

AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Ninth day of December in the year Two Thousand Twenty-Five, 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 Twelfth day of June in the year Two Thousand Twenty-Three (the “Agreement”)

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

for the following **PROJECT**:

(Name and address or location)

Sam Houston Elementary School Renovations
3100 Teasley Lane
Denton, TX 76205

THE OWNER:

(Name, legal status, and address)

Denton ISD
230 N. Mayhill Road
Denton, TX 76208

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

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

TABLE OF ARTICLES

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- A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

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

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nineteen Million Two Hundred and Seventeen Thousand Two Hundred Three Dollars and Zero Cents (\$ 19,217,203.00), subject to additions and deductions by Change

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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.

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 A	\$87,478

§ 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.)

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

[X] By the following date: August 10, 2026

§ 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
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§ 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
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§ 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
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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.)

See Attachment D

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.)

Item	Price
See Attachment A	\$80,000

§ 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.)

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

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

OWNER *(Signature)*

(Printed name and title)



CONSTRUCTION MANAGER *(Signature)*

Jorden M. Dial, Executive Vice President

(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:58:03 CST on 11/26/2025.

Changes to original AIA text

PAGE 2

Item
See Attachment A

Price
\$87,478

Item
N/A

Price

**Conditions for
Acceptance**

Item
N/A

Units and Limitations

Price per Unit (\$0.00)

PAGE 3

Title
N/A

Date

Pages

Item
See Attachment A

Price
\$80,000

Variable Information

PAGE 1

This Amendment dated the Ninth day of December in the year Two Thousand Twenty-Five , 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 Twelfth day of June in the year Two Thousand Twenty-Three (the “Agreement”)
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PAGE 2

See Attachment A

- ☒ 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.)

PAGE 3

- ☐ Not later than () calendar days from the date of commencement of the Work.
- ☒ By the following date: August 10, 2026

See Attachment C

See Attachment D

PAGE 4

See Attachment B

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jorden M. Dial, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:58:03 CST on 11/26/2025 under Order No. 20250142941 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)

Executive Vice President

(Title)

December 9, 2025

(Dated)

**Denton ISD**

Sam Houston Elementary School
Denton TX

Documents Dated 10/23/2025
Bid Date 11/11/2025

Total Bldg. Area

76,963

Project # 24384.0000

GMP

CODE	ITEM	LABOR	MATERIAL	SUB	TOTAL	\$/SqFt
02 00 00	Existing Conditions				363,000	
02 41 19	Selective Demolition	XXXXXX	XXXXXX	363,000	363,000	4.72
03 00 00	CONCRETE				419,000	
03 11 13	Structural Concrete Forming	XXXXXX	30,000	389,000	419,000	5.44
03 11 15	Expanded Polystyrene Foam Block Formwork	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 15 19	Cast In Anchors and Embeds	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 20 00	Concrete Reinforcing	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 31 00	Structural Concrete	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 35 45	Polished Concrete Finishing	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 54 16	Hydraulic Cement Underlayment	XXXXXX	XXXXXX	XXXXXX	0	0.00
03 62 14	Grouting Steel Base Plates	XXXXXX	XXXXXX	XXXXXX	0	0.00
04 00 00	MASONRY				215,000	
04 01 10	Masonry Cleaning	XXXXXX	XXXXXX	XXXXXX	0	0.00
04 01 24	Brick Masonry Repointing	XXXXXX	XXXXXX	XXXXXX	0	0.00
04 05 23	Through Wall Flashing	XXXXXX	XXXXXX	XXXXXX	0	0.00
04 20 00	Unit Masonry	XXXXXX	XXXXXX	215,000	215,000	2.79
05 00 00	METALS				97,000	
05 12 00	Structural Steel Framing	XXXXXX	30,500	35,000	65,500	0.85
05 40 00	Cold Formed Metal Framing	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 43 00	Slotted Channel Framing	XXXXXX	XXXXXX	XXXXXX	0	0.00
05 50 00	Metal Fabrications	XXXXXX	5,000	XXXXXX	5,000	0.06
05 52 13	Pipe and Tube Railings	XXXXXX	XXXXXX	26,500	26,500	0.34
05 55 16	Metal Stair Nosing	XXXXXX	XXXXXX	XXXXXX	0	0.00
06 00 00	WOODS, PLASTICS & COMPOSITES				796,145	

06 10 53	Misc. Rough Carpentry		61,145	20,000	XXXXXX	81,145		1.05
06 16 63	Moisture Resistant Sheathing		XXXXXX	XXXXXX	XXXXXX	0		0.00
06 20 23	Interior Finish Carpentry		XXXXXX	XXXXXX	XXXXXX	0		0.00
06 41 16	Plastic-Laminate -Clad Architectural Cabinets		XXXXXX	40,000	675,000	715,000		9.29
06 83 16	Fiberglass Reinforced Paneling		XXXXXX	XXXXXX	XXXXXX	0		0.00
07 00 00	THERMAL & MOISTURE PROTECTION						2,020,583	
07 21 00	Thermal Insulation		XXXXXX	XXXXXX	XXXXXX	0		0.00
07 21 19	Foamed-In-Place Insulation		XXXXXX	XXXXXX	95,000	95,000		1.23
07 22 16	Roof Board Insulation		XXXXXX	XXXXXX	XXXXXX	0		0.00
07 27 26	Fluid Applied Membrane Air Barriers		XXXXXX	XXXXXX	275,000	275,000		3.57
07 42 13	Metal Composite Material Wall Panels		XXXXXX	XXXXXX	XXXXXX	0		0.00
07 51 13	Four Ply Built Up Roof System		XXXXXX	XXXXXX	1,630,000	1,630,000		21.18
07 62 00	Sheet Metal and Miscellaneous Accessories		XXXXXX	15,000	XXXXXX	15,000		0.19
07 62 13	Gutters and Downspouts		XXXXXX	XXXXXX	XXXXXX	0		0.00
07 72 00	Roof Accessories		XXXXXX	XXXXXX	XXXXXX	0		0.00
07 84 13	Penetration Firestopping		XXXXXX	XXXXXX	XXXXXX	0		0.00
07 84 43	Joint Firestopping		XXXXXX	XXXXXX	XXXXXX	0		0.00
07 92 00	Joint Sealants		XXXXXX	XXXXXX	XXXXXX	0		0.00
07 95 00	Expansion Control		XXXXXX	5,583	XXXXXX	5,583		0.07
08 00 00	OPENINGS						1,460,000	
08 01 11	Patch and Repair Existing Exterior Units		XXXXXX	XXXXXX	XXXXXX	0		0.00
08 11 13	Hollow Metal Doors & Frames		XXXXXX	XXXXXX	700,000	700,000		9.10
08 14 25	Plastic-Laminate-Faced Wood Doors		XXXXXX	XXXXXX	XXXXXX	0		0.00
08 16 14	FRP-Aluminum Composite Doors Assemblies		XXXXXX	XXXXXX	XXXXXX	0		0.00
08 31 13	Access Doors		XXXXXX	XXXXXX	XXXXXX	0		0.00
08 41 13	Aluminum-Framed Entrances and Storefronts		XXXXXX	XXXXXX	760,000	760,000		9.87
08 71 00	Door Hardware Specifications		XXXXXX	XXXXXX	XXXXXX	0		0.00
08 71 00.10	Door Hardware Sets		XXXXXX	XXXXXX	XXXXXX	0		0.00
08 80 00	Glazing		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 00 00	FINISHES						2,873,850	
09 05 61	Moisture Vapor Emmission and Alkalinity Control		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 21 16	Gypsum Board Assemblies		XXXXXX	XXXXXX	1,880,000	1,880,000		24.43
09 30 00	Tiling		XXXXXX	XXXXXX	375,000	375,000		4.87
09 51 13	Acoustical Panel Ceilings		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 54 26	Suspended Wood Ceilings		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 61 16	Concrete Floor Sealing		XXXXXX	XXXXXX	904	904		0.01
09 64 30	Wood Platform Floor		XXXXXX	XXXXXX	XXXXXX	0		0.00

09 65 13	Resilient Base and Accessories		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 65 19	Resilient Tile Flooring		XXXXXX	XXXXXX	355,000	355,000		4.61
09 65 66	Resilient Athletic Flooring		XXXXXX	XXXXXX	50,304	50,304		0.65
09 68 16	Sheet Carpeting		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 72 18	Digital Image Wall Coverings		XXXXXX	10,000	XXXXXX	10,000		0.13
09 84 33	Fabric-Wrapped Wall Panels		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 91 13	Exterior Painting		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 91 23	Interior Painting		XXXXXX	20,000	182,642	202,642		2.63
09 96 00	High-Performance Coatings		XXXXXX	XXXXXX	XXXXXX	0		0.00
09 96 53	Elastomeric Coatings		XXXXXX	XXXXXX	XXXXXX	0		0.00
10 00 00	SPECIALTIES						375,323	
10 11 00	Visual Display Units		XXXXXX	XXXXXX	47,030	47,030		0.61
10 14 00	Signage		XXXXXX	XXXXXX	173,313	173,313		2.25
10 14 16	Plaques		XXXXXX	XXXXXX	XXXXXX	0		0.00
10 14 19	Dimensional Letter Signage		XXXXXX	XXXXXX	XXXXXX	0		0.00
10 14 63	Electronic Message Signage		XXXXXX	XXXXXX	XXXXXX	0		0.00
10 14 73	Painted Signage and Graphics		XXXXXX	XXXXXX	XXXXXX	0		0.00
10 21 13.19	Plastic Toilet Compartments		XXXXXX	XXXXXX	44,991	44,991		0.58
10 21 23	Cubicle Curtains and Tracks		XXXXXX	12,600	XXXXXX	12,600		0.16
10 22 39.13	Folding Glass-Panel Partitions		XXXXXX	XXXXXX	XXXXXX	0		0.00
10 26 13	Corner Guards		XXXXXX	XXXXXX	8,015	8,015		0.10
10 28 13	Toilet Accessories		XXXXXX	XXXXXX	26,939	26,939		0.35
10 41 10	Vehicular Gate Emergency Access		XXXXXX	1,200	XXXXXX	1,200		0.02
10 41 16	Emergency Key Cabinets		XXXXXX	XXXXXX	6,059	6,059		0.08
10 41 13	Defibrillator Cabinets		XXXXXX	XXXXXX	1,325	1,325		0.02
10 44 00	Fire Protection Specialties		XXXXXX	XXXXXX	6,982	6,982		0.09
10 56 13	Metal Storage Shelving		XXXXXX	XXXXXX	6,481	6,481		0.08
10 73 16.13	Metal Canopies		XXXXXX	XXXXXX	29,888	29,888		0.39
10 -75 16	Ground Set Flagpoles		XXXXXX	10,500	XXXXXX	10,500		0.14
11 00 00	EQUIPMENT						198,984	
11 30 00	Appliances		5,000	22,000	XXXXXX	27,000		0.35
11 61 43	Stage Curtains		XXXXXX	XXXXXX	17,654	17,654		0.23
11 66 23	Gymnasium Equipment		XXXXXX	XXXXXX	XXXXXX	0		0.00
11 68 13	Playground Equipment		XXXXXX	XXXXXX	120,000	120,000		1.56
11 68 34	Athletic Field Equipment		XXXXXX	XXXXXX	23,941	23,941		0.31
11 95 13	Kilns		XXXXXX	XXXXXX	10,389	10,389		0.13
12 00 00	FURNISHINGS						395,231	

12 24 13	Roller Window Shades		XXXXXX	XXXXXX	123,660	123,660.00		1.61
12 25 00	Furniture Relocation/Reinstallation		XXXXXX	65,000	XXXXXX	65,000.00		0.84
12 35 11	Instrument Storage Cabinets		XXXXXX	XXXXXX	27,323	27,323.00		0.36
12 35 53.19	Wood Laboratory Casework		XXXXXX	XXXXXX	151,248	151,248.00		1.97
12 64 23	Upholstered Seating		XXXXXX	20,000	XXXXXX	20,000.00		0.26
12 93 13	Bicycle Racks		2,000	6,000	XXXXXX	8,000.00		0.10
21 00 00	FIRE PROTECTION						253,500	
	Fire Protection		XXXXXX	XXXXXX	253,500	253,500.00		3.29
22 00 00	PLUMBING						1,025,000	
22 00 10	Basic Plumbing Requirements		XXXXXX	XXXXXX	1,025,000	1,025,000		13.32
22 00 90	Plumbing Submittal Procedures		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 05 54	Plumbing Identification		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 08 00	Commissioning of Plumbing		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 07 20	Piping Insulation		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 11 17	Domestic Water Piping and Appurtenances Copper		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 13 17	Soil, Waste and Sanitary Piping, Vent Piping and Appurtenances		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 13 18	Condensate Piping		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 33 34	Access Doors		XXXXXX	XXXXXX	XXXXXX	0		0.00
22 40 01	Plumbing Fixtures and Fixtures Carriers		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 00 00	MECHANICAL						1,173,355	
23 00 00	Basic Mechanical Requirements		XXXXXX	XXXXXX	1,080,000	1,080,000		14.03
23 00 90	HVAC Submittal Procedures		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 05 32	Roof Curbs		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 05 33	Roof Curb Adapters		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 05 53	Identification for HVAC Equipment and Piping		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 05 93	Testing, Adjusting, Balancing for HVAC		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 07 13	Duct and Grille Insulation		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 08 00	HVAC Commissioning		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 09 23	A-Sequence of Operations General		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 09 23	Energy Management Control System		XXXXXX	XXXXXX	93,355	93,355		1.21
23 09 23	I-Sequence of Operations Rooftop Unit Sequences		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 09 23	J-Sequence of Operations Split System Sequences		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 23 00	Refrigerant Piping		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 31 13	Metal Ductwork		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 33 33	Access Doors		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 34 16	HVAC Fans		XXXXXX	XXXXXX	XXXXXX	0		0.00

23 37 13	Diffusers, Registers, and Grilles		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 43 23	Bipolar Ionization Air Purification System		XXXXXX	XXXXXX	XXXXXX	0		0.00
23 81 19	Packaged HVAC Units		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 00 00	ELECTRICAL						2,250,000	
26 00 00	Electrical		XXXXXX	XXXXXX	2,250,000	2,250,000		29.23
26 05 05	Selective Demolition for Electrical		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 19	Low Voltage Electrical Power Conductors and Cables		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 26	Grounding and Bonding For Electrical Systems		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 33	Raceways and Boxes for Electrical Systems		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 53	Identification for Electrical Systems		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 05 73	Power System Studies		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 08 00	Commissioning of Electrical Systems		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 09 16	Electrical Contol Components		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 09 23	Lighting Control Devices		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 20 00	Low Voltage Electrical Distribution		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 27 26	Wiring Devices		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 50 00	Lighting		XXXXXX	XXXXXX	XXXXXX	0		0.00
25 52 13	Low-Voltage Emergency Lighting & Exit Sign Central Battery		XXXXXX	XXXXXX	XXXXXX	0		0.00
26 55 61	Theatrical Lighting		XXXXXX	XXXXXX	XXXXXX	0		0.00
27 00 00	COMMUNICATIONS						1,182,633	
27 10 30	Data Plant Cabling		XXXXXX	XXXXXX	340,120	340,120		4.42
27 41 31	Integrated Audio-Visual System		XXXXXX	20,000	751,614	771,614		10.03
27 51 41	Intercom Communications System		XXXXXX	XXXXXX	70,899	70,899		0.92
28 00 00	ELECTRONIC SAFETY & SECURITY						378,652	
28 13 27	Building Access Control System		XXXXXX	XXXXXX	49,898	49,898		0.65
28 21 23	Video Surveillance		XXXXXX	XXXXXX	86,011	86,011		1.12
28 31 24	Intrusion Detection		XXXXXX	XXXXXX	XXXXXX	0		0.00
28 46 21	Addressable Fire Alarm System Performance Specifications		XXXXXX	XXXXXX	242,743	242,743		3.15
31 00 00	EARTHWORK						89,517	
31 10 00	Site Clearing		XXXXXX	XXXXXX	XXXXXX	0		0.00
31 22 00	Grading		XXXXXX	XXXXXX	79,517	79,517		1.03
31 22 19	Finish Grading		XXXXXX	10,000	XXXXXX	10,000		0.13
31 31 16	Termite Control		XXXXXX	XXXXXX	XXXXXX	0		0.00
31 63 29	Drilled Concrete Piers		XXXXXX	XXXXXX	XXXXXX	0		0.00
	EXTERIOR IMPROVEMENTS						696,049	

32 01 90	Landscape Grounds Maintenance		XXXXXX	XXXXXX	XXXXXX	0		0.00
32 13 00	Rigid Paving		XXXXXX	XXXXXX	XXXXXX	0		0.00
32 13 13	Concrete Paving		XXXXXX	XXXXXX	XXXXXX	0		0.00
32 17 23	Pavement Markings		XXXXXX	XXXXXX	7,126	7,126		0.09
32 18 13	NonAthletic Synthetic Grass Surfacing		XXXXXX	XXXXXX	311,311	311,311		4.04
32 31 13	Chain Link Fences and Gates		XXXXXX	XXXXXX	71,100	71,100		0.92
32 31 19	Decorative Metal Fences and Gates		XXXXXX	XXXXXX	XXXXXX	0		0.00
32 70 00	Recon Stone		XXXXXX	XXXXXX	95,000	95,000		1.23
32 80 00	Irrigation		XXXXXX	XXXXXX	XXXXXX	0		0.00
32 92 00	Lawns and Grasses		XXXXXX	XXXXXX	XXXXXX	0		0.00
32 93 00	Planting		XXXXXX	13,000	198,512	211,512		2.75
UTILITIES							125,900	
33 00 00	Utilities		XXXXXX	XXXXXX	125,900	125,900		1.64
33 40 00	Storm Drainage Utilities		XXXXXX	XXXXXX	XXXXXX	0		0.00
GENERAL REQUIREMENTS							813,904	
	Building Permit	By Owner	XXXXXX	XXXXXX	XXXXXX	0		0.00
	Ice/Water		XXXXXX	XXXXXX	XXXXXX	0		0.00
	Jobsite Signage		XXXXXX	5,000	XXXXXX	5,000		0.06
	Temp Fencing		XXXXXX	10,000	XXXXXX	10,000		0.13
	Temp Roads		XXXXXX	XXXXXX	XXXXXX	0		0.00
	Temp Electric Service		XXXXXX	XXXXXX	XXXXXX	0		0.00
	Temp Water Service		XXXXXX	XXXXXX	XXXXXX	0		0.00
	Temp Toilets		XXXXXX	12,900	XXXXXX	12,900		0.17
	Field Office Rental		XXXXXX	25,000	XXXXXX	25,000		0.32
	Storage Trailer		XXXXXX	3,000	XXXXXX	3,000		0.04
	Field Office supplies		XXXXXX	3,500	XXXXXX	3,500		0.05
	Document Production		XXXXXX	8,000	XXXXXX	8,000		0.10
	Project Superintendent		102,732	XXXXXX	XXXXXX	102,732		1.33
	Asst Superintendent		55,556	XXXXXX	XXXXXX	55,556		0.72
	Project Manager		223,754	XXXXXX	XXXXXX	223,754		2.91
	Asst Project Manager		100,650	XXXXXX	XXXXXX	100,650		1.31
	Project Executive		17,940	XXXXXX	XXXXXX	17,940		0.23
	Construction Cleaning		22,500	2,500	XXXXXX	25,000		0.32
	Final Cleaning		XXXXXX	XXXXXX	50,872	50,872		0.66
	Dumpsters		XXXXXX	87,000	XXXXXX	87,000		1.13
	Day Labor		40,000	XXXXXX	XXXXXX	40,000		0.52
	Licensed Surveyor		XXXXXX	5,000	XXXXXX	5,000		0.06
	Subsurface Utility Engineering		XXXXXX	XXXXXX	XXXXXX	0		0.00

	Pre-Build Control		XXXXXX	XXXXXX	XXXXXX	0		0.00
	Testing		XXXXXX	XXXXXX	XXXXXX	0		0.00
	Special Inspections		XXXXXX	XXXXXX	XXXXXX	0		0.00
	Equipment Rental		XXXXXX	35,000	XXXXXX	35,000		0.45
	Small Tools		XXXXXX	3,000	XXXXXX	3,000		0.04
	Fire Watch		XXXXXX	XXXXXX	XXXXXX	0		0.00
	CONTINGENCY ALLOWANCES						680,000	
	Permits	By Owner	XXXXXX	XXXXXX	XXXXXX	0		0.00
	HVAC TAB	By Owner	XXXXXX	XXXXXX	XXXXXX	0		0.00
	MEP Systems Commissioning	By Owner	XXXXXX	XXXXXX	XXXXXX	0		0.00
	City & Engineering Comments		XXXXXX	XXXXXX	XXXXXX	0		0.00
	Irrigation Allowance		XXXXXX	30,000	XXXXXX	30,000		0.39
	Sod Allowance		XXXXXX	30,000	XXXXXX	30,000		0.39
	Crawl Space Sump Pumps		XXXXXX	20,000	XXXXXX	20,000		0.26
	Construction Contingency Allowance		XXXXXX	300,000	XXXXXX	300,000		3.90
	Owner Contingency Allowance		XXXXXX	300,000	XXXXXX	300,000		3.90
	SUBTOTAL		631,277	1,236,283	16,015,066	17,882,626	17,882,626	232.35
	GL Insurance	0.81%	XXXXXX	155,659	XXXXXX	155,659		
	Bldrs Risk	0.25%	XXXXXX	48,043	XXXXXX	48,043		
	Sub-Bond	1.0%	XXXXXX	192,172	XXXXXX	192,172		
						18,278,500		
	CMAR Fee	3.90%				712,862		
	Payment & Performance Bond					138,364		
						19,129,726	248.56	
	Preconstruction Fee (Separate Invoice)		XXXXXX	XXXXXX	XXXXXX	0		
	Sub Total					19,129,726		
	Alternates							
				Not Accepted	Pending	Recommended	Ball in Court	Accepted
1	Replace HVAC Controls by LCS	\$ 90,495						
2	Install Guttering and Downspouts	\$ 82,000				\$ 82,000		\$ 82,000
3								
4								
5								
6								
7								
8								

9								
10								
Total Cost Saving Options Accepted						\$82,000		\$82,000
	Blders Risk	0.25%				\$ 205		\$ 205
	General Libility	0.81%				\$ 664		\$ 664
	Sub Bond	1.00%				\$ 820		\$ 820
	CMAR Fee	3.90%				\$ 3,198		\$ 3,198
	Bond	0.72%				\$ 590		\$ 590
Total Cost Savings Plus Markup						\$87,478		\$87,478
Total GMP								19,217,203

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 from 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, #2, & #3 acknowledged

SCHEDULE OF ALLOWANCES

• HVAC Testing and Balancing	By Owner
• Energy code Inspection	By Owner
• Irrigation Allowance	\$ 30,000.00
• Sod Allowance	\$ 30,000.00
• Crawl Space Sump Pumps Allowance	\$ 20,000.00
• Owners Contingency	\$ 300,000.00
• Construction Contingency	\$ 300,000.00

EXCLUSIONS:

- Building Information Modeling (BIM). Should owner require BIM, contractor will evaluate need for additional staff and price accordingly
- Nighttime 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

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Sam Houston Elementary School Renovations Drawing Log



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G01-02	LIFE SAFETY PLAN - LEVEL ONE - OVERALL	10/23/2025		
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CDT2	SITE DETAILS	10/23/2025		
CE1	EROSION CONTROL PLAN	10/23/2025		
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CP1	PAVING PLAN	10/23/2025		
LANDSCAPE				
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A05-01	ENVELOPE RENOVATION - FLOOR PLAN	10/23/2025	
A05-02	ENLARGED EXTERIOR ELEVATIONS		10/28/2025
AA06-01	WALL SECTIONS	10/23/2025	10/28/2025 11/4/2025
A07-01	INTERIOR ELEVATIONS	10/23/2025	
A07-02	INTERIOR ELEVATIONS	10/23/2025	
A07-03	INTERIOR ELEVATIONS	10/23/2025	
A07-04	INTERIOR ELEVATIONS	10/23/2025	10/28/2025
A07-05	INTERIOR ELEVATIONS	10/23/2025	
A07-21	INTERIOR DETAILS	10/23/2025	
A07-22	INTERIOR DETAILS	10/23/2025	
A07-23A	CLASSROOM TEACHING WALL ELEVATIONS	10/23/2025	
A07-23B	CLASSROOM TEACHING WALL ELEVATIONS	10/23/2025	
A08-01	DOOR SCHEDULE	10/23/2025	10/28/2025
A08-21	DOOR & FRAME DETAILS	10/23/2025	
A08-41	WINDOW AND FRAME DETAILS	10/23/2025	10/28/2025
A09-01	FINISH FLOOR PLAN LEVEL ONE - OVERALL	10/23/2025	10/28/2025
A09-01A	FINISH FLOOR PLAN LEVEL ONE - SEGMENT A	10/23/2025	
A09-01B	FINISH FLOOR PLAN LEVEL ONE - SEGMENT B	10/23/2025	
A09-01C	FINISH FLOOR PLAN LEVEL ONE - SEGMENT C	10/23/2025	
A09-01D	FINISH FLOOR PLAN LEVEL ONE - SEGMENT D	10/23/2025	10/28/2025 11/4/2025
ROOFING			
GS1.01	GENERAL ROOFING INFORMATION	10/23/2025	
R1.01	OVERALL ROOF PLAN	10/23/2025	
R1.01A	OVERALL EXPANSION JOINTS	10/23/2025	
R1.01B	OVERALL EXPANSION JOINTS	10/23/2025	
R1.01C	OVERALL EXPANSION JOINTS	10/23/2025	
R1.02	ENLARGED ROOF PLAN	10/23/2025	
R1.03	ENLARGED ROOF PLAN	10/23/2025	
R2.01	ROOF DETAILS	10/23/2025	
R2.02	ROOF DETAILS	10/23/2025	
FP02-01	FIRE PROTECTION FLOOR PLAN OVERALL	11/3/2025	
PLUMBING			
PD02-01A	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE - SEGMENT A	10/23/2025	11/3/2025
PD02-01B	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE - SEGMENT B	10/23/2025	11/3/2025
PD02-01C	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE - SEGMENT C	10/23/2025	11/3/2025
PD02-01D	PLUMBING DEMOLITION FLOOR PLAN - LEVEL ONE - SEGMENT D	10/23/2025	11/3/2025
PD06-01	PLUMBING DEMOLITION ROOF PLAN	10/23/2025	
PL02-01A	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT A	10/23/2025	11/3/2025
PL02-01B	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT B	10/23/2025	11/3/2025
PL02-01C	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT C	10/23/2025	11/3/2025
PL02-01D	PLUMBING FLOOR PLAN - LEVEL ONE - SEGMENT D	10/23/2025	11/3/2025
PL06-01	PLUMBING ROOF	10/23/2025	11/3/2025
PL07-01	PLUMBING DETAIL, SYMBOLS 7 GENERAL NOTES	10/23/2025	
PL07-02	PLUMBING DETAILS	10/23/2025	11/3/2025
PL08-01	PLUMBING SCHEDULES	10/23/2025	11/3/2025
PL09-01	PLUMBING RISERS	10/23/2025	11/3/2025
PS01-01	PLUMBING SITE PLAN	10/23/2025	
MECHANICAL			
MD01-01A	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - AREA A	10/23/2025	
MD01-01B	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - AREA B	10/23/2025	
MD01-01C	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - AREA C	10/23/2025	
MD01-01D	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - AREA D	10/23/2025	

Attachment D

MD02-01A	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - AREA A		11/3/2025
MD02-01B	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - AREA B		11/3/2025
MD02-01C	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - AREA C		11/3/2025
MD02-01D	MECHANICAL DEMOLITION FLOOR PLAN - LEVEL ONE - AREA D		11/3/2025
MD06-01	MECHANICAL ROOF DEMOLITION PLAN	10/23/2025	11/3/2025
MH02-01A	MECHANICAL FLOOR PLAN - LEVEL ONE - SEGMENT A	10/23/2025	11/3/2025
MH02-01B	MECHANICAL FLOOR PLAN - LEVEL ONE - SEGMENT B	10/23/2025	11/3/2025
MH02-01C	MECHANICAL FLOOR PLAN - LEVEL ONE - SEGMENT C	10/23/2025	11/3/2025
MH02-01D	MECHANICAL FLOOR PLAN - LEVEL ONE - SEGMENT D	10/23/2025	11/3/2025
MH06-01	MECHANICAL ROOF PLAN	10/23/2025	11/3/2025
MH07-01	MECHANICAL DETAILS, GENERAL NOTES & SYMBOLS	10/23/2025	11/3/2025
MH07-02	MECHANICAL DETAILS	10/23/2025	11/3/2025
MH08-01	MECHANICAL SCHEDULES	10/23/2025	11/3/2025
MS01-01	MECHANICAL SITE PLAN	10/23/2025	11/3/2025

ELECTRICAL

ED01-01A	ELECTRICAL DEMOLITION FLOOR PLAN - SEGMENT A	10/23/2025	
ED01-01B	ELECTRICAL DEMOLITION FLOOR PLAN - SEGMENT B	10/23/2025	
ED01-01C	ELECTRICAL DEMOLITION FLOOR PLAN - SEGMENT C	10/23/2025	
ED01-01D	ELECTRICAL DEMOLITION FLOOR PLAN - SEGMENT D	10/23/2025	
ED02-01A	ELECTRICAL DEMOLITION FLOOR PLAN - SEGMENT A		11/3/2025
ED02-01B	ELECTRICAL DEMOLITION FLOOR PLAN - SEGMENT B		11/3/2025
ED02-01C	ELECTRICAL DEMOLITION FLOOR PLAN - SEGMENT C		11/3/2025
ED02-01D	ELECTRICAL DEMOLITION FLOOR PLAN - SEGMENT D		11/3/2025
ED06-01	ELECTRICAL DEMOLITION ROOF PLAN		11/3/2025
EL02-01A	LIGHTING CEILING PLAN - LEVEL ONE - SEGMENT A	10/23/2025	11/3/2025
EL02-01A.1	EMERGENCY LIGHTING PLAN - LEVEL ONE - SEGMENT A	10/23/2025	
EL02-01B	LIGHTING CEILING PLAN - LEVEL ONE - SEGMENT B	10/23/2025	11/3/2025
EL02-01B.1	EMERGENCY LIGHTING PLAN - LEVEL ONE - SEGMENT B	10/23/2025	
EL02-01C	LIGHTING CEILING PLAN - LEVEL ONE - SEGMENT C	10/23/2025	11/3/2025
EL02-01C.1	EMERGENCY LIGHTING PLAN - LEVEL ONE - SEGMENT C	10/23/2025	
EL02-01D	LIGHTING CEILING PLAN - LEVEL ONE - SEGMENT D	10/23/2025	11/3/2025
EL02-01D.1	EMERGENCY LIGHTING PLAN - LEVEL ONE - SEGMENT D	10/23/2025	
EL05-01D	THEATRICAL LIGHTING CEILING PLAN - LEVEL ONE - SEGMENT D	10/23/2025	
EL07-01	LIGHTING DETAILS, SYMBOLS & GENERAL NOTES	10/23/2025	11/3/2025
EL07-02	EMERGENCY LIGHTING DETAILS, SYMBOLS & GENERAL NOTES	10/23/2025	
EL07-03	LIGHTING CONTROL CHART	10/23/2025	
EL08-01	LUMINAIRE SCHEDULE	10/23/2025	11/3/2025
EL09-01	LIGHTING COMCHECK	10/23/2025	
EP02--01A	ELECTRICAL FLOOR PLAN - SEGMENT A	10/23/2025	11/3/2025
EP02--01B	ELECTRICAL FLOOR PLAN - SEGMENT B	10/23/2025	11/3/2025
EP02--01C	ELECTRICAL FLOOR PLAN - SEGMENT C	10/23/2025	11/3/2025
EP02--01D	ELECTRICAL FLOOR PLAN - SEGMENT D	10/23/2025	11/3/2025
EP06-01	ELECTRICAL ROOF PLAN	10/23/2025	11/3/2025
EP07-01	ELECTRICAL DETAILS, SYMBOLS & GENERAL NOTES	10/23/2025	11/3/2025
EP07-02	ELECTRICAL DETAILS	10/23/2025	11/3/2025
ES01-01	ELECTRICAL SITE PLAN	10/23/2025	
ES01-02	PHOTOMETRIC SITE PLAN		11/3/2025
ET02-01A	TECHNOLOGY - LEVEL ONE - SEGMENT A	10/23/2025	
ET02-01B	TECHNOLOGY - LEVEL ONE - SEGMENT B	10/23/2025	
ET02-01C	TECHNOLOGY - LEVEL ONE - SEGMENT C	10/23/2025	11/3/2025
ET02-01D	TECHNOLOGY - LEVEL ONE - SEGMENT D	10/23/2025	11/3/2025
ET07-01	TECHNOLOGY DETAILS AND SYMBOLS	10/23/2025	
ET07-02	TECHNOLOGY DETAILS AND SYMBOLS	10/23/2025	11/3/2025
FA02-01	FIRE ALARM FLOOR PLAN - OVERALL	10/23/2025	
FA07-01	FIRE ALARM DETAILS AND SYMBOLS	10/23/2025	