing walls to deck at vestibule entries and classroom demising walls only. All classroom-to-corridor demising walls are assumed to go to deck currently. Cost is included in pricing
2. Moisture testing.
3. Floor scraping to open up pores and utilization of high moisture glue (Taylor Resolute) for LVT flooring. Assumed required.
4. The assumption that General Demo Note #10 – “Contractor to replace all existing damaged or rusted CFMF as necessary. Contractor to provide submittal with approved engineered seal for CFMF replacement prior to installation” will be treated as an existing condition and thus, will be subject to owner allowance.

This Budget excludes:

5. Any exterior painting, other than what is called out specifically on page A01-01 – Site Plan.
6. Painting of the Stainless Steel railings called out on the exterior leading to the playground on the Northwest side of the site. (Not required)
7. Any and all finish work from taking place in any room specified as ETR (existing to remain) on the finish floor plan (STORAGE G111.C, ATTIC STOCK G112, BOILER K102.C, CAFETERIA K101 (ETR flooring only), KITCHEN K104, SERVERY K104.A, WASH K104.B, PANTRY K104.C), including – but not limited to – Painting any wall system in rooms designated on Finish Plans as ETR, Providing and installing Flooring in rooms designated on Finish Plans as ETR (Flooring protection will be provided to preserve the cosmetic integrity of the systems in these rooms as required).
8. Any responsibility for STC or other acoustical performance specifications. Because STC and other similar acoustical performance specifications generally are laboratory standards that cannot be verified by field

measurements, we assume that the Architect and/or their consultant(s) have provided all sound-rated assembly details as indicated by the Contract Documents.

9. Specification 09 05 61 Moisture Vapor Emission and Alkalinity Control. In the event moisture testing indicates moisture and alkalinity control is required, it will be funded by the Owner's Contingency at the Unit Prices included in Exhibit G.

Division 10 **Specialties**

This Budget includes:

1. Avadek Canopy 15' x 20' U Bent canopy and soffit with clear anodized finish.
2. Face-mounted Knox Boxes.

This Budget excludes:

Division 11 **Equipment**

This Budget includes:

1. (2) new playground equipment packages as modeled by Lea Park & Play.

This Budget excludes:

2. Any other Gymnasium Equipment other than Wall Pads.
3. Specification 11 68 34 – Athletic Field Equipment as none is shown to be replaced in the documents.

Division 12 **Furnishings**

This Budget includes:

1. Science casework as Kewaunee Signature Collection with standard construction:
 - a. Red oak, plain saw, slip matched, vertical matching grain.
 - b. Interior stain
 - c. Full overlay
 - d. 5 knuckle hinges
 - e. Wire pulls
 - f. Full extension drawer slides
 - g. Roller catches

- h. Polycarbonate seismic shelf clips
 - i. Disc locks on all doors and drawers
 - j. 1" thick shelves
 - k. White melamine drawer bottoms
- 2. Providing (1) MS-5 and (4) MS-8 Musical Instrument Storage Cabinets per Architect I.L.O. (4) MS-5 and (5) MS-8 as shown in Construction Documents.
 - 3. Grille Doors I.L.O. Wood Doors as requested by Denton ISD to Wenger Corporation for the Musical Instrument Storage Cabinets.

This Budget excludes:

- 4. Furnishings of any kind unless specifically noted above. All furnishings assumed to be provided by the Owner.
- 5. Specification 12 64 23, Section 2.2B Fabric Upholstered-Back. Not applicable on project.

Division 21 **Fire Suppression**

This Budget includes:

- 1. An assumption that the water supply is adequate. 750 GPM at 75 PSI is the minimum base requirement.
 - a. Sprinkler heads to be spaced at a maximum of 225 SQFT in Light Hazard occupancies.
 - b. Sprinkler heads to be spaced at a maximum of 130 SQFT in Ordinary Group I & II occupancies.

This Budget excludes:

- 2. New fire suppression piping throughout. Assumed to remain in place.
- 3. Any dry system protection of exterior awnings.
- 4. Any requirement to add or provide backflow devices in existing riser rooms. An alternate has been provided, if necessary.
- 5. Any requirement to add or provide fire hose cabinets or standpipe systems.
- 6. Fire pump.

Division 22 **Plumbing**

This Budget includes:

- 1. Coordination with food service equipment.

2. An assumption that coordination of potholing in the two-way slab will occur between the Plumbing Contractor and the Structural Engineer in order to provide access for new plumbing lines as described by page S02-01 and shown in Detail 5 on page S06-01.
3. Adjusting floor drains at restrooms to install new tile flooring. If replacement is required, additional cost will be incurred.
4. An assumption that coordination has occurred between the Design Professionals, and if discrepancies occur between the MEP (including Technology) and Architectural Drawings, an RFI will be requested, and if RFI is not available and clarification is not feasible, the Construction Manager will use MEP drawing as the controlling document.

This Budget excludes:

5. Tunneling.
6. Any structural foundations, including but not limited to, piers and helical piers, only pourback is included at areas where slab concrete is removed to access under-slab plumbing lines.

Division 23

Heating, Ventilating and Air-Conditioning (HVAC)

This Budget includes:

1. An assumption that coordination has occurred between the Design Professionals, and if discrepancies occur between the MEP (including Technology) and Architectural Drawings, an RFI will be requested, and if RFI is not available and clarification is not feasible, the Construction Manager will use MEP drawing as the controlling document.
2. HVAC Controls to be demolished and replaced with all new wires and controllers. Manufacturer: Distech.
3. An HVAC Site Investigation and Pre-Commissioning to occur during Winter Break 2025.
4. An allowance for duct insulation repairs.
5. Trane RTUs in lieu of Aeon RTUs. Trane RTUs are listed as an acceptable manufacturer.

This Budget excludes:

1. Salvaging of existing HVAC controls.
2. New ventilation for the kiln. Assumes existing vent stack is re-usable.
3. HVAC testing, adjusting, and balancing, and HVAC Commissioning (By Owner). – Notes MH03/M3.12, MH04/M1.15, MH05/M3.12, MH06/M3.12, MH07/M1.15 & M3.12, MH08/M3.12, MH10/M2.03
4. Duct cleaning of completed ductwork system (ductwork to be covered when not actively being worked on during construction).
5. Any work associated with the unit heaters.
6. Interior cleaning of existing ductwork to remain.

Division 26 **Electrical**

This Budget includes:

1. An assumption that the lack-of-power concerns are similar in nature to the Evers Park Elementary School Renovation. Thus, an electrical investigation and pre-commissioning of the existing building prior to construction, anticipated to occur during Winter Break of 2025.
2. An assumption that coordination has occurred between the Design Professionals, and if discrepancies occur between the MEP (including Technology) and Architectural Drawings, an RFI will be requested, and if RFI is not available and clarification is not feasible, the Construction Manager will use MEP drawing as the controlling document.

This Budget excludes:

3. Electric operator for Operable partitions. Assumes manual.
4. New electrical panels, gear, transformers, or switchboards.

Division 27 **Communications**

This Budget includes:

1. 50 Additional plenum-rated Category 6A cables for Wireless Access Point communications per specifications.

This Budget excludes:

2. Salvage and reinstall AV items as indicated on the Construction Documents.
3. Specification 27 30 14 – Voice Communication System for Elevators. (No elevators on the project)

Division 28 **Electronic Safety and Security**

This Budget includes:

1. As assumption that existing fire dampers function with the existing fire alarm system and will function with the new fire alarm system. If the existing fire dampers do not function properly, additional cost will be incurred to determine why & the appropriate solution.

This Budget excludes:

2. Integration of security cameras into existing VMS system (By Owner).
3. Specification 28 05 37 – Emergency Responder Radio Antenna System. (By Owner)
4. Salvaging existing fire alarm panel.

5. Replacement of Security Card Readers that are not shown to be replaced on the contract documents. If there are issues of card readers not working properly, these will need to be identified during site investigation.

Division 31 **Earthwork**

This Budget includes:

1. Pad preparation to scarify and recompact for the new courtyard playgrounds.
2. Removal and respread of existing playground ground cover.

This Budget excludes:

3. Lime stabilization.
4. Moisture conditioning.

Division 32 **Exterior Improvements**

This Budget includes:

1. The assumption that the 4'-0" height of the current perimeter fence and gates will be code compliant with TEA Standard height.

This Budget excludes:

2. Salvaging of existing fencing.
3. Parking accessories.

Division 33 **Utilities**

This Budget includes:

1. Adjustments and tie-ins to the existing storm drainage.

This Budget excludes:

2. Any modifications to existing utilities unless noted above.
3. New downspout boots. Assumed not required.
4. Any repairs or adjustments to existing utilities.
5. Any hydro-jetting or video inspection of sanitary or storm sewer lines.

END OF EXHIBIT C - CLARIFICATION AND ASSUMPTIONS

AMENDMENT TO AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER

EXHIBIT D – SUBSTANTIAL COMPLETION

The date of substantial completion specified in the contract is 3 months from receipt of the Notice to Proceed on or before May 22, 2026, full building permits, and a fully executed GMP Amendment.

END OF EXHIBIT D – SUBSTANTIAL COMPLETION

AMENDMENT TO AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER

EXHIBIT E – LIST OF ALLOWANCES

Owner Contingency	\$100,000
Graphics	\$60,000
Irrigation Repairs To Existing	\$40,000
Level & Sod Bare Soil & Disturbed Areas	\$30,000
Replace Existing Rusted Metal Studs	\$10,000
 Total Allowances	 \$240,000

END OF EXHIBIT E – ALLOWANCES

AMENDMENT TO AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER

EXHIBIT F – ALTERNATES & COST SAVING ITEMS

The following is a list of alternates currently pending as called for in the Construction Drawings that have been not been included in the GMP cost. Unless noted otherwise, alternates include all labor, material, equipment, burden, and fees.

Alternates and Cost Saving Items

<u>ITEM</u>	<u>ITEM DESCRIPTION</u>	<u>VALUE</u>
1.	Alternate 1 – Joint repair at paving – Hot-Poured Rubber Sealant.	(\$12,725)
2.	Plumbing – Replace existing Storm Drain Domes with Cast Iron.	\$5,809
3.	Plumbing – Replace New Roof Hydrant.	\$3,320
4.	Fire Sprinkler – Add Backflow Preventor at Riser.	\$14,109
5.	HVAC – Contract Dallas Mechanical Group I.L.O. Veregy.	(\$271,349)
6.	HVAC – Contract DMG I.L.O. Veregy & Trane RTUs I.L.O. Aeon RTUs	(\$381,993)
7.	HVAC – Trane RTUs I.L.O. Aeon RTUs - ACCEPTED	(\$66,387)
8.	HVAC Controls – TDI I.L.O. LCS	(\$86,025)
9.	Structural Steel – New Site Railings Galvanized Steel I.L.O. Stainless Steel. - ACCEPTED	(\$16,372)
10.	Scope Reduction – Delete Stone Recon Planters	(\$175,081)
11.	Scope Reduction – Existing Marquee Sign to Remain I.L.O. Demo & Replace. ACCEPTED	(\$86,025)
12.	Musical Instrument Storage Cabinets – Provide only (1) MS-5 & (4) MS-8 I.L.O. (4) MS-5 & (5) MS-8 as shown in Construction Documents. - ACCEPTED	(\$12,448)
13.	HVAC – RTU Procurement Via External Methods	(\$296,526)

END OF EXHIBIT F – ALTERNATES & COST SAVING ITEMS

AMENDMENT TO AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER

EXHIBIT G – UNIT PRICES

1. Cutting and patching of concrete floor slabs on grade	\$50.00 / SF
2. Topical moisture vapor emission and alkalinity control of concrete floor	\$7.00 / SF
3. Miscellaneous and structural steel	\$8,000 / TON
4. Remove and replace existing concrete paving with new paving	\$19.55 / SF
5. Remove and replace existing concrete curb and gutter with new curb and gutter	\$63.16 / LF
6. Furnish and install new concrete sidewalk	\$17.44 / SF
7. Repair existing spawls at joint	\$6.08 / LF
8. Rout and seal cracks	\$6.42 / LF
9. Remove and replace existing BFR without Detectable Warning Surfacing	\$19.72 / EA
10. Bermuda Sod, Installed	\$0.47 / SF
11. Zoysia Sod, Installed	\$1.05 / SF
12. Decomposed Granite, Installed	\$2.70 / SF
13. Concrete Edging, Installed	\$57.39 / LF
14. Emergency Lighting – N/A (manufacturer declined providing unit cost)	\$---- / EA

END OF EXHIBIT G – UNIT PRICES