

Board Information Item

	<input type="checkbox"/> Information Packet	<input type="checkbox"/> Board Agenda Information	<input checked="" type="checkbox"/> Board Agenda Action	<input type="checkbox"/> Board Agenda Consent
			<input checked="" type="checkbox"/>	
<p>01/22/2026</p>				
Subject:	Consider and Approve the Guaranteed Maximum Price from Lee Lewis Construction, Inc. for Construction Package 3: Renovate the Colleyville Heritage High School Kitchen Classroom for Culinary Arts Instruction and Replace the Roof over the Facility Services Offices & Small Warehouse			
Contact Person:	Paula Barbaroux, Chief Operations Officer Patty Iuen, Senior Construction Program Manager			
Policy/Code:	CH(LEGAL); CH(LOCAL) CVD(LEGAL)			
Priority and Performance Objective:	Priority 4: Strong Financial Stewardship and Internal System Efficiency Objective 4.1: Transparent Financial Stewardship Objective 4.3: Long Range Facility and Capital Management Plan			
Summary:	<p>As part of the 2024 Bond Program (Proposition A), Lee Lewis Construction, Inc. (LLCI) issued the construction package to renovate the classroom kitchen area for culinary arts instruction at Colleyville Heritage High School and to replace the roof over the building with facility services and the small warehouse. These renovations are to cover the scope of work described in the Bond Program line items for these sites and items.</p> <p>Huckabee and LLCI held a pre-bid meeting for subcontractors to review the scope of renovation work, answer questions, and take subcontractors to visit the facilities.</p> <p>LLCI received proposals from 76 subcontractors to cover the 19 trade areas involved in this project. LLCI has qualified each proposed subcontractor, reviewed and verified that proposals</p>			

cover the scope of work, and assembled a Guaranteed Maximum Price (GMP) for the package. The GMP Summary is attached. Huckabee and District construction personnel have reviewed LLCI's proposed GMP to verify that it is consistent with the scope of work, the project manual and drawings. LLCI estimates the time to complete the work is 5.36 months. By contract, the date of substantial completion is August 2, 2026.

The total GMP of \$2,948,210, which includes accepting Alternate #1 of the project, in the amount of \$74,717, to replace passive roof wind turbines to remove heat from the warehouse with powered turbines is within the overall project budget. This is the maximum amount that LLCI will receive for the work and items specified in the project. The administration recommends accepting the proposed alternate to ensure the heat in the small warehouse is more efficiently and quickly removed from the space. District textbooks and records are housed in that space.

The total cost of the roof replacement with the alternate is within the bond budget for this line. The cost of the renovations to the home economics/kitchen area to create the culinary arts instructional space is over its line budget by \$158,664. This is the second time the District has bid this scope of work after revising the scope with the Career and Technical Education Director. Huckabee and the construction staff find the proposed costs to be reasonable. The recommendation is to approve the overall project by netting the culinary overage against the roofing balance that is under budget.

Attachments:

AIA Document A133-2019 Exhibit A, Guaranteed Maximum Price Amendment for the Swim Center Renovations Project with Guaranteed Maximum Price Summary from LLCI – Exhibit A

Construction Line Items Spreadsheet for CHHS and Facilities

Recommendation:

The recommendation is for the Board of Trustees to approve the Guaranteed Maximum Price (GMP) of \$2,948,210 from Lee Lewis Construction, Inc. for Construction Package 3: Renovate the Colleyville Heritage High School Home Economics/Kitchen Area for Culinary Arts Instruction and Replace the roof over Facility Services and the small warehouse.



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 12th day of January in the year 2026, 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, as amended, dated the 21st day of June in the year 2024 (the "Agreement")
(In words, indicate day, month, and year.)

for the following PROJECT:

(Name and address or location)

GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

THE OWNER:

(Name, legal status, and address)

Grapevine-Colleyville Independent School District
3051 Ira E. Woods Ave.
Grapevine, Texas 76051
Phone: (817) 251-5200
Fax: (817) 251-5375

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Lee Lewis Construction, Inc.
17177 Preston Road, Suite 160
Dallas, Texas 75248
Phone: (972) 818-0700

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 as the term is defined in Article 5.1 of the Agreement, shall not exceed. The Contract Sum consists of the total of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement, plus the general conditions as that term is defined in Article 6.1.5 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Two Million Nine Hundred Forty-Eight Thousand Two Hundred Tem Dollars and No Cents (\$ 2,948,210.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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

(Provide itemized statement below or reference an attachment.)

See **Attachment A** – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

§ 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.

Only by agreement of Owner's Board of Trustees

§ A.1.1.5 Alternates

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

Item	Price
Alternate #1: New Exhaust Fans at Facilities	\$ 74,717.00

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

May 23, 2026

The commencement date will be the first business day after the Construction Manager's receipt of the written notice to proceed. The notice to proceed shall not be issued by Architect until the Agreement has been signed by the Construction Manager, approved by the Owner's Board of Trustees, signed by the Owner's authorized representative, and Owner and Architect have received all required payment and performance bonds and insurance, in compliance with Article 11 of the AIA document A201-2017.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall diligently prosecute and achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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

By the following date: August 2, 2026

Final Completion shall be 30 calendar days after the date of Substantial Completion subject to adjustments of the Contract Time as provided in the Contract Documents.

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

Portion of Work	Substantial Completion Date
N/A	

§ 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 7.3 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

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

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

Document	Title	Date	Pages
Attachment A	GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation	1/12/2026	1-7

§ A.3.1.2 The following Specifications:

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

See **Attachment A** – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

Section	Title	Date	Pages
Exhibit A	Specifications	1/12/2026	2-3

§ A.3.1.3 The following Drawings:

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

See **Attachment A** – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

(Table deleted)

§ 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;

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User Notes:

(1648716358)

implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

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

Item	Price
Fire Extinguishers Allowance	\$ 1,000.00
Joint Sealants Allowance	\$ 1,208.00

§ A.3.1.5.1 The Guaranteed Maximum Price contains an Owner's Contingency. This contingency is for the sole use of the Owner to be used for changes in the scope of the Work and for the betterment of the Project. Owner's authorized representative may approve any expenditure from Owner's Contingency without further Board of Trustees approval. If the Owner's Contingency is not expended or not fully expended, then any unused portion shall belong to the Owner and shall be credited to the Owner in calculating final payment.

§ A.3.1.5.2 The Guaranteed Maximum Price contains a Contractor's Contingency. The Contractor's Contingency is not allocated to any particular item in the Guaranteed Maximum Price and is established for the Contractor's use as may be required for costs incurred in the Work from unforeseeable causes, or details which could not have been anticipated by the Contractor at the time of the Owner's approval of the Guaranteed Maximum Price. Such unforeseeable causes or unanticipated details include, but are not limited to, refinement of details of design within the scope of standards, quality and quantities which are reasonably inferable from the Construction Documents, the correction of minor defects not relating to design, delays in receipt of materials, and additional costs relating to Subcontractor defaults not reimbursed by the Subcontractor's bonding company. The Contractor, with Owner's representative's written approval, may utilize the Contractor's Contingency for any of the above items within the Guaranteed Maximum Price without the necessity of a Change Order, without constituting a Change in the Scope of the Work, and without resulting in any change in the Guaranteed Maximum Price. Any unforeseeable causes or unanticipated details which exceed the Contractor's Contingency shall be borne by the Contractor at the Contractor's sole risk. All savings will accrue and be available for use, only as detailed above, by the Owner, in Owner's sole and absolute discretion. In the final accounting, all supporting documentation for all uses of the Contractor's Contingency shall be provided to Owner. Upon final accounting, all remaining monies in the Contractor's Contingency shall accrue to the Owner.

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

Refer to **Attachment A** – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

§ 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.)

Refer to **Attachment A** – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

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.)

N/A

Init.

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User Notes:

(1648716358)

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

ATTEST:

By:

Title:

OWNER (*Signature*)

Shannon Braun, President, Board of Trustees
(Printed name and title)

CONSTRUCTION MANAGER (*Signature*)

Ty Parsons, Executive Vice President
(Printed name and title)

Init.

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User Notes:

(1648716358)

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 16:24:57 on 01/12/2026.

PAGE 1

This Amendment dated the 12th day of January in the year 2026, 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 Price, as amended, dated the 21st day of June in the year 2024 (the "Agreement")

...

GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

...

Grapevine-Colleyville Independent School District
3051 Ira E. Woods Ave.
Grapevine, Texas 76051
Phone: (817) 251-5200
Fax: (817) 251-5375

(Name, legal status, and address)

Lee Lewis Construction, Inc.
17177 Preston Road, Suite 160
Dallas, Texas 75248
Phone: (972) 818-0700

...

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 as the term is defined in Article 5.1 of the Agreement, shall not exceed. The Contract Sum consists of the total of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement, plus the general conditions as that term is defined in Article 6.1.5 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Two Million Nine Hundred Forty-Eight Thousand Two Hundred Tem Dollars and No Cents (\$ 2,948,210.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

See Attachment A – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

...

Only by agreement of Owner's Board of Trustees

...

Alternate #1: New Exhaust Fans at Facilities \$ 74,717.00

...

N/A

...

N/A

...

[X] Established as follows:

...

May 23, 2026

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. The commencement date will be the first business day after the Construction Manager's receipt of the written notice to proceed. The notice to proceed shall not be issued by Architect until the Agreement has been signed by the Construction Manager, approved by the Owner's Board of Trustees, signed by the Owner's authorized representative, and Owner and Architect have received all required payment and performance bonds and insurance, in compliance with Article 11 of the AIA document A201-2017.

PAGE 3

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall diligently prosecute and achieve Substantial Completion of the entire Work:

...

[X] By the following date: August 2, 2026

Final Completion shall be 30 calendar days after the date of Substantial Completion subject to adjustments of the Contract Time as provided in the Contract Documents.

...

N/A

§ 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 6.1.6-7.3 of the Agreement.

...

Attachment A

GCISD 2026 Bond 1/12/2026 1-7
Work – Package 3
CHHS CTE & Facilities
Renovation

See Attachment A – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

...

Exhibit A

Specifications

1/12/2026

2-3

...

See Attachment A – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

Number

Title

Date

PAGE 4

N/A

...

<u>Fire Extinguishers Allowance</u>	<u>\$ 1,000.00</u>
<u>Joint Sealants Allowance</u>	<u>\$ 1,208.00</u>

§ A.3.1.5.1 The Guaranteed Maximum Price contains an Owner's Contingency. This contingency is for the sole use of the Owner to be used for changes in the scope of the Work and for the betterment of the Project. Owner's authorized representative may approve any expenditure from Owner's Contingency without further Board of Trustees approval. If the Owner's Contingency is not expended or not fully expended, then any unused portion shall belong to the Owner and shall be credited to the Owner in calculating final payment.

§ A.3.1.5.2 The Guaranteed Maximum Price contains a Contractor's Contingency. The Contractor's Contingency is not allocated to any particular item in the Guaranteed Maximum Price and is established for the Contractor's use as may be required for costs incurred in the Work from unforeseeable causes, or details which could not have been anticipated by the Contractor at the time of the Owner's approval of the Guaranteed Maximum Price. Such unforeseeable causes or unanticipated details include, but are not limited to, refinement of details of design within the scope of standards, quality and quantities which are reasonably inferable from the Construction Documents, the correction of minor defects not relating to design, delays in receipt of materials, and additional costs relating to Subcontractor defaults not reimbursed by the Subcontractor's bonding company. The Contractor, with Owner's representative's written approval, may utilize the Contractor's Contingency for any of the above items within the Guaranteed Maximum Price without the necessity of a Change Order, without constituting a Change in the Scope of the Work, and without resulting in any change in the Guaranteed Maximum Price. Any unforeseeable causes or unanticipated details which exceed the Contractor's Contingency shall be borne by the Contractor at the Contractor's sole risk. All savings will accrue and be available for use, only as detailed above, by the Owner, in Owner's sole and absolute discretion. In the final accounting, all supporting documentation for all uses of the Contractor's Contingency shall be provided to Owner. Upon final accounting, all remaining monies in the Contractor's Contingency shall accrue to the Owner.

...

Refer to Attachment A – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

...

Refer to Attachment A – GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

...

N/A

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

ATTEST: N/A

By: N/A

Title: N/A

PAGE 5 N/A

Shannon Braun President, Board of Trustees

N/A

Devin Sherman Chief Estimator Vice President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Emma Huff, 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 16:24:57 on 01/12/2026 under Order No. 20250153803 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)

Associate Attorney
(Title)

1.12.2026
(Dated)

ATTACHMENT A



January 12, 2026

Grapevine Colleyville Independent School District
3051 Ira E. Woods Ave.
Grapevine, TX 76051

Attn: Ms. Patty Iuen
Re: GCISD 2026 Bond Work – Package 3 CHHS CTE & Facilities Renovation

Ms. Patty Iuen,

Please allow this letter to serve as our formal request for acceptance of our Guaranteed Maximum Price (GMP). Lee Lewis Construction proposes to provide construction phase services to complete the base scope of the Grapevine-Colleyville Independent School District 2026 Bond Program renovations at Colleyville Heritage High School CTE and the Facilities Building for the GMP listed below, in accordance with the construction documents prepared by Huckabee Architects dated November 15, 2025, for Colleyville Heritage High School and November 19, 2025, for the Facilities Building. This GMP is based on an anticipated construction start in May 2026 and an anticipated substantial completion in August 2026.

Grand Total Colleyville Heritage HS:	\$	2,356,247.00
Grand Total Facilities:	\$	517,245.00
Base GMP Total Before Alternate:	\$	2,873,492.00
Alternate #1: New Exhaust Fans at Facilities: ADD	\$	74,717.00
<hr/>		GRAND TOTAL GMP PACKAGE 3: \$ <u>2,948,210.00</u>

Please note that this GMP is valid for 60 days from the date of this letter.
Thank you for this opportunity. Should you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink that reads 'Devin Sherman'.

Devin Sherman
Chief Estimator – Vice President

Attached: Exhibit A-Index of Drawings, Exhibit B-GMP Recap, Exhibit C-Assumptions and Clarifications, and Exhibit D-RFI Log.

LUBBOCK
7810 Orlando Ave.
Lubbock, TX 79423
806.797.8400

DALLAS
17177 Preston Rd., Suite 160
Dallas, TX 75248
972.818.0700

SAN ANGELO
2525 Johnson St., Suite C
San Angelo, TX 76904
806.392.5990



17177 Preston Rd., Ste. 160 | Dallas, TX 75248
Office: 972.818.0700 | Fax: 972.818.0706

Grapevine-Colleyville ISD

2026 Bond Work - Package 3 Colleyville Heritage HS CTE & Facilities Renovations

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G1.01	COVER SHEET	11/19/2025	12/2/2025
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ARCHITECTURAL			
AD1.01	DEMOLITION FLOOR PLAN & ROOF PLAN	11/19/2025	12/2/2025
A1.01	MASTER FLOOR PLAN & REFLECTED CEILING PLAN	11/19/2025	12/2/2025
A7.01	ROOF PLAN	11/19/2025	12/8/2025
A7.02	TYPICAL COMMON ROOFING DETAILS	11/19/2025	12/2/2025

END OF INDEX OF DRAWINGS

SPECIFICATIONS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS		
00 2116	INSTRUCTIONS TO PROPOSERS	11/19/2025
00 7343	WAGE RATE REQUIREMENTS	11/19/2025
00 7373	STATUTORY REQUIREMENTS	11/19/2025
DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS		
01 1100	SUMMARY OF WORK	11/19/2025
01 1400	WORK RESTRICTIONS	11/19/2025
01 2100	ALLOWANCES	11/19/2025
01 3000	ADMINISTRATIVE REQUIREMENTS	11/19/2025
01 3216	CONSTRUCTION PROGRESS SCHEDULE	11/19/2025
01 4000	QUALITY REQUIREMENTS	11/19/2025
01 4100	REGULATORY REQUIREMENTS	11/19/2025
01 4516	CONTRACTOR'S QUALITY CONTROL	11/19/2025
01 4533	CODE-REQUIRED QUALITY CONTROL	11/19/2025
01 5000	TEMPORARY FACILITIES AND CONTROLS	11/19/2025
01 6000	PRODUCT REQUIREMENTS	11/19/2025
01 6210	SCHEDULE OF MATERIALS AND COLORS	11/19/2025
01 7000	EXECUTION AND CLOSEOUT REQUIREMENTS	11/19/2025
01 7800	CLOSEOUT SUBMITTALS	11/19/2025
01 7900	DEMONSTRATION AND TRAINING	11/19/2025
DIVISION 02 - EXISTING CONDITIONS		
02 4100	DEMOLITION	11/19/2025
DIVISION 05 - METALS		
05 1200	STRUCTURAL STEEL FRAMING	11/19/2025
05 4000	COLD-FORMED METAL FRAMING	11/19/2025
05 5000	METAL FABRICATIONS	11/19/2025
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES		
06 1000	ROUGH CARPENTRY	11/19/2025
06 8316	FIBERGLASS REINFORCED PANELING	11/19/2025
DIVISION 07 - THERMAL AND MOISTURE PROTECTION		
07 2200	ROOF AND DECK INSULATION	11/19/2025
07 5113	THREE-PLY MODIFIED BUILT-UP BITUMINOUS ROOFING	11/19/2025
07 6200	SHEET METAL FLASHING AND TRIM	11/19/2025
07 7200	ROOF ACCESSORIES	11/19/2025
07 8400	FIRESTOPPING	11/19/2025
07 9200	JOINT SEALANTS	11/19/2025
DIVISION 08 - OPENINGS		
08 4313	ALUMINUM-FRAMED STOREFRONTS	11/19/2025
08 4435	PROTECTIVE FRAMED GLAZING ASSEMBLIES	12/8/2025
08 8000	GLAZING	11/19/2025
DIVISION 09 - FINISHES		
09 2116	GYPSUM BOARD ASSEMBLIES	11/19/2025
09 5100	ACOUSTICAL CEILINGS	11/19/2025
09 6500	RESILIENT FLOORING	12/18/2025
09 6723	RESINOUS FLOORING	11/19/2025
09 6813	TILE CARPETING	12/18/2025
09 9000	PAINTING AND COATING	11/19/2025
DIVISION 10 - SPECIALTIES		
10 4400	FIRE PROTECTION SPECIALTIES	11/19/2025
DIVISION 11 - EQUIPMENT		
11 4000	FOODSERVICE EQUIPMENT	11/19/2025
DIVISION 21 - FIRE SUPPRESSION		
21 0000	MECHANICAL SPECIAL PROVISIONS	11/19/2025
21 0100	WORK IN EXISTING BUILDINGS	11/19/2025
21 1100	AUTOMATIC SPRINKLER SYSTEM PIPING	11/19/2025
21 1300	AUTOMATIC SPRINKLER SYSTEM	11/19/2025
DIVISION 22 - PLUMBING		
22 0700	PLUMBING INSULATION	11/19/2025
22 1000	PLUMBING PIPING	11/19/2025
22 2000	PLUMBING VALVES, STRAINERS & UNIONS	11/19/2025
22 3000	PLUMBING	11/19/2025
DIVISION 23 - HEATING, VENTILATING AND AIR-CONDITIONING (HVAC)		
23 0700	HVAC INSULATION	11/19/2025
23 2000	HVAC PIPING	11/19/2025
23 3000	HVAC AIR DISTRIBUTION	11/19/2025
23 8000	UNITARY HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT	11/19/2025
23 9000	DDC ENERGY MANAGEMENT SYSTEM	11/19/2025
23 9900	TESTING, BALANCING AND COMMISSIONING	11/19/2025

	DIVISION 26 – ELECTRICAL	
26 0100	ELECTRICAL SPECIAL PROVISIONS	11/19/2025
26 0110	WORK IN EXISTING BUILDINGS	11/19/2025
26 0519	LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	11/19/2025
26 0526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	11/19/2025
26 0529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	11/19/2025
26 0533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	11/19/2025
26 0800	COMMISSIONING OF ELECTRICAL SYSTEMS	11/19/2025
26 0900	INSTRUMENTATION AND CONTROL FOR ELECTRICAL SYSTEMS	11/19/2025
26 0943	DIGITAL LIGHTING CONTROL SYSTEM	11/19/2025
26 2000	LOW VOLTAGE TRANSFORMERS	11/19/2025
26 2100	LOW VOLTAGE POWER SYSTEMS	11/19/2025
26 2416	PANELBOARDS	11/19/2025
26 2726	WIRING DEVICES	11/19/2025
26 2813	FUSES	11/19/2025
26 2816	ENCLOSED SWITCHES	11/19/2025
26 5113	LIGHTING FIXTURES	11/19/2025
	DIVISION 27 - COMMUNICATIONS	
27 0010	GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS	12/18/2025
27 0533	PATHWAYS FOR COMMUNICATION SYSTEMS	12/18/2025
27 1000	STRUCTURED CABLING SYSTEM	12/18/2025
27 4100	INTEGRATED AUDIO-VISUAL SYSTEMS	12/18/2025
	DIVISION 28 – ELECTRONIC SAFETY AND SECURITY	
28 4610	FIRE ALARM EXTENSION	11/19/2025
END OF SPECIFICATIONS		

ADDENDA

9 Pages	Addendum 01 - Colleyville Heritage High School – CTE Kitchen Reno	12/8/2025	
6 Pages	Addendum 01 - Facilities Services – Roof Replacement	12/2/2025	
3 Pages	Addendum 02 - Facilities Services – Roof Replacement	12/8/2025	
76 Pages	Post-Bid Addendum 02 - Colleyville Heritage High School – CTE Kitchen Reno	12/18/2025	

Exhibit B

Proj: GCISD - Pkg. 3 CHHS & Facilities Renovations

Loc: Colleyville, Texas

Owner: Grapevine-Colleyville ISD

Arch: Huckabee

Bid Date: 12/11/2025

Bldg Area: 11,491 sf

Site Area: 0 sf

ADENDA (1, 2, & Post-Bid Addm 02)



		Bldg Areas:	2,415	9,076 sf				
Code	Description	CHHS	Facilities	Matl's	Labor	Total	\$/Sf	
Div 1 Costs						0	0.00	
	GENERAL CONDITIONS	209,452	45,714			255,167	22.21	
	PROJECT STAFF	236,396	51,595			287,990	25.06	
	COST OF WORK	39,236	11,200			50,437	4.39	
	PRECONSTRUCTION	7,500	5,000			12,500	1.09	
	BUILDING PERMIT	BY OWNER	BY OWNER			0	0.00	
	SURVEY AND LAYOUT	N/A	N/A			0	0.00	
	TESTING LAB	N/A	N/A			0	0.00	
	TRAFFIC CONTROL MEASURES	N/A	N/A			0	0.00	
						0	0.00	
						0	0.00	
						0	0.00	
	FIRE EXTINGUISHERS ALLOWANCE	1,000	N/A			1,000	0.09	
	JOINT SEALANTS ALLOWANCE	1,208	N/A			1,208	0.11	
	OWNER CONTINGENCY ALLOWANCE	4%	SEE BELOW	SEE BELOW		0	0.00	
	CONTRACTOR CONTINGENCY ALLOWANCE	2%	SEE BELOW	SEE BELOW		0	0.00	
						0	0.00	
Bldg. Costs						0	0.00	
						0	0.00	
02A	DEMOLITION	19,696	3,631			23,327	2.03	
03A	CONCRETE	39,346	N/A			39,346	3.42	
03B	MISC CONCRETE	6,526	N/A			6,526	0.57	
05A	STEEL	30,900	11,330			42,230	3.68	
05B	STEEL ERECTION	w/ STEEL	w/ STEEL			0	0.00	
05C	MISC METALS	7,508	5,521			13,029	1.13	
05D	FALL PROTECTION	N/A	6,720			6,720	0.58	
06A	ROUGH CARPENTRY	5,811	17,091			22,902	1.99	
07A	JOINT SEALANTS	ALLOWANCE	N/A			0	0.00	
07B	ROOFING	15,967	238,995			254,962	22.19	
07C	FIRESTOPPING	4,821	1,989			6,810	0.59	
08A	GLASS AND GLAZING	21,073	N/A			21,073	1.83	
08B	WALL & DOOR PROTECTION	2,273	N/A			2,273	0.20	
09A	DRYWALL	31,500	8,000			39,500	3.44	
09B	RESILIENT & CARPET	7,203	N/A			7,203	0.63	
09C	RESINOUS FLOORING	26,584	N/A			26,584	2.31	
09D	FLOOR PREPARATION	6,256	N/A			6,256	0.54	
09E	PAINTING	9,435	3,329			12,764	1.11	
09F	FLOOR PROTECTION	8,742	8,211			16,954	1.48	
09G	MISC PATCH, REPAIR & PAINT TOUGH UP	4,529	2,548			7,077	0.62	
10A	FIRE EXTINGUISHERS	ALLOWANCE	N/A			0	0.00	
10B	SIGNAGE	500	N/A			500	0.04	
11A	FOODSERVICE	317,060	N/A			317,060	27.59	
21A	FIRE SPRINKLER	18,584	7,983			26,567	2.31	
22A	PLUMBING	297,441	11,081			308,522	26.85	
23A	MECHANICAL	390,782	2,510			393,292	34.23	
	HVAC CONTROLS	w/ HVAC	w/ HVAC			0	0.00	
23B	TAB	6,695	N/A			6,695	0.58	
26A	ELECTRICAL	243,080	15,450			258,530	22.50	
27A	DATA	13,493	N/A			13,493	1.17	
27B	AUDIO - VISUAL	48,335	N/A			48,335	4.21	
28B	FIRE ALARM	6,969	N/A			6,969	0.61	
						0	0.00	
		2,085,900	457,899	0	0	2,543,799	221.37	
		82.0%	18.0%	0.0%	0.0%			
		LAB BURDEN						
		Sales Tax	0	0	EXEMPT	0	0.00	
		Sub Total	2,085,900	457,899			2,543,799	
		B.R./G.L.	33,465	7,346			221.37	
		Owner Contingency	84,775	18,610		4.00%	103,384	
		Contractor Contingency	42,387	9,305		2.00%	51,692	
		Fee	84,245	18,493		3.75%	102,738	
		Project Total w/o Bond	2,330,771	511,653		Total	2,842,424	
		Bond	25,476	5,592	P & P Bond (Time Adjusted)		31,068	
		Project Specific Total w/ Bond	2,356,247	517,245	Grand Total With Bond		2,873,492	
				CHHS	Facilities		250.06	
		Alternate #1: New powered exhaust fans at Facilities Building Add:	N/A	74,717				
		Project Specific Total w/ Bond & Alternates:	2,356,247	591,963	Grand Total with Bond w/Alt #1 Acceptance:		2,948,210	
				CHHS	Facilities			

Exhibit C



GCISD Package 3 CHHS CTE & Facilities Assumptions
Assumptions and Clarifications

1	Providing and installing new gas piping at the Facilities roof is excluded from this GMP. The existing gas piping is existing to remain. We will set back in place once new roof is installed.
2	We have included an alternative carpet tile by Mohawk that is similar to the discontinued Mohawk Art Intervention-Central Point 253 Electric.
3	We have included a 60-minute fire-rated glass door assembly at the Grapevine High School food lab by Safefirst, in accordance with the specifications.
4	This proposal excludes any and all asbestos abatement as it is understood to not be required for this project. Should asbestos material be encountered on this project, this proposal excludes any implications that abatement may have on the construction schedule.
5	This proposal excludes any and all cleaning of existing ductwork.□
6	Security film is not included within this proposal.
7	Replacing existing door signage is excluded from this proposal. We have included retaining and protect existing room sign for reinstallation per RFI response #21
8	Specifications section 26 2000 Low Voltage Transformers does not apply to this project and has not been included.

Exhibit D

GCISD - Package 3 - CHHS CTE & Facilities Renovation RFI Log

1/12/2026

RFI #	Campus	Dwg / Spec / Bid Pkg	Item Description	Date Initiated	Answer	Response Date	Open/Closed
RFI - #01	Facilities	Roofing	I wanted to confirm that you are requesting a 2-ply SBS system, since there is mention of a 3-ply system in the drawings. Please advise which one.	12/1/2025	The 3-ply system was a note that was left there by mistake and will be corrected in upcoming dwgs.	12/8/2025	Closed
RFI - #02	Facilities	Roofing	Will there be any tapered insulation required? The drawings don't show any. Is the roof deck structurally sloped?	12/1/2025	Yes, tapered insulation will be needed for crickets on the high side of units and also for positive drainage. Revised roof plan to be issued in forthcoming addendum.	12/8/2025	Closed
RFI - #03	Facilities	Roofing	Is there record of a current roof warranty or manufacturer? Want to make sure any roof work will be compliant with a valid warranty.	12/1/2025	There is no current roof warranty that we are aware of.	12/8/2025	Closed
RFI - #04	CHHS	Flooring	The spec and the finish schedule don't line up. Spec calls for Stontec TRF which has a mortar base but is a decorative flake finish. The Finish schedule shows Stonclad UR with HT4 coating. This would be the better product for a kitchen and is a little cheaper too. You want me to bid based on the finish schedule? Also I don't see anything on flooring for the Facilities building, am I missing anything or is that existing to remain?	12/1/2025	Please proceed with "Stonclad UR with HT4 coating" as depicted in the finish schedule. We can update the spec to reflect that in an upcoming ASI. There is no flooring scope in the Facilities Services Bldg.	12/8/2025	Closed
RFI - #05	CHHS	Fire Alarm	Can you provide the fire alarm manufacturers?	12/1/2025	Silent Knight	12/8/2025	Closed
RFI - #06	CHHS	Fire Alarm	While looking over the specs for the Fire alarm it says to "modify existing", but there are no products/manufacturers listed for the fire alarm. Would you be able to tell me what kind of system they have to see if we're able to bid this project.	12/3/2025	They currently have a Silent Knight 6820EVS system. The note our Electrical Engineer has is to "protect existing system and reconnect if required."	12/8/2025	Closed
RFI - #07	Facilities	Roofing	Are the gutters and downspouts to be new are those staying in place? What are we doing with the gutters and downspouts?	12/3/2025	The existing gutter and downspouts are to be replaced with new. The cast iron boots are to be re-used and re-installed. Ref. Demo note "E1" on AD1.01	12/8/2025	Closed
RFI - #08	Facilities	A1.01	Sheet A1.01 mentions metal soffit panels. Are these to be new? are they existing? what are we doing with these?	12/3/2025	There is no metal soffit to be replaced.	12/8/2025	Closed
RFI - #09	Facilities	Finish Schedule	At the facilities building, we did not see a finish schedule or legend for the floor. Are there plans for that to be released or are floor finishes not in the scope for this project.	12/3/2025	Existing flooring to remain, there is no flooring scope in this project.	12/8/2025	Closed
RFI - #10	Facilities	Roofing	Will there be any tapered insulation required? The drawings don't show any. Is the roof deck structurally sloped?	12/3/2025	Yes, tapered insulation will be needed for crickets on the high side of units and also for positive drainage. Revised roof plan to be issued in forthcoming addendum.	12/8/2025	Closed
RFI - #11	CHHS	Fire Alarm	What Type of Fire Alarm Pannel and System that is currently in the facility as this is a remuddle vs brand new build.	12/3/2025	Silent Knight 6820EVS.	12/8/2025	Closed
RFI - #12	Both	Concrete	Please confirm there is no concrete work at either campus.	12/3/2025	There is NO concrete work at either campus.	12/8/2025	Closed
RFI - #13	Faculties	Roofing	Has there been any cores done at the existing roof at the facilities by chance? I have roofers asking for existing roof components.	12/3/2025	During the pre-bid walk, one of the bidders took photos where one of the whirlybirds has come loose and he stated you could see all the layers and showed the photo to a few others. LLC to issue out photos of roof to bidders.	12/5/2025	Closed
RFI - #14	CHHS	E4.01	Sheet E4.01, note 5 calls to connect circuit to 1P-20 amp shunt trip breaker in panel "LF", this will require 22 spaces in this panel. Note 7 calls to connect to new 3P-30 amp breaker in panel "LF", this will require 3 spaces in this panel. Panel "LF" is completely full of breakers that are all turned on. Please advise where these new circuits should be fed from.	12/4/2025	We are installing a NEW section to panel "LF" the circuits can land on that panel, and the contractor can rearrange some existing breakers in the existing panel "LF" There will be a large number of circuits being removed due to the demolition of all the existing ranges, cooktops, oven and disposals.	12/8/2025	Closed
RFI - #15	CHHS	Carpet	Please provide specification for the carpet needed at the facilities that includes the high moisture adhesive. The Plans state to match existing but no spec or information was provided to quote accurately.	12/11/2025	Carpet: Mohawk Art Intervention-Central Point 253 Electric, Brick Ashlar Installation Revised specs will be issued a part of the Post Bid Addendum	12/18/2025	Closed
RFI - #16		Division 27 specs	We are missing the following spec section, please provide - 27.0010 GENERAL REQUIREMENTS FOR COMMUNICATIONS SYSTEMS 27.0533 PATHWAYS FOR COMMUNICATION SYSTEMS 27.1000 STRUCTURED CABLING SYSTEM 27.4100 INTEGRATED AUDIO-VISUAL SYSTEMS	12/11/2025	Spec Sections will be provided in forthcoming Post Bid Addendum.	12/18/2025	Closed
RFI - #17	CHHS	Structural / Plumbing	Please provide sawcut information on where we need to sawcut and pour back for the plumbing lines	12/11/2025	Slab trench for routing utilities from wall to demo station is not feasible due to the type of slab. Revised drawings to be issued for routing utilities overhead to demo station and slab details for floor sinks/drains	12/18/2025	Closed
RFI - #18	Both	Spec 10 4400 Fire Protection Specialties	Where do we need fire extinguishers and cabinets? I could not find any on either campus.	12/11/2025	Refer to CHHS CTE Kitchen, Sheet A1.02 for Surface mounted Fire extinguisher. No cabinet.	12/18/2025	Closed
RFI - #19	Both	Spec 07 9200 Joint Sealants	Where does this spec section apply on this project?	12/11/2025	CHHS - Joints between new door/window and adjacent construction, food service equipment, plumbing fixtures, etc.	12/18/2025	Closed
RFI - #20	CHHS	09 2116 Gypsum Board Assemblies & 06 8316 Fiberglass Reinforced Paneling	Can we show on the plans where the new FRP01 is to go on the floor plans and information regarding additional backerboard needed for this? It is not clear on the plans what needs to transpire.	12/11/2025	Revised drawings to be issued in Post Bid Addendum	12/18/2025	Closed
RFI - #21	CHHS	Signage	Please provide room signage specification.	12/11/2025	Remove, retain and protect existing room sign for reinstallation. Refer revised drawings for new location in post bid addendum	12/18/2025	Closed
RFI - #22	CHHS	A4.01	Please let us know what we are to match existing to for the rubber base within the culinary classroom	12/18/2025			Open
RFI - #23	CHHS	Rubber Base	It appears that the Mohawk Art Intervention – Central Point 253, Electric, Brick Ashlar installation has been discontinued. Please let us know if you would like us to price an alternate carpet, or if you would prefer that we provide comparable alternatives.	12/18/2025	Please provide comparable alternatives.	12/19/2026	Closed
RFI - #24	Facilities	Turbine Units	Please provide product information for the turbine units that are apart of base bid to replace at the roof.	1/7/2026			Open

No.	Campus	Description of Request and Reason	
H01.196	CHHS	Upgrade and redesign into a Small prep kitchen with a Culinary Kitchen work area (Education and Training Pathways)	\$2,197,583
A05.215	Facilities	Replace roof due to age and condition.	\$2,065,397
			4,262,980.00