

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

## ***Guaranteed Maximum Price Amendment***

This Amendment dated the 23rd day of March in the year 2022, is incorporated into the accompanying AIA Document A133<sup>™</sup>-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 7th day of December in the year 2018 (the "Agreement")  
*(In words, indicate day, month, and year.)*

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

Denton Independent School District

Ginnings Elementary School  
2525 Yellowstone Place  
Denton, Texas 76209

Providence Elementary School  
1000 FM 2931  
Aubrey, Texas 76227

Rivera Elementary School  
701 Newton Street  
Denton, Texas 76205

**THE OWNER:**  
*(Name, legal status, and address)*

Denton Independent School District  
1213 North Locust Street  
Denton, Texas 76201

**THE CONSTRUCTION MANAGER:**  
*(Name, legal status, and address)*

Northstar Builders Group, LLC  
3401 Olympus Boulevard, Suite 510  
Coppell, Texas 75019

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

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

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

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 Five Million, One Hundred Twenty-One Thousand, Five Hundred and Thirty-Four Dollars (\$5,121,534.00) , subject to additions and deductions by Change Order as provided in the Contract Documents.

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

See Attachment A

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

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

§ A.1.1.5 Alternates

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

| Item             | Price |
|------------------|-------|
| See Attachment B |       |

§ 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) |
|------------------|-----------------------|-------------------------|
| See Attachment B |                       |                         |

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.)

Receipt of Notice to Proceed

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

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

**§ A.2.3 Substantial Completion**

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

(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 15, 2022

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

| Portion of Work | Substantial Completion Date |
|-----------------|-----------------------------|
|-----------------|-----------------------------|

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

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

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

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

| Document | Title | Date | Pages |
|----------|-------|------|-------|
| n/a      |       |      |       |

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

See Attachment C

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

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

See Attachment D

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

§ A.3.1.4 The Sustainability Plan, if any:

*(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)*

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

Other identifying information:

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

| Item             | Price |
|------------------|-------|
| See Attachment B |       |

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

See Attachment B

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:  
*(List any other documents or information here, or refer to an exhibit attached to this Amendment.)*

None

**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:

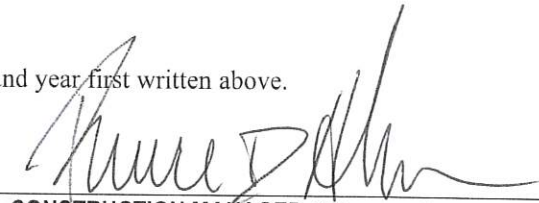
*(List name, discipline, address, and other information.)*

n/a

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)

\_\_\_\_\_  
BRUCE D. HELM / PRESIDENT  
*(Printed name and title)*

## NORTHSTAR BUILDERS GROUP

### Denton ISD

Ginnings, Providence, Rivera Elementary School Renovatio  
Denton, TX

Documents Dated 1/21/2022  
Estimate Dated 3/23/2022

Total SF

#### GMP SUMMARY

| CODE                      | ITEM                                | LABOR    | MATERIAL | SUB            | TOTAL            | COMMENTS          |
|---------------------------|-------------------------------------|----------|----------|----------------|------------------|-------------------|
| <b>GENERAL CONDITIONS</b> |                                     |          |          |                |                  | <b>314,732.84</b> |
|                           | General Conditions                  | XXXXXX   | XXXXXX   | 314,733        | 314,733          |                   |
| <b>ALLOWANCES</b>         |                                     |          |          |                |                  | <b>753,893</b>    |
|                           | Supply Chain Interruption & Storage | XXXXXX   | XXXXXX   | XXXXXX         | 0                |                   |
|                           | Site & Civil Allowance (General)    | XXXXXX   | XXXXXX   | 100,000        | 100,000          |                   |
|                           | Furniture Moving                    | XXXXXX   | XXXXXX   | 133,893        | 133,893          |                   |
|                           | Door/Hardware Allowance             | XXXXXX   | XXXXXX   | 80,000         | 80,000           |                   |
|                           | Finishes Allowance                  | XXXXXX   | XXXXXX   | 60,000         | 60,000           |                   |
|                           | Fire Sprinkler Allowance            | XXXXXX   | XXXXXX   | 10,000         | 10,000           |                   |
|                           | Mechanical (HVAC Duct/Grilles)      | XXXXXX   | XXXXXX   | 100,000        | 100,000          |                   |
|                           | Plumbing Allowance                  | XXXXXX   | XXXXXX   | 100,000        | 100,000          |                   |
|                           | Electrical Allowance                | XXXXXX   | XXXXXX   | 50,000         | 50,000           |                   |
|                           | Low Voltage                         | XXXXXX   | XXXXXX   | 30,000         | 30,000           |                   |
|                           | Systems Repairs (FA, PA, AV)        | XXXXXX   | XXXXXX   | 75,000         | 75,000           |                   |
|                           | Room Signage                        | XXXXXX   | XXXXXX   | 15,000         | 15,000           |                   |
|                           | Test & Balance                      | By Owner | XXXXXX   | XXXXXX         | 0                |                   |
|                           | Mechanical (HVAC Equipment )        | By Owner | XXXXXX   | XXXXXX         | 0                |                   |
|                           | Material Testing                    | By Owner | XXXXXX   | XXXXXX         | 0                |                   |
|                           | Indoor Air Quality Testing          | By Owner | XXXXXX   | XXXXXX         | 0                |                   |
|                           | Impact/inspection fees/permit       | By Owner | XXXXXX   | XXXXXX         | 0                |                   |
|                           | Hazardous Material Abatement        | By Owner | XXXXXX   | XXXXXX         | 0                |                   |
| <b>REIMBURSABLES</b>      |                                     |          |          |                |                  | <b>233,832</b>    |
|                           | Pre-construction Fee                | XXXXXX   | 7,500    | XXXXXX         | 7,500            |                   |
|                           | Temporary Toilet                    | XXXXXX   | 11,520   | XXXXXX         | 11,520           |                   |
|                           | Temporary Fencing                   | XXXXXX   | 39,000   | XXXXXX         | 39,000           |                   |
|                           | Small Tools                         | XXXXXX   | 6,000    | XXXXXX         | 6,000            |                   |
|                           | Equipment Rental                    | XXXXXX   | 30,000   | XXXXXX         | 30,000           |                   |
|                           | Watchman/Security                   | XXXXXX   | 8,666    | XXXXXX         | 8,666            |                   |
|                           | Job Signage                         | XXXXXX   | 5,250    | XXXXXX         | 5,250            |                   |
|                           | Checkout Power/Start Up             | By Owner | XXXXXX   | XXXXXX         | 0                |                   |
|                           | Common Labor                        | XXXXXX   | 25,998   | XXXXXX         | 25,998           |                   |
|                           | Dumpsters                           | XXXXXX   | 23,398   | XXXXXX         | 23,398           |                   |
|                           | Final Cleaning                      | XXXXXX   | XXXXXX   | 76,500         | 76,500           |                   |
| <b>SUBTOTAL</b>           |                                     |          | <b>-</b> | <b>157,332</b> | <b>1,145,126</b> | <b>1,302,458</b>  |
|                           | General Conditions                  | Above    |          |                |                  |                   |
|                           | Owner's Contingency                 | 5.00%    |          |                |                  | 65,123            |
|                           | Contractor's Contingency            | 5.00%    |          |                |                  | 68,379            |
|                           | Subcontractor Default Insurance     | 1.65%    |          |                |                  | 23,693            |
|                           | Warranty                            | 0.10%    |          |                |                  | 1,460             |
|                           | GL, Umbrella & BR                   | 1.20%    |          |                |                  | 17,460            |
|                           | Bond                                | 0.95%    |          |                |                  | 14,046            |
|                           | Fee                                 | 5.00%    |          |                |                  | 74,631            |
|                           |                                     |          |          |                | <b>1,567,251</b> |                   |

| JOB SPECIFIC ALLOWANCES                  |   |          |        |        |        |        | 104,700.00       |
|--|---|----------|--------|--------|--------|--------|------------------|
|  | Replace exterior building lighting      |          | XXXXXX | XXXXXX | 14,700 | 14,700 |                  |
|  | Replace area lighting                   |          | XXXXXX | XXXXXX | 60,000 | 60,000 |                  |
|  | Paint/Dress Up damaged cabinets         |          | XXXXXX | XXXXXX | 30,000 | 30,000 |                  |
| <b>EXISTING CONDITIONS</b>               |   |          |        |        |        |        | <b>38,180.00</b> |
| 02 41 19                                 | Selective Demolition                    |          | XXXXXX | 5,000  | 33,180 | 38,180 |                  |
| 02 41 20                                 | Selective Demolition                    | 02 41 19 | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 02 41 21                                 | Existing Asphalt Removal                | 31 10 00 | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| <b>CONCRETE</b>                          |   |          |        |        |        |        | <b>34,000.00</b> |
| 03 10 30                                 | Concrete Rehabilitation                 | 03 30 00 | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 03 30 00                                 | CIP Concrete                            |          | XXXXXX | XXXXXX | 34,000 | 34,000 |                  |
| 03 30 01                                 | Site CIP Concrete                       | 03 30 00 | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 03 35 46                                 | Concrete Topical Treatments (primer)    |          | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 03 35 46                                 | Concrete Topical Treatments (topcoat)   |          | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| <b>MASONRY</b>                           |   |          |        |        |        |        | <b>7,500.00</b>  |
| 04 01 20                                 | Clay Masonry Repair & Cleaning          | None     | XXXXXX | 7,500  | XXXXXX | 7,500  |                  |
| 04 20 00                                 | Unit Masonry Assemblies                 | None     | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| <b>METALS</b>                            |   |          |        |        |        |        | <b>33,212.00</b> |
| 05 04 00                                 | CFMF                                    |          | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 05 52 13                                 | Pipe & Tube Railings                    |          | XXXXXX | XXXXXX | 33,212 | 33,212 |                  |
| 05 58 00                                 | Formed Metal Fabrications               |          | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| <b>WOODS, PLASTICS &amp; COMPOSITES</b>  |   |          |        |        |        |        | <b>38,347.55</b> |
| 06 10 00                                 | Rough Carpentry                         |          | 31,848 | 6,500  | XXXXXX | 38,348 |                  |
| 06 40 23                                 | Interior Architectural Woodwork         | None     | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| <b>THERMAL &amp; MOISTURE PROTECTION</b> |   |          |        |        |        |        | <b>32,180.00</b> |
| 07 11 13                                 | Bituminous Damproofing                  |          | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 07 19 16                                 | Concrete Floor Sealer & Finish          | None     | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 07 21 00                                 | Building Insulation                     |          | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 07 27 26                                 | Fluid Applied Air Barrier Membrane      |          | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 07 62 00                                 | Sheet Metal Flashing & Trim             |          | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 07 92 00                                 | Joint Sealants                          |          | XXXXXX | XXXXXX | 32,180 | 32,180 |                  |
| <b>OPENINGS</b>                          |   |          |        |        |        |        | <b>57,945.00</b> |
| 08 14 16                                 | Flush Wood Doors                        |          | XXXXXX | 10,000 | 47,945 | 57,945 |                  |
| 08 41 13                                 | Aluminum-Framed Entrances & Storefronts | None     | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 08 71 00                                 | Door Hardware                           | 08 14 16 | XXXXXX | XXXXXX | XXXXXX | 0      |                  |
| 08 80 00                                 | Glazing                                 | None     | XXXXXX | XXXXXX | XXXXXX | 0      |                  |

| FINISHES                       |   |           |        |        |         |         | 339,630.00 |
|--------------------------------|---|-----------|--------|--------|---------|---------|------------|
| 09 05 61                       | Common Work Results for Flooring Preparations | 09 65 19  | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 21 16                       | Gypsum Board Assemblies                       | None      | XXXXXX | 15,000 | XXXXXX  | 15,000  |            |
| 09 24 00                       | Portland Cement Plaster                       |           | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 28 00                       | Gypsum Sheathing                              |           | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 30 13                       | Ceramic Tile                                  |           | XXXXXX | XXXXXX | 26,780  | 26,780  |            |
| 09 51 13                       | Acoustical Panel Ceilings                     | 09 21 16  | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 64 29                       | Wood Floor Refinishing                        | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 64 53                       | Tempered Hardboard Stage Flooring             | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 65 13                       | Resilient Wall Base & Accessories             | 09 65 19  | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 65 19                       | Resilient Floor Tile                          |           | XXXXXX | 10,000 | 120,200 | 130,200 |            |
| 09 65 19                       | Solid Vinyl Floor Tile (LVT)                  | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 65 43                       | Linoleum Flooring                             | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 65 66                       | Resilient Athletic Flooring                   | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 09 66 23                       | Resinous Matrix Terrazzo Flooring             |           | XXXXXX | XXXXXX | 16,900  | 16,900  |            |
| 09 68 16                       | Carpet  | 09 65 19  | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
|                                | Finish Protection                             |           | XXXXXX | XXXXXX | 30,000  | 30,000  |            |
|                                | Finish Protection Maintenance                 |           | XXXXXX | XXXXXX | 4,750   | 4,750   |            |
| 09 91 00                       | Painting (Professional Line Products)         |           | XXXXXX | 10,000 | 106,000 | 116,000 |            |
| 09 96 53                       | Elastomeric Coatings                          | 09 91 00  | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| SPECIALTIES                    |   |           |        |        |         |         | 45,272.00  |
| 10 11 00                       | Visual Display Units                          | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 10 21 13                       | Toilet Compartments                           |           | XXXXXX | XXXXXX | 24,274  | 24,274  |            |
| 10 26 00                       | Impact Resistant Wall Protection              | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 10 28 00                       | Toilet & Bath Accessories                     |           | XXXXXX | XXXXXX | 5,498   | 5,498   |            |
| 10 73 26                       | Metal Walkway Covers                          |           | XXXXXX | XXXXXX | 15,500  | 15,500  |            |
| FIRE PROTECTION                |   |           |        |        |         |         | -          |
| 21 13 13                       | Fire Sprinkler Piping System                  | Allowance | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| MECHANICAL & PLUMBING          |   |           |        |        |         |         | 138,000.00 |
| 22 05 00                       | Gen Req Plumbing                              |           | XXXXXX | 10,000 | 128,000 | 138,000 |            |
|                                |   |           |        |        |         | 0       |            |
| 23 05 00                       | Gen Req Mechanical/EMCS                       | By Owner  | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| ELECTRICAL                     |   |           |        |        |         |         | 9,763.00   |
| 26 05 00                       | Gen Req Electrical                            |           | XXXXXX | XXXXXX | 9,763   | 9,763   |            |
| COMMUNICATIONS                 |   |           |        |        |         |         | -          |
| 27 00 00                       | Communications                                | Allowance | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 27 41 14                       | Audio Visual                                  | Allowance | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| ELECTRONIC SAFETY AND SECURITY |   |           |        |        |         |         | -          |
| 28 31 00                       | Fire Alarm & Voice Evacuation System          | Allowance | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| EARTHWORK                      |   |           |        |        |         |         | 30,865.00  |
| 31 10 00                       | Site Clearing                                 |           | XXXXXX | XXXXXX | 30,865  | 30,865  |            |
| 31 23 00                       | Earthwork                                     | 31 10 00  | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 31 23 10                       | Flexible Base & Subgrade Material             | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 31 23 12                       | Select Fill Materials                         | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 31 23 14                       | Subgrade Preparations                         | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 31 23 33                       | Trenching, Embedment, Backfilling             | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |
| 31 41 33                       | Trench Safety-Sheeting & Shoring              | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |            |

| EXTERIOR IMPROVEMENTS        |                                   |          |        |        |         |           | 14,223.00 |
|------------------------------|-----------------------------------|----------|--------|--------|---------|-----------|-----------|
| 32 12 16                     | Hot Mixed Asphalt Paving          | None     | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 32 13 13                     | Portland Cement Concrete Paving   | 03 30 00 | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 32 13 14                     | Wheelchair Ramp                   | 03 30 00 | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 32 13 15                     | Concrete Curb & Gutter            | 03 30 00 | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 32 14 00                     | Unit Pavers                       | 03 30 00 | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 32 17 22                     | Traffic Control                   |          | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 32 17 23                     | Pavement Markings                 |          | XXXXXX | XXXXXX | 3,273   | 3,273     |           |
| 32 17 24                     | Joint Sealer                      | 07 92 00 | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 32 80 00                     | Irrigation Spec                   |          | XXXXXX | XXXXXX | 10,950  | 10,950    |           |
| 32 80 01                     | Tree Protection & Trimming        | None     | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| UTILITIES                    |                                   |          |        |        |         |           | -         |
| 33 42 16                     | RCP Culverts                      | None     | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 33 42 17                     | Drainage Structures               | None     | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 33 42 18                     | CPP                               | None     | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| 33 42 19                     | Polypropylene Storm Drainage Pipe | None     | XXXXXX | XXXXXX | XXXXXX  | 0         |           |
| SUBTOTAL                     |                                   |          | 31,848 | 74,000 | 817,970 | 923,818   | 923,818   |
|                              | General Conditions                | Above    |        |        |         |           |           |
|                              | Owner's Contingency               | 5.00%    |        |        |         | 46,191    |           |
|                              | Contractor's Contingency          | 5.00%    |        |        |         | 48,500    |           |
|                              | Subcontractor Default Insurance   | 1.65%    |        |        |         | 16,805    |           |
|                              | Warranty                          | 0.10%    |        |        |         | 1,035     |           |
|                              | GL, Umbrella & BR                 | 1.20%    |        |        |         | 12,384    |           |
|                              | Bond                              | 0.95%    |        |        |         | 9,963     |           |
|                              | Fee                               | 5.00%    |        |        |         | 52,935    |           |
| TOTAL BASE BID (GINNINGS ES) |                                   |          |        |        |         | 1,111,632 |           |

**Total GMP**

|                              |             |
|------------------------------|-------------|
| GCs/Allowances/Reimbursables | \$1,567,251 |
| Base Bid Ginnings ES         | \$1,111,632 |
| Base Bid Providence ES       | \$616,647   |
| Base Bid Rivera ES           | \$1,596,428 |

**TOTAL BASE BID \$4,891,957**

**Alternates**

|            |           |
|------------|-----------|
| Ginnings   | \$179,682 |
| Providence | \$18,507  |
| Rivera     | \$31,388  |

**GRAND TOTAL (GMP) \$5,121,534**  
**CLEAN FLOORS (SSC) 60,000**  
**TOTAL CONSTRUCTION COST \$5,181,534**



## NORTHSTAR BUILDERS GROUP

### Denton ISD

Ginnings, Providence, Rivera Elementary School Renovatio  
Denton, TX

Documents Dated 1/21/2022

Estimate Dated 3/23/2022

Total SF

| GMP SUMMARY                              |   |           |        |        |         |         |                |
|--|---|-----------|--------|--------|---------|---------|----------------|
| <b>JOB SPECIFIC ALLOWANCES</b>           |   |           |        |        |         |         | <b>125,000</b> |
| 02 41 19                                 | Site & Civil Allowance (Providence)     |           | XXXXXX | XXXXXX | 125,000 | 125,000 |                |
| <b>EXISTING CONDITIONS</b>               |   |           |        |        |         |         | <b>11,500</b>  |
| 02 41 19                                 | Selective Demolition                    |           | XXXXXX | XXXXXX | 11,500  | 11,500  |                |
| 02 41 20                                 | Selective Demolition                    |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 02 41 21                                 | Existing Asphalt Removal                | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>CONCRETE</b>                          |   |           |        |        |         |         | <b>34,000</b>  |
| 03 10 30                                 | Concrete Rehabilitation                 |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 03 30 00                                 | CIP Concrete                            |           | XXXXXX | 5,000  | 29,000  | 34,000  |                |
| 03 30 01                                 | Site CIP Concrete                       | 03 30 00  | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 03 35 46                                 | Concrete Topical Treatments (primer)    |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 03 35 46                                 | Concrete Topical Treatments (topcoat)   |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>MASONRY</b>                           |   |           |        |        |         |         | <b>-</b>       |
| 04 01 20                                 | Clay Masonry Repair & Cleaning          | Alternate | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 04 20 00                                 | Unit Masonry Assemblies                 | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>METALS</b>                            |   |           |        |        |         |         | <b>-</b>       |
| 05 04 00                                 | CFMF                                    | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 05 52 13                                 | Pipe & Tube Railings                    | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 05 58 00                                 | Formed Metal Fabrications               | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>WOODS, PLASTICS &amp; COMPOSITES</b>  |   |           |        |        |         |         | <b>20,000</b>  |
| 06 10 00                                 | Rough Carpentry                         |           | 15,000 | 5,000  | XXXXXX  | 20,000  |                |
| 06 40 23                                 | Interior Architectural Woodwork         | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>THERMAL &amp; MOISTURE PROTECTION</b> |   |           |        |        |         |         | <b>57,570</b>  |
| 07 11 13                                 | Bituminous Damproofing                  | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 19 16                                 | Concrete Floor Sealer & Finish          | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 21 00                                 | Building Insulation                     | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 27 26                                 | Fluid Applied Air Barrier Membrane      | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 62 00                                 | Sheet Metal Flashing & Trim             | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 92 00                                 | Joint Sealants                          |           | XXXXXX | XXXXXX | 57,570  | 57,570  |                |
| <b>OPENINGS</b>                          |   |           |        |        |         |         | <b>-</b>       |
| 08 14 16                                 | Flush Wood Doors                        | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 08 41 13                                 | Aluminum-Framed Entrances & Storefronts | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 08 71 00                                 | Door Hardware                           | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 08 80 00                                 | Glazing                                 | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |

| FINISHES                              |   |           |        |        |        |        | 205,074 |
|---------------------------------------|---|-----------|--------|--------|--------|--------|---------|
| 09 05 61                              | Common Work Results for Flooring Preparations | 09 65 19  | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 21 16                              | Gypsum Board Assemblies                       | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 24 00                              | Portland Cement Plaster                       | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 28 00                              | Gypsum Sheathing                              | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 30 13                              | Ceramic Tile                                  | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 51 13                              | Acoustical Panel Ceilings                     | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 64 29                              | Wood Floor Refinishing                        |           | XXXXXX | 10,000 | 13,324 | 23,324 |         |
| 09 64 53                              | Tempered Hardboard Stage Flooring             | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 65 13                              | Resilient Wall Base & Accessories             | 09 65 19  | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 65 19                              | Resilient Floor Tile                          |           | XXXXXX | 5,000  | 54,000 | 59,000 |         |
| 09 65 19                              | Solid Vinyl Floor Tile (LVT)                  | 09 65 19  | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 65 43                              | Linoleum Flooring                             | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 65 66                              | Resilient Athletic Flooring                   |           | XXXXXX | XXXXXX | 19,625 | 19,625 |         |
| 09 66 23                              | Resinous Matrix Terrazzo Flooring             | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 09 68 16                              | Carpet  | 09 65 19  | XXXXXX | XXXXXX | XXXXXX | 0      |         |
|                                       | Finish Protection                             |           | XXXXXX | XXXXXX | 20,000 | 20,000 |         |
|                                       | Finish Protection Maintenance                 |           | XXXXXX | XXXXXX | 3,275  | 3,275  |         |
| 09 91 00                              | Painting (Professional Line Products)         |           | XXXXXX | 10,000 | 69,850 | 79,850 |         |
| 09 96 53                              | Elastomeric Coatings                          | 09 91 00  | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| <b>SPECIALTIES</b>                    |   |           |        |        |        |        | -       |
| 10 11 00                              | Visual Display Units                          | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 10 21 13                              | Toilet Compartments                           | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 10 26 00                              | Impact Resistant Wall Protection              | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 10 28 00                              | Toilet & Bath Accessories                     | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 10 73 26                              | Metal Walkway Covers                          | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| <b>FIRE PROTECTION</b>                |   |           |        |        |        |        | -       |
| 21 13 13                              | Fire Sprinkler Piping System                  | Allowance | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| <b>MECHANICAL &amp; PLUMBING</b>      |   |           |        |        |        |        | -       |
| 22 05 00                              | Gen Req Plumbing                              | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
|                                       |   |           |        |        |        | 0      |         |
| 23 05 00                              | Gen Req Mechanical/EMCS                       | Allowance | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| <b>ELECTRICAL</b>                     |   |           |        |        |        |        | 8,331   |
| 26 05 00                              | Gen Req Electrical                            | None      | XXXXXX | XXXXXX | 8,331  | 8,331  |         |
| <b>COMMUNICATIONS</b>                 |   |           |        |        |        |        | -       |
| 27 00 00                              | Communications                                | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 27 41 14                              | Audio Visual                                  | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| <b>ELECTRONIC SAFETY AND SECURITY</b> |   |           |        |        |        |        | -       |
| 28 31 00                              | Fire Alarm & Voice Evacuation System          | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| <b>EARTHWORK</b>                      |   |           |        |        |        |        | 40,899  |
| 31 10 00                              | Site Clearing                                 | 31 23 00  | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 31 23 00                              | Earthwork                                     |           | XXXXXX | XXXXXX | 40,899 | 40,899 |         |
| 31 23 10                              | Flexible Base & Subgrade Material             |           | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 31 23 12                              | Select Fill Materials                         |           | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 31 23 14                              | Subgrade Preparations                         |           | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 31 23 33                              | Trenching, Embedment, Backfilling             | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |
| 31 41 33                              | Trench Safety-Sheeting & Shoring              | None      | XXXXXX | XXXXXX | XXXXXX | 0      |         |

| EXTERIOR IMPROVEMENTS                 |                                   |          |               |               |                |                | 10,088         |
|---------------------------------------|-----------------------------------|----------|---------------|---------------|----------------|----------------|----------------|
| 32 12 16                              | Hot Mixed Asphalt Paving          |          | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 32 13 13                              | Portland Cement Concrete Paving   | 03 30 00 | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 32 13 14                              | Wheelchair Ramp                   | 03 30 00 | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 32 13 15                              | Concrete Curb & Gutter            | 03 30 00 | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 32 14 00                              | Unit Pavers                       | 03 30 00 | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 32 17 22                              | Traffic Control                   |          | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 32 17 23                              | Pavement Markings                 |          | XXXXXX        | XXXXXX        | 5,588          | 5,588          |                |
| 32 17 24                              | Joint Sealer                      | 07 92 00 | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 32 80 00                              | Irrigation Spec                   |          | XXXXXX        | XXXXXX        | 4,500          | 4,500          |                |
| 32 80 01                              | Tree Protection & Trimming        | None     | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| <b>UTILITIES</b>                      |                                   |          |               |               |                |                | -              |
| 33 42 16                              | RCP Culverts                      | None     | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 33 42 17                              | Drainage Structures               | None     | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 33 42 18                              | CPP                               | None     | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| 33 42 19                              | Polypropylene Storm Drainage Pipe | None     | XXXXXX        | XXXXXX        | XXXXXX         | 0              |                |
| <b>SUBTOTAL</b>                       |                                   |          | <b>15,000</b> | <b>35,000</b> | <b>462,462</b> | <b>512,462</b> | <b>512,462</b> |
|                                       | General Conditions                | Above    |               |               |                |                |                |
|                                       | Owner's Contingency               | 5.00%    |               |               |                | 25,623         |                |
|                                       | Contractor's Contingency          | 5.00%    |               |               |                | 26,904         |                |
|                                       | Subcontractor Default Insurance   | 1.65%    |               |               |                | 9,322          |                |
|                                       | Warranty                          | 0.10%    |               |               |                | 574            |                |
|                                       | GL, Umbrella & BR                 | 1.20%    |               |               |                | 6,870          |                |
|                                       | Bond                              | 0.95%    |               |               |                | 5,527          |                |
|                                       | Fee                               | 5.00%    |               |               |                | 29,364         |                |
| <b>TOTAL BASE BID (PROVIDENCE ES)</b> |                                   |          |               |               |                | <b>616,647</b> |                |

## NORTHSTAR BUILDERS GROUP

### Denton ISD

Ginnings, Providence, Rivera Elementary School Renovatio  
Denton, TX

Documents Dated 1/21/2022

Estimate Dated 3/23/2022

Total SF

| GMP SUMMARY                              |   |          |        |        |         |         |                |
|--|---|----------|--------|--------|---------|---------|----------------|
| <b>EXISTING CONDITIONS</b>               |   |          |        |        |         |         | <b>34,375</b>  |
| 02 41 19                                 | Selective Demolition                    |          | XXXXXX | XXXXXX | 34,375  | 34,375  |                |
| 02 41 21                                 | Existing Asphalt Removal                | None     | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>CONCRETE</b>                          |   |          |        |        |         |         | <b>113,100</b> |
| 03 10 30                                 | Concrete Rehabilitation                 | 03 30 00 | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 03 30 00                                 | CIP Concrete                            |          | XXXXXX | 5,000  | 108,100 | 113,100 |                |
| 03 30 01                                 | Site CIP Concrete                       |          | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 03 35 46                                 | Concrete Topical Treatments (primer)    | None     | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 03 35 46                                 | Concrete Topical Treatments (topcoat)   | None     | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>MASONRY</b>                           |   |          |        |        |         |         | <b>7,764</b>   |
| 04 01 20                                 | Clay Masonry Repair & Cleaning          |          | XXXXXX | XXXXXX | 7,764   | 7,764   |                |
| 04 20 00                                 | Unit Masonry Assemblies                 | None     | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>METALS</b>                            |   |          |        |        |         |         | <b>18,759</b>  |
| 05 04 00                                 | CFMF                                    | None     | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 05 52 13                                 | Pipe & Tube Railings                    |          | XXXXXX | XXXXXX | 18,759  | 18,759  |                |
| 05 58 00                                 | Formed Metal Fabrications               | None     | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>WOODS, PLASTICS &amp; COMPOSITES</b>  |   |          |        |        |         |         | <b>261,670</b> |
| 06 10 00                                 | Rough Carpentry                         |          | 15,000 | 5,000  | XXXXXX  | 20,000  |                |
| 06 40 23                                 | Interior Architectural Woodwork         |          | XXXXXX | XXXXXX | 241,670 | 241,670 |                |
| <b>THERMAL &amp; MOISTURE PROTECTION</b> |   |          |        |        |         |         | <b>36,535</b>  |
| 07 11 13                                 | Bituminous Damproofing                  |          | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 19 16                                 | Concrete Floor Sealer & Finish          |          | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 21 00                                 | Building Insulation                     |          | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 27 26                                 | Fluid Applied Air Barrier Membrane      |          | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 62 00                                 | Sheet Metal Flashing & Trim             |          | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 07 92 00                                 | Joint Sealants                          |          | XXXXXX | 2,500  | 34,035  | 36,535  |                |
| <b>OPENINGS</b>                          |   |          |        |        |         |         | <b>7,955</b>   |
| 08 14 16                                 | Flush Wood Doors                        |          | XXXXXX | XXXXXX | 7,955   | 7,955   |                |
| 08 41 13                                 | Aluminum-Framed Entrances & Storefronts | None     | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 08 71 00                                 | Door Hardware                           | 08 14 16 | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 08 80 00                                 | Glazing                                 | None     | XXXXXX | XXXXXX | XXXXXX  | 0       |                |

| FINISHES                              |   |           |        |        |         |         | 454,531        |
|---------------------------------------|---|-----------|--------|--------|---------|---------|----------------|
| 09 05 61                              | Common Work Results for Flooring Preparations | 09 65 19  | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 21 16                              | Gypsum Board Assemblies                       |           | XXXXXX | 5,000  | 31,470  | 36,470  |                |
| 09 24 00                              | Portland Cement Plaster                       |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 28 00                              | Gypsum Sheathing                              |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 30 13                              | Ceramic Tile                                  |           | XXXXXX | 10,000 | 160,250 | 170,250 |                |
| 09 51 13                              | Acoustical Panel Ceilings                     | 09 21 16  | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 64 29                              | Wood Floor Refinishing                        | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 64 53                              | Tempered Hardboard Stage Flooring             | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 65 13                              | Resilient Wall Base & Accessories             | 09 65 19  | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 65 19                              | Resilient Floor Tile                          |           | XXXXXX | 10,000 | 90,326  | 100,326 |                |
| 09 65 19                              | Solid Vinyl Floor Tile (LVT)                  | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 65 43                              | Linoleum Flooring                             | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 65 66                              | Resilient Athletic Flooring                   | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 66 23                              | Resinous Matrix Terrazzo Flooring             | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 09 68 16                              | Carpet  | 09 65 19  | XXXXXX | XXXXXX | 12,385  | 12,385  |                |
|                                       | Finish Protection                             |           | XXXXXX | XXXXXX | 30,000  | 30,000  |                |
|                                       | Finish Protection Maintenance                 |           | XXXXXX | XXXXXX | 6,100   | 6,100   |                |
| 09 91 00                              | Painting (Professional Line Products)         |           | XXXXXX | 5,000  | 94,000  | 99,000  |                |
| 09 96 53                              | Elastomeric Coatings                          | 09 91 00  | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>SPECIALTIES</b>                    |   |           |        |        |         |         | <b>73,273</b>  |
| 10 11 00                              | Visual Display Units                          |           | XXXXXX | XXXXXX | 39,173  | 39,173  |                |
| 10 21 13                              | Toilet Compartments                           |           | XXXXXX | XXXXXX | 24,424  | 24,424  |                |
| 10 26 00                              | Impact Resistant Wall Protection              |           | XXXXXX | XXXXXX | 1,165   | 1,165   |                |
| 10 28 00                              | Toilet & Bath Accessories                     |           | XXXXXX | XXXXXX | 8,511   | 8,511   |                |
| 10 73 26                              | Metal Walkway Covers                          | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>FIRE PROTECTION</b>                |   |           |        |        |         |         | <b>-</b>       |
| 21 13 13                              | Fire Sprinkler Piping System                  | Allowance | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>MECHANICAL &amp; PLUMBING</b>      |   |           |        |        |         |         | <b>244,000</b> |
| 22 05 00                              | Gen Req Plumbing                              |           | XXXXXX | 10,000 | 234,000 | 244,000 |                |
|                                       |   |           |        |        |         | 0       |                |
| 23 05 00                              | Gen Req Mechanical/EMCS                       | By Owner  | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>ELECTRICAL</b>                     |   |           |        |        |         |         | <b>14,494</b>  |
| 26 05 00                              | Gen Req Electrical                            |           | XXXXXX | XXXXXX | 14,494  | 14,494  |                |
| <b>COMMUNICATIONS</b>                 |   |           |        |        |         |         | <b>-</b>       |
| 27 00 00                              | Communications                                | Allowance | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 27 41 14                              | Audio Visual                                  | Allowance | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>ELECTRONIC SAFETY AND SECURITY</b> |   |           |        |        |         |         | <b>-</b>       |
| 28 31 00                              | Fire Alarm & Voice Evacuation System          | Allowance | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| <b>EARTHWORK</b>                      |   |           |        |        |         |         | <b>52,660</b>  |
| 31 10 00                              | Site Clearing                                 | 31 23 00  | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 31 23 00                              | Earthwork                                     |           | XXXXXX | XXXXXX | 52,660  | 52,660  |                |
| 31 23 10                              | Flexible Base & Subgrade Material             |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 31 23 12                              | Select Fill Materials                         |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 31 23 14                              | Subgrade Preparations                         |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 31 23 33                              | Trenching, Embedment, Backfilling             |           | XXXXXX | XXXXXX | XXXXXX  | 0       |                |
| 31 41 33                              | Trench Safety-Sheeting & Shoring              | None      | XXXXXX | XXXXXX | XXXXXX  | 0       |                |

| EXTERIOR IMPROVEMENTS      |                                   |       |        |        |           |           | 7,590     |
|----------------------------|-----------------------------------|-------|--------|--------|-----------|-----------|-----------|
| 32 12 16                   | Hot Mixed Asphalt Paving          | None  | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 32 13 13                   | Portland Cement Concrete Paving   |       | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 32 13 14                   | Wheelchair Ramp                   |       | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 32 13 15                   | Concrete Curb & Gutter            |       | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 32 14 00                   | Unit Pavers                       |       | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 32 17 22                   | Traffic Control                   |       | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 32 17 23                   | Pavement Markings                 |       | XXXXXX | XXXXXX | 3,090     | 3,090     |           |
| 32 17 24                   | Joint Sealer                      |       | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 32 80 00                   | Irrigation Spec                   |       | XXXXXX | XXXXXX | 4,500     | 4,500     |           |
| 32 80 01                   | Tree Protection & Trimming        |       | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| UTILITIES                  |                                   |       |        |        |           |           | -         |
| 33 42 16                   | RCP Culverts                      | None  | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 33 42 17                   | Drainage Structures               | None  | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 33 42 18                   | CPP                               | None  | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| 33 42 19                   | Polypropylene Storm Drainage Pipe | None  | XXXXXX | XXXXXX | XXXXXX    | 0         |           |
| SUBTOTAL                   |                                   |       | 15,000 | 52,500 | 1,259,206 | 1,326,706 | 1,326,706 |
|                            | General Conditions                | Above |        |        |           |           |           |
|                            | Owner's Contingency               | 5.00% |        |        |           | 66,335    |           |
|                            | Contractor's Contingency          | 5.00% |        |        |           | 69,652    |           |
|                            | Subcontractor Default Insurance   | 1.65% |        |        |           | 24,134    |           |
|                            | Warranty                          | 0.10% |        |        |           | 1,487     |           |
|                            | GL, Umbrella & BR                 | 1.20% |        |        |           | 17,785    |           |
|                            | Bond                              | 0.95% |        |        |           | 14,308    |           |
|                            | Fee                               | 5.00% |        |        |           | 76,020    |           |
| TOTAL BASE BID (RIVERA ES) |                                   |       |        |        |           | 1,596,428 |           |

CLEAN FLOORS (SSC) 60,000  
 TOTAL (INCLUDING SSC) 1,656,428

## Attachment B

### Clarifications and Assumptions

Ginnings Elementary  
Providence Elementary  
Rivera Elementary  
March 23, 2022

The following clarifications and assumptions, are included as part of the Guaranteed Maximum Price (GMP).

1. Contractor & Subcontractor retainage to be held at 5% of the cost of work.
2. This guaranteed maximum price (GMP) is based upon 100% Documents including addendum 1 as prepared by **Stantec Architecture dated February 11, 2022**
3. All unused funds shall be returned to the owner at the end of the project.
4. General conditions costs are based on a **4 months** construction schedule. Commencement date shall begin upon receipt of Notice to Proceed (NTP) from **Denton ISD dated March 29, 2022** and receipt of Building Permits from **AHJ by May 20, 2022**. Substantial Completion by **August 15, 2022**.
5. Pre-construction fees are included in the GMP per our proposal for **\$7,500.00** lump sum. This is included in our GMP
6. Subcontractor default insurance is considered a reimbursable cost at the stipulated rate of **1.65%** of the GMP.
7. Labor burden associated with wages and salaries is considered a reimbursable cost at the stipulated rate of 47%.
8. Premium casualty insurance including excess and auto is considered reimbursable cost at the stipulated rate of **0.895%** of the GMP.
9. Builders Risk insurance is included and considered reimbursable cost at the stipulated rate of **0.30%** of the GMP.
10. The construction management fee is **5.0%** of the GMP.
11. Information technology and project management software are considered a reimbursable cost at the stipulated rate of **0.1%** of the GMP.
12. Warranty is included in this GMP at a rate of **0.1%** and commences at substantial completion. The warranty for workmanship is one year from date of substantial completion. The Project Manager is the point of contact for all warranty calls during that period.
13. Operations Manager/Project Executive & Safety Manager time is considered reimbursable cost and will be charged to the project under general conditions.
14. Project accounting time offsite for this project is considered reimbursable costs and will be charged to the project under general conditions.
15. GMP Change Orders fee % to be negotiated.
16. Surface and non-structural cracking is common in concrete slabs. Northstar Builders cannot guarantee that the exposed concrete floor finishes will be free from defects or cracks in the finished product.
17. Contractor Contingency has been included at the rate of **5%** of the GMP.
18. The following Post-bid Comments have been included in this GMP and are assumed to be documented in forthcoming Post-bid Addendum:
  - Clean ILO replace masonry screenwall at Ginnings
  - Delete work in 12 classrooms at Ginnings
  - Add millwork repair allowance at Ginnings
  - Delete new flooring at Rivera (keep cleaning only)
19. The following alternates are included in the GMP:

#### Ginnings Elementary School

- Alternate #5AR -Replace existing acoustical ceiling tiles with new acoustical ceiling tiles \$225,526
- Alternate #5B - Remove and salvage existing acoustical ceiling tiles in Room 607. Provide new acoustical ceiling tiles in Room 607. Replace existing "textured tegular" acoustical ceiling



## Attachment B

### Clarifications and Assumptions

**Ginnings Elementary**  
**Providence Elementary**  
**Rivera Elementary**  
 March 23, 2022

|   |          |
|---|----------|
| tiles throughout the building (Ref A6/A121)   | \$1,889  |
| • Alternate #6 - Clean existing exterior masonry at areas identified on sheet A101  | \$16,945 |
| • Alternate #7 - Paint all existing gyp board ceilings  | \$14,728 |
| • Alternate #9 - Clean, prep, prime and paint existing canopies at main entrance and west side (near music room). All Components, including steel structure and underside of metal deck. Clean prep, prime and paint existing handrails below canopy at west side (near music room) | \$23,242 |
| • Alternate #10 - Replace existing discolored downspout at south wall of gym. New downspout to match existing   | \$241    |
| <b>Providence Elementary School</b>   |          |
| • Alternate #1 - Provide new MCT flooring in lieu of new LVT flooring   | \$493    |
| • Alternate #6 - Clean existing exterior masonry at areas identified on sheet A101  | \$18,013 |
| <b>Rivera Elementary School</b>   |          |
| • Alternate #6 - Clean existing exterior masonry at areas identified on sheet A101  | \$31,388 |

20. The following allowances are included in the GMP:

|   |           |
|---|-----------|
| • Ginnings Elementary                                 |           |
| a. Owner's Contingency                                | \$46,191  |
| b. Contractor's Contingency                           | \$48,500  |
| c. Replace Exterior Building Lighting                 | \$14,700  |
| d. Replace Area Lighting                              | \$60,000  |
| e. Paint/Dress Up Damaged Cabinets                    | \$30,000  |
| • Providence Elementary                               |           |
| a. Owner's Contingency                                | \$25,623  |
| b. Contractor's Contingency                           | \$26,904  |
| c. Site & Civil Allowance                             | \$125,000 |
| • Rivera Elementary School                            |           |
| a. Owner's Contingency                                | \$66,335  |
| b. Contractor's Contingency                           | \$69,652  |
| • Combined Allowances carried for all 3 Elementary's: |           |
| a. Owner's Contingency                                | \$65,123  |
| b. Contractor's Contingency                           | \$68,379  |
| c. Site & Civil Allowances (General)                  | \$100,000 |
| d. Furniture Moving                                   | \$133,893 |
| e. Door/Hardware Allowance                            | \$80,000  |
| f. Finishes Allowance                                 | \$60,000  |
| g. Fire Sprinkler Allowance                           | \$10,000  |
| h. Mechanical (HVAC Duct/Grilles)                     | \$100,000 |
| i. Plumbing Allowance                                 | \$100,000 |
| j. Electrical Allowance                               | \$50,000  |
| k. Low Voltage  | \$30,000  |





## Attachment B

### Clarifications and Assumptions

Ginnings Elementary  
Providence Elementary  
Riviera Elementary  
March 23, 2022

|                                  |          |
|----------------------------------|----------|
| l. Systems Repairs (FA, PA, AV)  | \$75,000 |
| m. Room Signage                  | \$15,000 |
| n. Testing and Balance           | By Owner |
| o. Mechanical (HVAC Equipment)   | By Owner |
| p. Material Testing              | By Owner |
| q. Indoor Air Quality Testing    | By Owner |
| r. Impact/inspection fees/permit | By Owner |
| s. Hazardous Material Abatement  | By Owner |

21. Any and all allowance overruns will be funded from either Owner's Contingency or GMP change order.
22. The fixed rates for company-owned equipment in the execution of the work on this project will be billed on a rental basis per the attached equipment rate schedule.

#### This GMP excludes:

1. Sales taxes on materials incorporated into the project.
2. Certified Payroll
3. Off-site Utilities
4. Building Information Modeling (BIM)
5. LEED Certification for project.
6. Northstar is not responsible for cosmetic cracking in concrete.
7. Tri-party agreements and/or City imposed impact fees.
8. Off-site or full-size mockups.
9. Building Commissioning
10. Work/Scope required by codes or regulations that are not incorporated into the plans and clearly identified as scope of work for this GMP.
11. Detection or remediation of hazardous materials. Any costs for these items are assumed to be by the Owner.
12. The costs for any building permits.
13. **Background checks to comply with Senate Bill 9 will not be performed. Construction site is not on occupied campus, therefore badging is not required. Cost for badging is not included in the GMP**
14. All work shown to be "by others" or noted "NIC".
15. SWPPP, OSHA, and any other state, local, or federal regulations required for contractors that are not working under this guaranteed maximum price. We accept no liability, nor provide any warranty for work performed outside of Northstar Builders GMP





NORTHSTAR BUILDERS GROUP

|                      |
|----------------------|
| Job Name:            |
| Job Number:          |
| Rental Charge Month: |

| Qty | WK 1 | WK 2 | WK 3 | WK 4 | Cost Code | Description                        | Month Rate | Total Cost | Comments |
|-----|------|------|------|------|-----------|------------------------------------|------------|------------|----------|
|     |      |      |      |      |           | Air Compressor                     | \$120.00   | \$0.00     |          |
|     |      |      |      |      |           | Backhoe                            | \$1,795.00 | \$0.00     |          |
|     |      |      |      |      |           | 55' Skytrack                       | \$2,195.00 | \$0.00     |          |
|     |      |      |      |      |           | 60' Skytrack                       | \$2,450.00 | \$0.00     |          |
|     |      |      |      |      |           | 80' Skytrack                       | \$2,700.00 | \$0.00     |          |
|     |      |      |      |      |           | Track skid steer (SVL 95)          | \$2,950.00 | \$0.00     |          |
|     |      |      |      |      |           | Track skid steer (SLV 75)          | \$2,450.00 | \$0.00     |          |
|     |      |      |      |      |           | Tire skid steer                    | \$1,650.00 | \$0.00     |          |
|     |      |      |      |      |           | Water Truck                        | \$2,950.00 | \$0.00     |          |
|     |      |      |      |      |           | 4 tire cab street sweeper          | \$2,080.00 | \$0.00     |          |
|     |      |      |      |      |           | Box Fan                            | \$75.00    | \$0.00     |          |
|     |      |      |      |      |           | Crane Mat (4' X 16')               | \$75.00    | \$0.00     |          |
|     |      |      |      |      |           | Crane Mat (4' X 20")               | \$90.00    | \$0.00     |          |
|     |      |      |      |      |           | Crane Mat (8' X 16')               | \$115.00   | \$0.00     |          |
|     |      |      |      |      |           | Steel plate trench covers          | \$325.00   | \$0.00     |          |
|     |      |      |      |      |           | Water Wall Barricades (ea.)        | \$41.00    | \$0.00     |          |
|     |      |      |      |      |           | Vehicle Tire Shakers - steel (ea.) | \$288.00   | \$0.00     |          |
|     |      |      |      |      |           | Dehumidifier                       | \$375.00   | \$0.00     |          |
|     |      |      |      |      |           | ATV                                | \$525.00   | \$0.00     |          |
|     |      |      |      |      |           | Generator                          | \$350.00   | \$0.00     |          |
|     |      |      |      |      |           | Heater (Electric)                  | \$235.00   | \$0.00     |          |
|     |      |      |      |      |           | Heater (Fuel)                      | \$295.00   | \$0.00     |          |
|     |      |      |      |      |           | 33' Electric Scissor               | \$1,445.00 | \$0.00     |          |
|     |      |      |      |      |           | 40' Electric Scissor               | \$1,965.00 | \$0.00     |          |
|     |      |      |      |      |           | 55' Gas Scissor lift               | \$2,250.00 | \$0.00     |          |
|     |      |      |      |      |           | Power Washer                       | \$210.00   | \$0.00     |          |
|     |      |      |      |      |           | 6' Stair Tower (1 Section)         | \$90.00    | \$0.00     |          |
|     |      |      |      |      |           | Welding machine                    | \$405.00   | \$0.00     |          |
|     |      |      |      |      |           | Water Pump                         | \$250.00   | \$0.00     |          |
|     |      |      |      |      |           | Water Pump Hose                    | \$50.00    | \$0.00     |          |
|     |      |      |      |      |           | Storage Container                  | \$275.00   | \$0.00     |          |
|     |      |      |      |      |           | 18 Wheeler Storage Trailer         | \$245.00   | \$0.00     |          |
|     |      |      |      |      |           | Company Truck                      | \$1,025.00 | \$0.00     |          |
|     |      |      |      |      |           | Single Wide Office Trailer         | \$850.00   | \$0.00     |          |
|     |      |      |      |      |           | Theodolite                         | \$230.00   | \$0.00     |          |
|     |      |      |      |      |           | Total Station                      | \$575.00   | \$0.00     |          |
|     |      |      |      |      |           | Data Collector                     | \$180.00   | \$0.00     |          |
|     |      |      |      |      |           | GPS - Robot-Smart                  | \$1,650.00 | \$0.00     |          |
|     |      |      |      |      |           | GPS Epoch Surveying Equip          | \$535.00   | \$0.00     |          |
|     |      |      |      |      |           | Auto Level                         | \$80.00    | \$0.00     |          |
|     |      |      |      |      |           | Laser Level                        | \$90.00    | \$0.00     |          |
|     |      |      |      |      |           | Utility Camera                     | \$250.00   | \$0.00     |          |
|     |      |      |      |      |           | Security System                    | \$165.00   | \$0.00     |          |
|     |      |      |      |      |           | Zamboni - floor scrubber           | \$775.00   | \$0.00     |          |
|     |      |      |      |      |           | Computer Station                   | \$175.00   | \$0.00     |          |
|     |      |      |      |      |           | Digital Plan Room                  | \$125.00   | \$0.00     |          |

Superintendent approval

Date

Project Manager

Date

## Attachment C - List of Drawings

### Ginnings Elementary

## DRAWING INDEX

### GENERAL

G001 PROJECT COVER SHEET  
G101 CODE INFORMATION & ALTERNATES

### CIVIL

C01.00 COVER SHEET  
C02.00 DEMOLITION PLAN  
C03.00 SITE / PAVING PLAN  
C03.01 PAVING DETAILS  
C03.02 PAVING DETAILS  
C03.03 PAVING DETAILS

### STRUCTURAL

S301 STRUCTURAL DETAILS

### ARCHITECTURE

AS001 ARCHITECTURAL SITE PLAN  
AD111 ARCHITECTURAL DEMOLITION PLAN - AREA A  
AD112 ARCHITECTURAL DEMOLITION PLAN - AREA B  
AD113 ARCHITECTURAL DEMOLITION PLAN - AREA C  
AD611 DEMOLITION REFLECTED CEILING PLAN - AREA A  
AD612 DEMOLITION REFLECTED CEILING PLAN - AREA B  
AD613 DEMOLITION REFLECTED CEILING PLAN - AREA C  
A001 ABBREVIATIONS, LEGEND, SYMBOLS  
A002 TYPICAL MOUNTING HEIGHTS AND TOILET LAYOUT  
(ADULT & K - 6)  
A003 INTERIOR PARTITION TYPES  
A006 WALL SPANS & DETAILS  
A101 OVERALL FLOOR PLAN  
A111 FLOOR PLAN - AREA A  
A112 FLOOR PLAN - AREA B  
A113 FLOOR PLAN - AREA C  
A121 PHOTOGRAPHS  
A121A PHOTOGRAPHS  
A122 PHOTOGRAPHS (ALTERNATE #6 - MASONRY CLEANING)  
A401 ENLARGED TOILET PLANS  
A611 REFLECTED CEILING PLAN - AREA A  
A612 REFLECTED CEILING PLAN - AREA B  
A613 REFLECTED CEILING PLAN - AREA C  
A711 FINISH PLAN - AREA A  
A712 FINISH PLAN - AREA B  
A713 FINISH PLAN - AREA C  
A801 MATERIAL SCHEDULE  
A811 CASEWORK ELEVATIONS  
A821 INTERIOR ELEVATIONS

## Attachment C - List of Drawings

### Providence Elementary

# DRAWING INDEX

#### GENERAL

- G001 PROJECT COVER SHEET
- G101 CODE INFORMATION & ALTERNATES

#### CIVIL

- C01.00 COVER SHEET
- C02.00 DEMOLITION PLAN
- C03.00 SITE / PAVING PLAN
- C03.01 PAVING DETAILS
- C03.02 PAVING DETAILS
- C03.03 PAVING DETAILS

#### ARCHITECTURE

- AS001 ARCHITECTURAL SITE PLAN
- AD111 ARCHITECTURAL DEMOLITION PLAN - AREA 1
- AD112 ARCHITECTURAL DEMOLITION PLAN - AREA 2
- AD113 ARCHITECTURAL DEMOLITION PLAN - AREA 3
- A001 ABBREVIATIONS, LEGEND, SYMBOLS
- A101 OVERALL FLOOR PLAN
- A122 PHOTOGRAPHS (ALTERNATE #6 - MASONRY CLEANING)
- A711 FINISH PLAN - AREA 1
- A712 FINISH PLAN - AREA 2
- A713 FINISH PLAN - AREA 3
- A801 FINISH SCHEDULE AND INTERIOR DETAILS, PLAN & SECTIONS
- A811 INTERIOR ELEVATIONS

# Attachment C - List of Drawings

## Rivera Elementary

### DRAWING INDEX

#### GENERAL

- G001 PROJECT COVER SHEET
- G101 CODE INFORMATION & ALTERNATES

#### CIVIL

- C01.00 COVER SHEET
- C02.00 DEMOLITION PLAN
- C03.00 SITE / PAVING PLAN
- C03.01 PAVING DETAILS
- C03.02 PAVING DETAILS
- C03.03 PAVING DETAILS

#### ARCHITECTURE

- AS001 ARCHITECTURAL SITE PLAN
- AD111 ARCHITECTURAL DEMOLITION PLAN - AREA C/B
- AD112 ARCHITECTURAL DEMOLITION PLAN - AREA B/A
- AD113 ARCHITECTURAL DEMOLITION PLAN - AREA D
- A001 ABBREVIATIONS, LEGEND, SYMBOLS
- A002 TYPICAL MOUNTING HEIGHTS AND TOILET LAYOUT  
(ADULT & K - 6)
- A003 INTERIOR PARTITION TYPES
- A006 WALL SPANS & DETAILS
- A101 OVERALL FLOOR PLAN
- A111 FLOOR PLAN - AREA C/B
- A112 FLOOR PLAN - AREA B/A
- A113 FLOOR PLAN - AREA D
- A121 PHOTOGRAPHS
- A122 PHOTOGRAPHS (ALTERNATE #6 - MASONRY CLEANING)
- A401 ENLARGED TOILET ROOMS
- A711 FINISH PLAN - AREA C/B
- A712 FINISH PLAN - AREA B/A
- A713 FINISH PLAN - AREA D
- A801 MATERIAL SCHEDULE
- A810 CASEWORK ELEVATIONS
- A811 CASEWORK ELEVATIONS
- A812 INTERIOR ELEVATIONS
- A813 INTERIOR ELEVATIONS
- A821 INTERIOR DETAILS, PLAN & SECTIONS

#### ELECTRICAL

- E001 ELECTRICAL LEGENDS, SYMBOLS AND ABBREVIATIONS
- E002 ELECTRICAL SPECIFICATIONS
- E003 ELECTRICAL SPECIFICATIONS
- E110 ELECTRICAL FLOOR PLAN

SECTION 00 01 10 – TABLE OF CONTENTS OF THE PROJECT MANUAL - Volume 1 of 1

Note: Refer to additional Tables of Content in this Project Manual for Architect-or-Consultant- specific Tables of Content including seals, signatures, dates, and other required notation.

***The Architect's seal on a Project Manual page represents that the information on the sealed page is accurate in the Architect's professional opinion, but the Architect does not assume professional responsibility for documents sealed by others that are referenced in the Project Manual. All professionals sealing specifications as a part of the design are professionally responsible for their own sealed documents.***

\*1 Architect's seal does not apply to these Divisions/Sections. Refer to the Civil specifications Table of Contents for the seal of the Civil Engineer responsible for these Divisions or Sections.

+ Sections prepared by entities other than the Architect, and not noted above.

**Volume 1**

- PROJECT MANUAL COVER

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 01 01 PROJECT TITLE PAGE  
00 01 10 TABLE OF CONTENTS OF THE PROJECT MANUAL  
- CIVIL SPECIFICATIONS TABLE OF CONTENTS \*1  
00 01 15 LIST OF DRAWINGS  
00 73 00 SPECIAL CONDITIONS  
00 73 43 WAGE RATES

DIVISION 01 – GENERAL REQUIREMENTS

01 11 00 SUMMARY OF WORK  
01 21 00 ALLOWANCES  
01 23 00 ALTERNATES  
01 25 13 PRODUCT SUBSTITUTIONS  
01 26 00 MODIFICATION PROCEDURES  
01 29 00 APPLICATIONS FOR PAYMENT  
- Sample Application for Payment  
01 31 00 PROJECT COORDINATION  
01 31 19 PROJECT MEETINGS  
01 32 23 FIELD ENGINEERING  
01 33 00 SUBMITTALS  
01 40 00 QUALITY REQUIREMENTS  
01 42 19 REFERENCE STANDARDS AND DEFINITIONS  
01 45 00 QUALITY CONTROL SERVICES  
01 50 00 TEMPORARY FACILITIES  
01 57 23 SWPPP PLAN \*1  
01 60 00 MATERIALS AND EQUIPMENT  
01 73 29 CUTTING AND PATCHING  
01 77 00 PROJECT CLOSEOUT  
01 78 00 WARRANTIES AND BONDS



1/21/2022

DIVISION 02 – EXISTING CONDITIONS

02 41 19 SELECTIVE DEMOLITION  
02 41 20 SELECTIVE DEMOLITION \*1  
02 41 21 EXISTING ASPHALT REMOVAL \*1

**Attachment D - List of Specifications**

DIVISION 03 – CONCRETE

- 03 01 30.71 CONCRETE REHABILITATION
- 03 30 00 CAST-IN-PLACE CONCRETE
- 03 30 01 SITE CAST IN PLACE CONCRETE \*1
- 03 35 46.10 CONCRETE TOPICAL TREATMENTS (primer)
- 03 35 46.20 CONCRETE TOPICAL TREATMENTS (topcoat)

DIVISION 04 – MASONRY

- 04 01 20 CLAY MASONRY REPAIR AND CLEANING
- 04 20 00 UNIT MASONRY ASSEMBLIES

DIVISION 05 – METALS

- 05 40 00 COLD-FORMED METAL FRAMING
- 05 52 13 PIPE AND TUBE RAILINGS
- 05 58 00 FORMED METAL FABRICATIONS

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

- 06 10 00 ROUGH CARPENTRY
- 06 40 23 INTERIOR ARCHITECTURAL WOODWORK

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

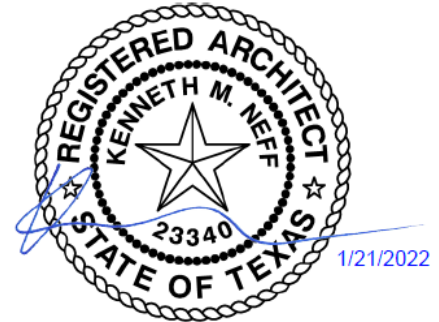
- 07 11 13 BITUMINOUS DAMPPROOFING
- 07 19 16 CONCRETE FLOOR SEALER AND FINISH
- 07 21 00 BUILDING INSULATION
- 07 27 26 FLUID-APPLIED AIR BARRIER MEMBRANE
- 07 62 00 SHEET METAL FLASHING AND TRIM
- 07 92 00 JOINT SEALANTS

DIVISION 08 – OPENINGS

- 08 14 16 FLUSH WOOD DOORS
- 08 41 13 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
- 08 71 00 DOOR HARDWARE +
- 08 80 00 GLAZING

DIVISION 09 – FINISHES

- 09 05 61 COMMON WORK RESULTS FOR FLOORING PREPARATION
- 09 21 16 GYPSUM BOARD ASSEMBLIES
- 09 24 00 PORTLAND CEMENT PLASTER
- 09 28 00 GYPSUM SHEATHING
- 09 30 13 CERAMIC TILE
- 09 51 13 ACOUSTICAL PANEL CEILINGS
- 09 64 29.13 WOOD FLOOR REFINISHING
- 09 64 53 TEMPERED HARDBOARD STAGE FLOORING
- 09 65 13 RESILIENT WALL BASE AND ACCESSORIES
- 09 65 19 RESILIENT FLOOR TILE
- 09 65 19.24 SOLID VINYL FLOOR TILE (LVT)
- 09 65 43 LINOLEUM FLOORING
- 09 65 66 RESILIENT ATHLETIC FLOORING *verify with Lenda*
- 09 66 23 RESINOUS MATRIX TERRAZZO FLOORING *(for repair of existing)*
- 09 68 16 CARPET
- 09 91 00 PAINTING (PROFESSIONAL LINE PRODUCTS)



09 96 53 ELASTOMERIC COATINGS Attachment D - List of Specifications

DIVISION 10 – SPECIALTIES

10 11 00 VISUAL DISPLAY UNITS  
10 21 13 TOILET COMPARTMENTS  
10 26 00 IMPACT RESISTANT WALL PROTECTION  
10 28 00 TOILET AND BATH ACCESSORIES  
10 73 26.00 METAL WALKWAY COVERS

DIVISIONS 11 - 30

NO SECTIONS

DIVISION 31 – EARTHWORK \*1

31 10 00 SITE CLEARING  
31 23 00 EARTHWORK  
31 23 10 FLEXIBLE BASE AND SUB GRADE MATERIAL  
31 23 12 SELECT MATERIAL FILL  
31 23 14 SUBGRADE PREPARATIONS  
31 23 33 TRENCHING, EMBEDMENT, BACKFILLING  
31 41 33 TRENCH SAFETY-SHEETING AND SHORING



DIVISION 32 – EXTERIOR IMPROVEMENTS \*1

32 12 16 HOT MIXED ASPHALT PAVING  
32 13 13 PORTLAND CEMENT CONCRETE PAVING  
32 13 14 WHEELCHAIR RAMP  
32 13 15 CONCRETE CURB AND GUTTER  
32 14 00 UNIT PAVERS  
32 17 22 TRAFFIC CONTROL  
32 17 23 PAVEMENT MARKINGS  
32 17 24 JOINT SEALER  
32 80 00 IRRIGATION SPEC  
32 80 01 TREE PROTECTION AND TRIMMING

DIVISION 33 – UTILITIES \*1

33 42 16 REINFORCED CONCRETE PIPE CULVERTS  
33 42 17 DRAINAGE STRUCTURES  
33 42 18 CORRUGATED POLYETHYLENE PIPE  
33 42 19 POLYPROPYLENE STORM DRAINAGE PIPE

DIVISIONS 34 – 50

NO SECTIONS

END OF SECTION 00 01 10



1           A. CIVIL ENGINEERING SECTION  
2

Attachment D - List of Specifications

- 3 SECTION 01 57 23 – EROSION AND SEDIMENT CONTROL PLAN
- 4 SECTION 02 41 20 - SELECTIVE DEMOLITION
- 5 SECTION 02 41 21 – EXISTING ASPHALT REMOVAL
- 6 SECTION 03 30 01 – SITE CAST-IN-PLACE CONCRETE
- 7 SECTION 31 10 00 - SITE CLEARING
- 8 SECTION 31 23 00 – EARTHWORK
- 9 SECTION 31 23 10 – FLEXIBLE BASE AND SUB GRADE MATERIAL
- 10 SECTION 31 23 12 – SELECT MATERIAL FILL
- 11 SECTION 31 23 14 – SUBGRADE PREPARATIONS
- 12 SECTION 31 23 33 - TRENCHING, EMBEDMENT, BACKFILLING
- 13 SECTION 31 41 33 - TRENCH SAFETY-SHEETING AND SHORING
- 14 SECTION 32 12 16 – HOT MIXED ASPHALT PAVING
- 15 SECTION 32 13 13 - PORTLAND CEMENT CONCRETE PAVING
- 16 SECTION 32 13 14 – WHEELCHAIR RAMP
- 17 SECTION 32 13 15 – CONCRETE CURB AND GUTTER
- 18 SECTION 32 14 00 – UNIT PAVERS
- 19 SECTION 32 17 22 - TRAFFIC CONTROL
- 20 SECTION 32 17 23 – PAVEMENT MARKINGS
- 21 SECTION 32 17 24 - JOINT SEALER
- 22 SECTION 32 80 00 – IRRIGATION SPEC
- 23 SECTION 32 80 01 – TREE PROTECTION AND TRIMMING
- 24 SECTION 33 42 16 - REINFORCED CONCRETE PIPE CULVERTS
- 25 SECTION 33 42 17 - DRAINAGE STRUCTURES
- 26 SECTION 33 42 18 - CORRUGATED POLYETHYLENE PIPE
- 27 SECTION 33 42 19 – POLYPROPYLENE STORM DRAINAGE PIPE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIKE GLENN, P.E. 35059, ON JANUARY 21, 2022

Prepared By:

**GLENN ENGINEERING CORPORATION**  
T.B.P.E. REGISTRATION NO. F-303  
4500 Fuller Drive, Suite 220  
Irving, Texas 75038  
(972) 717.5151