



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 11th day of June in the year 2024, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 12th day of June in the year 2023 (the “Agreement”)

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

Guyer High School Multi-Purpose Building and Renovations

THE OWNER:

(Name, legal status, and address)

Denton Independent School District
230 N. Mayhill Road
Denton, Texas 76208

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

BWC Education Group, LLC
963 S. Loop 340
Waco, Texas 76706

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirty-Three Million, Nine Hundred Ninety-Four Thousand, Eight Hundred Seventy-Five

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.

Dollars (\$ 33,994,875.00), 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.)

Reference Attachment "A"

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

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

§ A.1.1.5 Alternates

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

Item	Price
N/A	

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

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

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:

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

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

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

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

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:

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

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

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

§ A.2.3 Substantial Completion

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

(Check one of the following boxes and complete the necessary information.)

Init.

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User Notes:

(3B9ADA44)

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

[X] By the following date:

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

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 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.)

Reference Attachment B

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

Reference Attachment "C"

Number	Title	Date
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§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

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

Init.

Item
Reference Attachment A

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

Reference Attachment D

§ 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.)

Addendum # 1 - 5/2/24

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)



(Printed name and title)

BWC Education Group

Denton ISD

Guyer HS - Multi-Purpose Building and Renovations
Denton TX

Documents Dated 2/27/2024
Date 3/21/2024

Total Bldg. Area
86676

Project # 23-045.00

GMP

CODE	ITEM		LABOR	MATERIAL	SUB	TOTAL		\$/SqFt
02 00 00	Existing Conditions					100,000.00		
02 41 13	Selective Site Demolition		XXXXXX	100,000	XXXXXX	100,000		1.15
3 41 19	Selective Structure Demolition	02 41 13	XXXXXX	XXXXXX	XXXXXX	0		0.00
03 00 00	CONCRETE					2,427,000.00		
03 10 00	Structural Concrete Forming		XXXXXX	50,000	2,377,000	2,427,000		28.00
03 20 00	Concrete Reinforcing	03 10 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
03 31 00	Structural Concrete	03 10 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
03 35 46	Concrete topical Treatments	03 10 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
04 00 00	MASONRY					562,780.00		
04 20 00	Masonry Units		XXXXXX	XXXXXX	562,780	562,780		6.49
05 00 00	METALS					92,720.00		
05 12 00	Structural Steel Framing		XXXXXX	75,000	XXXXXX	75,000		0.87
05 21 0	Steel Joist	13 34 19	XXXXXX	XXXXXX	XXXXXX	0		0.00
05 31 00	Metal Roof Deck	13 34 19	XXXXXX	XXXXXX	XXXXXX	0		0.00
05 40 00	Cold Formed Metal Framing	09 21 16	XXXXXX	XXXXXX	XXXXXX	0		0.00
05 50 00	Metal Fabrications		XXXXXX	17,720	XXXXXX	17,720		0.20
05 73 00	Decorative Metal Railings	N/A	XXXXXX	XXXXXX	XXXXXX	0		0.00
06 00 00	WOODS, PLASTICS & COMPOSITES					48,150.00		
06 10 00	Rough Carpentry		15,700	32,450	XXXXXX	48,150		0.56
06 16 56	Air and Water-Resistive Sheathing Board System	09 21 16	XXXXXX	XXXXXX	XXXXXX	0		0.00
07 00 00	THERMAL & MOISTURE PROTECTION					1,338,464.00		
07 11 13	Bituminous Damproofing	07 27 26	XXXXXX	XXXXXX	XXXXXX	0		0.00

22 00 00		PLUMBING						1,067,000.00	
22 00 10	Basic Plumbing Requirements		XXXXXX	50,000	1,017,000	1,067,000		12.31	
22 00 90	Plumbing Submittal Procedures		XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 05 20	Guages, Meters, and Thermometers	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 05 24	Valves - General	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 05 30	Pipe and Pipe Fittings - General	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 05 54	Isolation Devices	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 05 54	Plumbing Identification	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 07 20	Piping Insulation	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 08 00	Commissioning of Plumbing	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 11 17	Domestic Water Piping and Appurtenances Copper	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 13 17	Soil, Waste and Sanitary Piping, Vent Piping and Appurtenances	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 13 18	Condensate Piping	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 13 19	Interceptors	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 16 01	Natural Gas Piping and Appurtenances	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 33 34	Access Doors	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
22 40 01	Plumbing Fixtures and Fixtures Carriers	22 00 10	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 00 00		MECHANICAL						5,345,000	
23 00 00	Basic Mechanical Requirements		XXXXXX	100,000	5,245,000	5,345,000		61.67	
23 00 90	HVAC Submittal Procedures	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 05 19	Meters and Gauges for HVAC	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 05 29	Hangers and Supports for HVAC piping and Equipment	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
25 05 32	Roof Curbs	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 05 33	Roof Curb Adapters	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 05 53	Identification for HVAC Piping and Equipment	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 05 93	Testing, Adjusting and Balanceing for HVAC	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 07 13	Duct and Grille Insulation	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 07 19	Hydronic Piping Insulation	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 07 21	Refrigerent Piping Insulation	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 08 00	Commissioning of HVAC	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 09 23	Energy Management Control System (BACnet/Tridium)	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 09 23A	-Sequence of Operations General	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 09 23C	-Sequence of Operations Boiler Sequences	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 09 23G	Sequence of Operation Rooftop Unit Sequences	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 09 25	Variable Frequency Drives	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 21 13	Hydronic Piping, Valves and Appurtenances	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 23 00	Refrigerant Piping	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 31 13	Metal Ductwork	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	
23 33 33	Access Doors	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00	

23 00 00 MECHANICAL (Cont'd)								
23 34 16	HVAC Fans	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 37 13	Diffusers, Registers and Frilles	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 43 23	Bipolar Ionization Air Purifications System	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 52 16	Condensing Boilers	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 55 33	Gas Fire Unit Heaters	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 73 26	Dedicated Outside Air, air Handling Units	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 81 19	Packaged HVAC Units	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 81 27	Small Capacity Split System Units	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 82 39	Electric Unit Heaters	23 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 00 00 ELECTRICAL							2,340,700.00	
26 00 00	Electrical		XXXXXX	50,000	2,290,700	2,340,700		27.01
2605 05	Selective Demolition for Electrical	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
23 05 19	Low Voltage Electrical Power Conductors and Cables	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 26	Grounding and Bonding for Electrical Systems	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 33	Raceways and Boxes for Electrical Systems	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 53	Identification for Electrical Systems	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 73	Power System Studies	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 08 00	Commissioning of Electrical Systems	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 09 13	Electrical Power Monitoring	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 09 16	Electrical Control Components	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 09 23	Lighting Control Devices	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 20 00	Low Voltage Electrical Distribution	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 27 26	Wiring Devices	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 43 00	Surge Protective Devices	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 50 00	Lighting Control Devices	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
26 55 68	Interior Athletic Lighting	26 00 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
27 00 00 COMMUNICATIONS							347,910.00	
27 10 00	Structured Cabling System		XXXXXX	35,000	106,026	141,026		1.63
27 41 16	Integrated Audio-Video Systems & Equipment		XXXXXX	XXXXXX	138,884	138,884		1.60
27 50 00	Distributed Communications and Monitoring system	27 51 23.13	XXXXXX	XXXXXX	XXXXXX	0		0.00
27 51 23.13	School Clock System		XXXXXX	XXXXXX	68,000	68,000		0.78
28 00 00 ELECTRONIC SAFETY & SECURITY							310,334.00	
28 05 00	Common Work Results for Electronic Security	28 10 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
28 05 13	Conductors and Cables for Electronic Security	29 10 00	XXXXXX	XXXXXX	XXXXXX	0		0.00
28 05 44	Emergency Responder Radio Coverage System	By Owner	XXXXXX	XXXXXX	XXXXXX	0		0.00

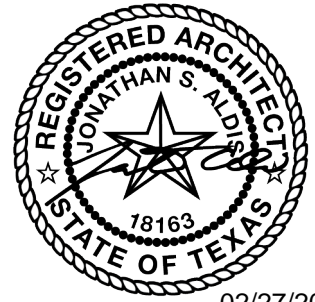
UTILITIES							1,314,038.00
33 10 00	Water Utilities		XXXXXX	30,000	1,284,038	1,314,038	15.16
33 30 00	Sanitary Sewerage Utilities	33 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
33 40 00	Storm Drainage Utilities	33 10 00	XXXXXX	XXXXXX	XXXXXX	0	0.00
GENERAL REQUIREMENTS							812,213.00
	Building Permit	By Owner	XXXXXX	XXXXXX	XXXXXX	0	
	Ice/Water		XXXXXX	750	XXXXXX	750	0.01
	Jobsite Signage		XXXXXX	5,000	XXXXXX	5,000	0.06
	Temp Fencing		XXXXXX	4,500	XXXXXX	4,500	0.05
	Temp Roads		XXXXXX	10,000	XXXXXX	10,000	0.12
	Temp Electric Service		XXXXXX	10,000	XXXXXX	10,000	0.12
	Temp Water Service		XXXXXX	5,000	XXXXXX	5,000	0.06
	Temp Toilets		XXXXXX	7,800	XXXXXX	7,800	0.09
	Field Office Rental		XXXXXX	22,200	XXXXXX	22,200	0.26
	Storage Trailer		XXXXXX	3,000	XXXXXX	3,000	0.03
	Field Office supplies		XXXXXX	1,800	XXXXXX	1,800	0.02
	Project Superintendent		172,744	XXXXXX	XXXXXX	172,744	1.99
	Project Manager		172,744	XXXXXX	XXXXXX	172,744	1.99
	Project Engineer		94,224	XXXXXX	XXXXXX	94,224	1.09
	Operations Director		29,450	XXXXXX	XXXXXX	29,450	0.34
	Construction Cleaning		XXXXXX	15,000	XXXXXX	15,000	0.17
	Final Cleaning		XXXXXX	13,001	XXXXXX	13,001	0.15
	Dumpsters		XXXXXX	50,000	XXXXXX	50,000	0.58
	Day Labor		XXXXXX	25,000	XXXXXX	25,000	0.29
	Licensed Surveyor		XXXXXX	25,000	XXXXXX	25,000	0.29
	Subsurface Utility Engineering		XXXXXX	65,000	XXXXXX	65,000	0.75
	Pre-Build Control		XXXXXX	25,000	XXXXXX	25,000	0.29
	Testing		XXXXXX	25,000	XXXXXX	25,000	0.29
	Special Inspections		XXXXXX	10,000	XXXXXX	10,000	0.12
	Equipment Rental		XXXXXX	15,000	XXXXXX	15,000	0.17
	Small Tools		XXXXXX	5,000	XXXXXX	5,000	0.06
CONTINGENCY ALLOWANCES							1,600,000
	Construction Contingency Allowance		XXXXXX	540,000	XXXXXX	540,000	6.23
	Pier Overages		XXXXXX	100,000	XXXXXX	100,000	1.15
	Pier Casing		XXXXXX	140,000	XXXXXX	140,000	1.62
	HVAC TAB	By Owner	XXXXXX	XXXXXX	XXXXXX	0	0.00
	MEP Systems Commissioning	By Owner	XXXXXX	XXXXXX	XXXXXX	0	0.00

CONTINGENCY ALLOWANCES		(CONT'D)							
	Energy Code Inspection		XXXXXX	20,000	XXXXXX	20,000		0.23	
	Building Plaques		XXXXXX	6,000	XXXXXX	6,000		0.07	
	Signage (Room Signage & Building Letters)		XXXXXX	64,000	XXXXXX	64,000		0.74	
	Site Directional signage		XXXXXX	40,000	XXXXXX	40,000		0.46	
	City & Engineering Comments		XXXXXX	50,000	XXXXXX	50,000		0.58	
	Owner Contingency Allowance		XXXXXX	540,000	XXXXXX	540,000		6.23	
	Transformer Relocates		XXXXXX	50,000	XXXXXX	50,000		0.58	
	Communications Vault Relocate		XXXXXX	50,000	XXXXXX	50,000			
	SUBTOTAL			484,862	2,881,656	23,853,368	27,219,886	27,219,886.00	314.04
	GL Insurance	0.81%	XXXXXX	XXXXXX	234,900	234,900			
	Bldrs Risk	0.25%	XXXXXX	XXXXXX	72,500	72,500			
	Sub-Bond	1.0%	XXXXXX	XXXXXX	290,000	290,000			
							27,817,286		
	CMAR Fee	3.90%					1,084,874		
	Payment & Performance Bond						237,600		
							29,139,760	336.19	
	Preconstruction Fee (Separate Invoice)		XXXXXX	XXXXXX	20,000	20,000			
	Sub Total						29,159,760		
				Not Accepted	Pending	Recommended			
Alt #1	Field Turf - Hellas	\$0.00							
Alt #2	Field Turf - Shaw	\$0.00							
Alt #3	Field Turf - Astro Turf	\$0.00							
Alt #4	New Campus Wide Fire Alarm System	\$1,381,509.05							
Alt #5	Renovations to Existing Campus Wide FA System	\$757,461.74							
Alt #6	Add Translucent Panel to South End of MPB	\$233,595.18							
Alt #7	Existing Ag Barn Insulation Renovations	\$107,889.94							
Alt #8	Replace Over Hd Coiling Doors Existing Ag Barn	\$45,473.38							
Alt #9	Add Oscillating Fans to Existing Ag Barn	\$60,109.25							
Alt #10	Replace Lighting in Existing Ag Barn	\$63,891.64							
Alt #11	Repair foundation Issues at Existing Ag Barn	TBD							
Alt #12	Alternate Re-roof Area	TBD							
							29,159,760	29,159,760.15	

Cost Savings Options				Not Accepted	Pending	Recommended	Ball in Court
1	Reduce Asphalt Paving to 4"/2" in lieu of 6"/2"	\$	(58,000.00)	\$ (58,000.00)			
	Replace Asphalt Paving w/7" Concrete		TBD			40,000.00	
2	Gravel paving to be 8" Crushed stone in lieu of #57 stone	\$	(7,500.00)			(7,500.00)	
3	Ag Bldg - Reduce drift to H/300	\$	(8,726.00)	\$ (8,726.00)			
4	Ag Barn - change galvanized steel to primered unpainted	\$	(15,838.00)	\$ (15,838.00)			
5	Delete Intumescent paint above 20' AFF @ MPB	\$	(697,000.00)		\$ (697,000.00)		
6	Refurbish existing AHU's shown to be replaced in the plans and specifications	\$	(2,636,000.00)			(2,636,000.00)	
7	Delete Plumbing Void System	\$	(65,506.00)			(65,506.00)	
	MPB - 5/8" regular sheet rock over 3/4" plywood in lieu of high impact board	\$	(49,455.00)		\$ (49,455.00)		
8	Leave existing metal panels on backsides of metal roof facades at HS	\$	(32,000.00)			(32,000.00)	
9	High School Re-Roof - in lieu of full tear off, peel roof to existing sound insul, add 1 1/2" ISO	\$	(175,000.00)			(175,000.00)	
10	Add Fire Alarm for Baseball Concession Bldg	\$	21,894.00			21,894.00	
11	Add Fire Alarm for new Ag Barn if desired	\$	24,327.00			24,327.00	
12	Add Emergency Responder Radio Coverage	\$	70,156.00	\$ 70,156.00			
13	Replace Copper with fiber from HS to Athletic Building for FA						
14	500 GPM vertical in line fire pump if needed	\$	48,000.00	\$ 48,000.00			
15	Netting - Roof Only (option #1)	\$	230,235.00	\$ 230,235.00			
16	Netting - Roof and Walls (option #2)	\$	254,470.00	\$ 254,470.00			
Total Cost Saving Options Accepted						(\$2,829,785.00)	
	Blders Risk		0.25%			(\$7,074.46)	
	General Liability		0.81%			(\$22,921.26)	
	Sub Bond		1.00%			(\$28,297.85)	
	CMAR Fee		3.90%			(\$110,361.62)	
	Bond		0.72%			(\$20,374.45)	
Total Cost Savings Plus Markup						(\$3,018,814.64)	(3,018,814.64)
Total GMP #2							26,140,945.52
Total GMP #1							7,853,930.00
Total GMP #2							26,140,945.52
Total GMP							33,994,875.52

DOCUMENT 00 01 10

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DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

PROCUREMENT REQUIREMENTS

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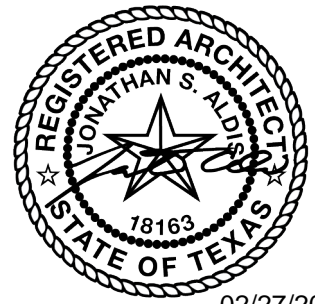
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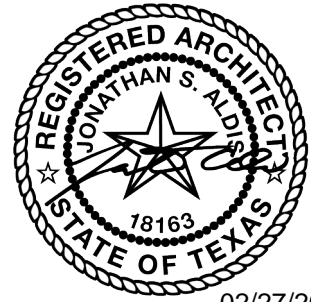
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E9.01	ELECTRICAL RISER DIAGRAM	2/27/2024	
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EL2.11	EMERGENCY LIGHTING CEILING PLAN - MULTI-PURPOSE BUILDING - OVERALL	2/27/2024	
EL2.11A	LIGHTING CEILING PLAN -MULTI-PURPOSE BUILDING -NORTH	2/27/2024	

EL2.11B	LIGHTING CEILING PLAN -MULTI-PURPOSE BUILDING -SOUTH	2/27/2024	4/16/2024
EL2.12	LIGHTING CEILING PLAN -BASEBALL CONCESSIONS	2/27/2024	
EL2.12.1	EMERGENCY LIGHTING CEILING PLAN - BASEBALL CONCESSIONS	2/27/2024	
EL2.13.1A	EMERGENCY LIGHTING FLOOR PLAN - AG BARN	2/27/2024	
EL2.13.1B-A	EMERGENCY LIGHTING FLOOR PLAN - EXISTING AG BARN - ALTERNATE BID	2/27/2024	
EL2.13A	LIGHTING FLOOR PLAN -AG BARN	2/27/2024	
EL2.13B-A	LIGHTING FLOOR PLAN - EXISTING AG BARN - ALTERNATE BID	2/27/2024	
EL7.01	LIGHTING DETAILS, SYMBOLS, & GENERAL NOTES	2/27/2024	
EL7.02	LIGHTING CONTROL CHART	2/27/2024	
EL8.01	LUMINAIRE SCHEDULE	2/27/2024	
EL9.01	LIGHTING ENERGY SUMMARY	2/27/2024	

TECHNOLO

ES0.00	GENERAL NOTES AND LEGENDS	2/27/2024	
ES1.11	SITE PLAN	2/27/2024	
ES2.11A	FLOOR PLAN -MULTI-PURPOSE BUILDING -NORTH	2/27/2024	
ES2.11B	FLOOR PLAN -MULTI-PURPOSE BUILDING -SOUTH	2/27/2024	
ES2.12	FLOOR PLAN -BASEBALL CONCESSIONS	2/27/2024	
ES2.13	FLOOR PLAN -AG BARN	2/27/2024	
ES2.20	ENLARGED PLANS	2/27/2024	
ES3.21	ELEVATIONS	2/27/2024	
ES6.11A	REFLECTED CEILING PLAN - MULTI PURPOSE BUILDING - NORTH	2/27/2024	
ES6.11B	REFLECTED CEILING PLAN -MULTI PURPOSE BUILDING -SOUTH	2/27/2024	
ES6.12	REFLECTED CEILING PLAN -BASEBALL CONCESSIONS	2/27/2024	
ES6.13	REFLECTED CEILING PLAN -AG BARN	2/27/2024	
ES18.01	STRUCTURED CABLING PLATE DETAILS	2/27/2024	
ES18.04	STRUCTURED CABLING LABELING DETAILS	2/27/2024	
ES18.05	STRUCTURED CABLING GROUNDING AND BONDING DETAILS	2/27/2024	
ES18.10	RISER DIAGRAM	2/27/2024	
ES19.10	SECURITY DEVICE SCHEDULE	2/27/2024	
ES19.70	ACCESS CONTROL DETAILS	2/27/2024	
ES19.71	ACCESS CONTROL DETAILS	2/27/2024	
ES19.72	ACCESS CONTROL DETAILS	2/27/2024	
ES19.73	INTRUSION DETECTION DETAILS	2/27/2024	
ES19.74	ACCESS CONTROL DETAILS	2/27/2024	
ES19.80	SECURITY CAMERA DETAILS	2/27/2024	

AUDIO

AV0.00	GENERAL NOTES AND LEGENDS	2/27/2024	
AV2.11A	FLOOR PLAN -MULTI-PURPOSE BUILDING -NORTH	2/27/2024	
AV2.11B	FLOOR PLAN -MULTI-PURPOSE BUILDING -SOUTH	2/27/2024	
AV3.11	ELEVATIONS	2/27/2024	
AV6.11A	REFLECTED CEILING PLAN - MULTI PURPOSE BUILDING - NORTH	2/27/2024	
AV6.11B	REFLECTED CEILING PLAN - MULTI PURPOSE BUILDING - SOUTH	2/27/2024	
AV11.00	AUDIO-VIDEO FUNCTIONAL LEGEND AND STANDARD DETAILS	2/27/2024	
AV11.11	INDOOR PRACTICE FIELD DETAILS	2/27/2024	

INTERCOM SYSTEMS

IC0.00	GENERAL NOTES AND LEGENDS	2/27/2024	
IC2.11A	FLOOR PLAN - MULTIPURPOSE BUILDING - NORTH	2/27/2024	
IC2.11B	FLOOR PLAN - MULTIPURPOSE BUILDING - SOUTH	2/27/2024	
IC2.13	FLOOR PLAN -AG BARN	2/27/2024	
IC3.11	ELEVATIONS	2/27/2024	
IC6.11B	REFLECTED CEILING PLAN - MULTIPURPOSE BUILDING - SOUTH	2/27/2024	
IC6.12	REFLECTED CEILING PLAN -BASEBALL CONCESSIONS	2/27/2024	
IC11.00	INTERCOM FUNCTIONAL LEGEND AND STANDARD DETAILS	2/27/2024	

Guyer HS Multi-Purpose Building and Renovations Denton ISD

Clarifications & Assumptions

DIVISION 01 - GENERAL REQUIREMENTS

- Permit Fees, connection fees, impact fees, franchise utility fees, water meters paid for by DISD
- Temporary Utilities usage bills paid by owner
- Testing provided and paid for by DISD
- Bid Documents are assumed to comply with all existing applicable codes, regulations, and city Ordinances or other AHJ's, thus an additional cost incurred to remedy conflicts or discrepancies shall be via change order form the Owner/Architect
- Cost of Commissioning Agent/Services paid for by DISD.
- Prevailing Wage Rate Determination included as provided by DISD
- BWC excludes waste management plan, waste Reduction Reporting, sorting of refuse/waste and disposal as recyclable materials or salvage of materials other than specific RTU's noted in Demolition Plan
- Contractor retainage will be held at the rate of 5% of the cost of work.
- Subcontractor retainage is held at 5% of the cost of work.
- All unused funds and savings shall be returned to the owner as savings at the end of the project.
- Sales taxes on materials excluded from this project.
- Excludes BIM Services
- Addendum #1 acknowledged

DIVISION 02 – EXISTING CONDITIONS

DIVISION 03 – CONCRETE

- Pier Depths are bid at 38' from finish grade to bearing stratum
- Added Pier depth cost:
 - 18" - \$50.00 LF Add/\$15.00 LF Deduct
 - 30" - \$100.00 LF Add/\$30.00 LF Deduct
- Added Casing depth cost:
 - 18" - \$55.00 LF
 - 30" - \$90.00 LF

DIVISION 04 – MASONRY

- Specified face brick subject to availability

DIVISION 05 – STEEL

- No comments

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DIVISION 06 – WOODS, PLASTICS AND COMPOSITES

- No comments

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

- Re-Roofing of the existing High School building will be completed in two phases. Phase I – completed summer of 2024, Phase II – completed summer of 2025
- If VE Alternate to leave existing roof insulation in place is taken, then the Unit Price to remove and replace existing Roof Insulation that may be wet or deteriorated is \$2.35 per square foot.
- Spray applied fireproofing to be applied to structure concealed behind plywood and drywall
- Intumescent paint to be applied to exposed columns and roof beams. This does not include the purlins or underside of roof sheets

DIVISION 08 – OPENINGS

- No comments

DIVISION 09 – FINISHES

- MPB Exposed structure is coated with intumescent paint only. There is no paint applied over the intumescent. Intumescent paint color will be the mfg.. available color.

DIVISION 10 – SPECIALTIES

DIVISION 11 – EQUIPMENT

- Athletic equipment provided includes kicking nets at each end of the building and one folding divider curtain with electric winch
- Building protection netting is excluded

DIVISION 13 – SPECIAL CONSTRUCTION

- PEMB building as manufactured by Red Dot Buildings
- PMPB columns to hold 2'-0" up to 20' AFF, then tapered above
- Roof panels to be 18" wide to achieve FM 1-90 rating
- MPB - Drift H/300; Vertical Frame Deflection L/180; Girt & Purlin Deflection L/180
- MPB - Roof Panels have mid panel splices
- Sheeting & Trims to be by MBCI from MBCI standard colors
- 20 year weathertightness warranty included

DIVISION 21 – FIRE SUPPRESSION

- Assumed adequate pressure at city main without need for fire pump

Guyer HS Multi-Purpose Building and Renovations Denton ISD

DIVISION 22 – PLUMBING

- No comments

DIVISION 23 – HVAC

- No comments

DIVISION 26 – ELECTRICAL

- Allowance of \$100,000.00 included for work related to moving existing electrical transformers and utility vaults indicated on the drawings. Charges levied by the Service Provider are assumed to be Owner Cost

DIVISION 27 – COMMUNICATIONS

- Communications to be connected to existing system at existing filed house next to the MPB. No additional pathways back to HS MDF are included.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

- Alt #4 has limited scope clarification or drawings. Subcontractors have made assumptions in the absence of detailed drawings

DIVISION 31 – EARTHWORK

- Subgrade preparation for the building foundations, concrete slabs and surrounding flatwork are based on Geotex Engineering reports dated 10-27-2023 identified at #G23-2207D and 3-7-2024 identified as #G24-2024

DIVISION 32 – EXTERIOR IMPROVMENTS

- No comments

DIVISION 33 – UTILITIES

- No comments

SCHEDULE OF ALLOWANCES

• Pier Overages	\$100,000.00
• Pier Casing	\$140,000.00
• HVAC Testing and Balancing	By Owner
• Energy code Inspection	By Owner
• Building Plaque	\$6,000.00
• Project Directional Signage	\$40,000.00
• Signage (room and building letters)	\$64,000.00
• City and Engineering Comments	\$50,000.00
• Owners Contingency	\$540,000.00
• Construction Contingency	\$540,000.00
• Transformer and Utility Vault Relocate	\$100,000.00

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CMAR Fees and Rates

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

EXCLUSIONS:

- Building Information Modeling (BIM). Should owner require BIM, contractor will evaluate need for additional staff and price accordingly
- Night time security guard.
- LEED Certification for project.
- Tri-party agreements and/or City imposed impact fees.
- Off-site or full-size mockups, except as noted in the contract documents
- Any work referenced in the Construction Documents of Preliminary Construction Documents related to a new Softball Field