

Exhibit A

SUPPLEMENTAL AGREEMENT AND INITIAL INFORMATION

under the MASTER AGREEMENT
dated December 15th, 2020
between the Owner and Architect

AGREEMENT

made as of the 13th day of April in the year of Two Thousand Twenty One

BETWEEN the Owner: **DENTON INDEPENDENT SCHOOL DISTRICT**

and the Architect: **Corgan Associates, Inc.**

For the following Project: Calhoun Middle School Addition and Renovation of Old Denton High School
Newton Rayzor Elementary Replacement
Warehouse at Service Center Site

The Owner and Architect agree as set forth below:

TERMS AND CONDITIONS OF SUPPLEMENTAL AGREEMENT BETWEEN OWNER AND ARCHITECT

Articles I through 13 of the Master Agreement dated December 15th, 2020 are attached to this Supplemental Agreement and Initial Information Form, (hereafter referred to as "Supplemental Agreement") incorporated into it by reference and made as fully a part of this Supplemental Agreement as if completely set forth herein. The Owner and Architect further agree that the following terms, conditions, and services modify, replace, and/or supplement the Master Agreement for the project described herein.

ARTICLE 1- INITIAL INFORMATION:

1.1 Scope of Services:

New Construction:

Newton Rayzor Elementary Replacement includes the new elementary school on the existing Old Denton High School Site.

Warehouse includes a new stand-alone warehouse building on the existing service center site. Program and scope to be determined.

Renovations:

Calhoun Middle School Addition and Renovation of the Existing Old Denton High School. Scope includes the possible re-surfacing of the existing track. Scope includes partial demolition of existing building areas and partial renovations of building area to remain. Demolition of baseball field and parking areas are included in the scope.

1.2 Budget:

Owner's budget exclusive of Owner-provided improvements designed, specified, or drawn by the Architect for Cost of the Work for all onsite construction:

New Construction:

Newton Rayzor Elementary Replacement: \$31,566,637

Warehouse: \$3,000,000

Renovations:

Calhoun Middle School Addition and Renovation of Old Denton High School: \$21,988,454

1.3 Key Dates:

Major project milestone dates: To be determined by mutual agreement of both Owner and Architect

Newton Rayzor Elementary Replacement

Calhoun Middle School Addition and Renovation of Old Denton High School

Warehouse

ARTICLE 3 - SCOPE OF ARCHITECT'S BASIC SERVICES:

3.1 Disciplines of Services to be provided; (check those which are provided as Basic Services)

- ✓ Architectural
- ✓ Structural Engineering
- ✓ Landscape Architectural
- ✓ Civil Engineering
- ✓ HVAC Engineering
- ✓ Plumbing Engineering
- ✓ Electrical Engineering
- ✓ Fixed Equipment
- ✓ Food Service Facilities Design

- ✓ Telecommunications/Data
Other Services as identified in 4.1 of the Master Agreement

Below is a list of identified consultants that will be included on the project team:

Structural Engineering:	To be determined by mutual agreement of both Owner and Architect
Electrical Engineering:	To be determined by mutual agreement of both Owner and Architect
Plumbing Design:	To be determined by mutual agreement of both Owner and Architect
Mechanical Engineering:	To be determined by mutual agreement of both Owner and Architect
Food Service Design Consulting:	To be determined by mutual agreement of both Owner and Architect
Roofing and Envelope Consulting:	To be determined by mutual agreement of both Owner and Architect
Technology Consulting:	To be determined by mutual agreement of both Owner and Architect

3.2 Below are the representatives for the architectural firm:

Principal-in-Charge: Susan Smith
Project Manager: Keith Cummins

ARTICLE 4 - ADDITIONAL SERVICES:

4.1 Required Additional Services *(check those which apply)*

- ✓ Landscape Design
 - ✓ Civil Engineering
- Clarification on these and Other Services identified in 4.1 of the Master Agreement*

Below is a list of identified consultants that will be assigned by Denton I.S.D. and contracted by Corgan to be included on the project team:

Landscape Architectural:	To be determined by mutual agreement of both Owner and Architect
Civil Engineering:	To be determined by mutual agreement of both Owner and Architect

4.2 Optional Additional Services

Services listed below are not included in the *Basic Services* or the *Required Additional Services* but may be required for the Project. The Architect shall provide the Optional Additional Services only if specifically directed by the owner.

None identified as of date of this Agreement.

ARTICLE 5 - OWNER'S RESPONSIBILITIES:

5.1 Owner Responsibilities

The Owner responsibilities shall include the following:

(Check those which apply)

- Suggested schedule
- ✓ Legal description of the site
- ✓ Certified land survey
- ✓ Geotechnical, tests, hazardous materials information
- ✓ List (including samples) of required certificates
- ✓ Other: Commissioning as required by the 2015 International Energy Code
- ✓ Other: Third-Party Tornado Shelter Review

5.2 Owner Representatives

The following administrative staff shall serve as the representatives of the Owner:

Paul Andress, Executive Director of Operations
Garry Ryan, Executive Manager of Construction, Planning & Growth

ARTICLE 11-COMPENSATION:

11.1 Anticipated Fee for Basic Services per Section 1.2 exclusive of Owner-provided Improvements designed, specified, or drawn by the Architect:

Newton Rayzor Elementary Replacement	6.00%	\$1,893,998.22
Warehouse at Service Center Site	6.00%	\$180,000.00
Calhoun Middle School Addition and Renovation at Old Denton High School	7.00%	\$1,539,191.78

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

OWNER: DENTON INDEPENDENT SCHOOL DISTRICT

ARCHITECT: CORGAN ASSOCIATES, INC.



(Signature)

(Signature)

Barbara Burns, Board President
(Printed Name and Title)

Susan Smith, Principal
(Printed Name and Title)