

DRYMALLA
Construction Company

June 20, 2023

Lamar Consolidated Independent School District
3911 Avenue I
Rosenberg, Texas 77471

Attn: Dr. Roosevelt Nivens
Superintendent

Re:
Lamar CISD - Secondary School Complex #7
Ella Banks Junior High School
Gene Tomas High School
Middle School #7
Classroom Additions to Gene Tomas High School
Gene Tomas HS & Ella Banks JHS - Bid Package #2

Dear Dr. Nivens:

Drymalla Construction Company, LLC., is pleased to present a Guaranteed Maximum Price in the amount of Fourteen Million, Nine Hundred Eighty-Three Thousand, Nine Hundred Twenty-three Dollars (\$14,983,923) for the Lamar CISD Secondary School Complex #7 – Gene Tomas High School and Ella Banks Junior High School – Bid Package #2.

This proposal is based on plans and specifications provided by PBK Architects dated May 2, 2023.

Drymalla Construction takes pride in presenting this proposal for this exciting new project. We very much appreciate the opportunity to join Lamar Consolidated ISD's team.

Sincerely,



Russell R. Klaus
CEO

Drymalla Construction Company, LLC

608 Harbert St PO Box 698 Columbus, Texas 78934 T979.732.5731 F979.732.3663

15255 Gulf Freeway Ste C126 Houston, Texas 77034 T281.442.2693 F281.442.3528



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 20th day of June in the year 2023, 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 13th day of December in the year 2022 (the "Agreement")

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

for the following **PROJECT**:

(Name and address or location)

Lamar CISD - Secondary School Complex #7
Ella Banks Junior High School
Gene Tomas High School
Middle School #7
Classroom Additions to Gene Tomas High School
Gene Tomas HS & Ella Banks JHS - Bid Package #2
Location: Richmond, Texas

THE OWNER:

(Name, legal status, and address)

Lamar Consolidated Independent School District
3911 Avenue I
Rosenberg, Texas 77471
(832) 223-0000

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Drymalla Construction Company, LLC
608 Harbert Street
Columbus, Texas 78934
Phone: (979) 732-5731
Fax: (979) 732-3663

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

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.

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User Notes:

(1194545993)

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 Fourteen Million, Nine Hundred Eighty-Three Thousand, Nine Hundred Twenty-Three Dollars (\$ 14,983,923), 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:

(Table deleted)

None

(Table deleted)

(Paragraphs deleted)

(Table deleted)

(Paragraphs deleted)

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.)

☒ Established as follows:

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

Date of Commencement shall be established upon the execution of all of the following:

1. Execution of this GMP Amendment
2. Notice to Proceed
3. Site Grading Permit is issued

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.

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[X] By the following date: 6/30/2025

§ 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:

(Table deleted)

None

§ 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:

(Table deleted)

As set forth in AIA Document A133-2019 Agreement, Part 15.2

§ A.3.1.2 The following Specifications:

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

See Attachment B

(Table deleted)

§ A.3.1.3 The following Drawings:

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

See Attachment C

(Table deleted)

§ A.3.1.4 The Sustainability Plan, if any:

None

(Table deleted)

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

(Table deleted)

See Attachment D

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

See Attachment F

§ 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.)

Attachment E - Addenda

Init.

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)*

Gregory Buchanan
Chief Operations Officer
(Printed name and title)



CONSTRUCTION MANAGER *(Signature)*

Russell R. Klaus
Chief Executive Officer
(Printed name and title)

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Gene Tomas HS & Ella Banks Junior High - Bid Pkg 2 - HVAC Equipment/SwitchGear	TOTAL VALUE
Itemized Statement of the Guaranteed Maximum Price	
June 20, 2023	\$ 14,983,923
Description	Value
Division 1 - Builder's Risk Insurance	\$ 2,135,210
Division 23 - HVAC	\$ 7,391,000
Division 26 - Electrical	\$ 951,544
Division 31 - Earthwork	\$ 3,297,336
CM Contingency	\$ 299,678
Owner's Contingency	\$ 299,678
Total Cost of the Work	\$ 14,374,446
General Conditions	\$ 370,861
Construction Phase Fee	\$ 238,616
Guaranteed Maximum Price:	\$ 14,983,923

Attachment B - Specifications

Spec Section	Description	Date
DOCUMENT 00 00 10 TABLE OF CONTENTS		
00 00 00	Project Manual Cover Sheet	5/2/2023
00 00 01	Seals Page	5/2/2023
00 00 10	Table of Contents	5/2/2023
00 21 00	Instructions to Subcontractor-Vendor Proposers	5/2/2023
00 25 00	Subcontractor Proposal Form	5/2/2023
00 31 00	Available Project Information	5/2/2023
00 40 11	Felony Conviction Notification	5/2/2023
00 40 13	Affidavit of Non-Discriminatory Employment	5/2/2023
00 40 14	Affidavit of Non-Asbestos, Lead, and PCB	5/2/2023
00 40 17	Certification of Criminal History Record Information	5/2/2023
00 40 18	Conflict of Interest Questionnaire	5/2/2023
00 40 18.1	Form CIQ	5/2/2023
00 50 00	Texas Statutory Performance Bond	5/2/2023
00 50 01	Texas Statutory Payment Bond	5/2/2023
00 53 10	Subcontractor Agreement Template	5/2/2023
00 65 02	Waiver and Release of Liens	5/2/2023
00 70 00	Contract Documents	5/2/2023
00 72 00	General Conditions of the Contract for Construction	5/2/2023
00 73 00	A201 – LCISD Master Supplemental Conditions	5/2/2023
00 73 19	Safety Requirements	5/2/2023
00 73 50	Prevailing Wage Rate Determination Information	5/2/2023
DIVISION 1 GENERAL REQUIREMENTS		
01 11 00	Summary	5/2/2023
01 21 00	Allowances	5/2/2023
01 22 00	Unit Prices	5/2/2023
01 25 13	Product Substitution Procedures	5/2/2023
01 25 13.01	Request for Substitution Form	5/2/2023
01 26 00	Contract Modification Procedures	5/2/2023
01 29 00	Payment Procedures	5/2/2023
01 29 73	Schedule of Values	5/2/2023
01 29 73.1	Schedule of Values – Sample	5/2/2023
01 31 00	Project Management and Coordination	5/2/2023
01 31 19	Project Meetings	5/2/2023
01 32 00	Construction Progress Documentation	5/2/2023
01 33 00	Submittal Procedures	5/2/2023
01 35 16	Alteration Project Procedures	5/2/2023
01 35 23.2	Badging	5/2/2023
01 40 00	Quality Requirements	5/2/2023
01 42 00	References	5/2/2023
01 45 23	Structural Testing and Inspection Services	5/2/2023
01 60 00	Product Requirements	5/2/2023
01 73 00	Execution	5/2/2023

Spec Section	Description	Date
01 73 29	Cutting and Patching	5/2/2023
01 74 00	Construction Waste Management	5/2/2023
01 77 00	Closeout Procedures	5/2/2023
01 77 01	Closeout Forms A-D	5/2/2023
01 77 02	Waiver and Release of Liens	5/2/2023
01 78 39	Project Record Documents	5/2/2023
01 79 00	Demonstration and Training	5/2/2023
DIVISION 2 EXISTING CONDITIONS - NOT USED		
DIVISION 3 CONCRETE		
03-05-80	Under Slab Vapor Retarder	5/2/2023
03-10-00	Concrete Forming and Accessories	5/2/2023
03-11-31	Void Forms	5/2/2023
03-15-00	Waterstops	5/2/2023
03-20-00	Concrete Reinforcing	5/2/2023
03-30-00	Cast In-Place Concrete	5/2/2023
DIVISION 4 MASONRY – NOT USED		
DIVISION 5 METALS		
05-12-00	Structural Steel Framing	5/2/2023
DIVISION 6 WOOD, PLASTICS, AND COMPOSITES– NOT USED		
DIVISION 7 THERMAL AND MOISTURE PROTECTION– NOT USED		
DIVISION 8 OPENINGS– NOT USED		
DIVISION 9 FINISHES– NOT USED		
DIVISION 10 SPECIALTIES– NOT USED		
DIVISION 11 EQUIPMENT		
11-40-00	Food Service Equipment – Banks JHS	5/2/2023
11-40-00	Food Service Equipment – Tomas HS	5/2/2023
11-61-33	Theatrical Rigging Systems	5/2/2023
11-61-43	Stage Draperies	5/2/2023
11-61-62	Theatrical Lighting Systems	5/2/2023
DIVISION 12 FURNISHINGS– NOT USED		
DIVISION 21 – FIRE SUPPRESSION		
21-05-00	Common Work Results for Fire Protection	5/2/2023
21-11-13	Fire Suppression Systems	5/2/2023
DIVISION 22 PLUMBING		
22-05-00	Common Work Results for Plumbing	5/2/2023
22-05-29	Plumbing Hangers and Supports	5/2/2023
22-08-00	Commissioning of Plumbing Systems	5/2/2023
22-11-16	Domestic Water Piping	5/2/2023
22-13-16	Sanitary Waste and Vent Piping	5/2/2023
22-20-23	Gas Piping	5/2/2023
22-30-00	Plumbing Equipment	5/2/2023
22-40-00	Plumbing Fixtures	5/2/2023
DIVISION 23 MECHANICAL		
23 05 14	Variable Frequency Drives	5/2/2023
23 21 23	Hydronic Pumps	5/2/2023

Spec Section	Description	Date
23 52 16	Condensing Boiler	5/2/2023
23 64 16	Centrifugal Water Chillers	5/2/2023
23 64 26	Rotary Screw Water Chillers	5/2/2023
23 64 27	Rotary Screw Water Chillers Air Cooled	5/2/2023
23 65 16	Induced Draft Cooling Towers	5/2/2023
23 73 13	Modular Indoor Central Station Air Handling Units	5/2/2023
DIVISION 26 - ELECTRICAL		
26 05 00	Common Work Results for Electrical	5/2/2023
26 05 33	Raceway and Boxes for Electrical Systems	5/2/2023
26 20 00	Electrical Distribution Equipment	5/2/2023
26 32 13	Engine Generators	5/2/2023
DIVISION 27 – TECHNOLOGY & AUDIO VISUAL		
27 41 16	Integrated Audio-Video Systems and Equipment	5/2/2023
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY– NOT USED		
DIVISION 31 - EARTHWORK		
31 63 29	Drilled Concrete Piers and Shafts	5/2/2023
DIVISION 33 – UTILITIES - NOT USED		

*No scope has been included for any specifications including a strike through. Any related scope was removed by project addenda.

End of Attachment B - Specifications

Attachment C - Drawings

Volume 2

Drawing No.	Description	Date
QF0	FS 3D RENDERING	5/2/2023
QF1	FS DRAWING INDEX & COORDINATION NOTES	5/2/2023
QF1.0	FS EQUIPMENT PLAN	5/2/2023
QF1.1	FS FACILITY MODEL	5/2/2023
QF1.2	FS EQUIPMENT MODEL	5/2/2023
QF1.3	FS SPECIAL CONDITIONS & MECHANICAL PLAN	5/2/2023
QF1.4	FS PLUMBING PLAN	5/2/2023
QF1.5	FS ELECTRICAL PLAN	5/2/2023
QF1.7	FS CONDENSING UNITS	5/2/2023
QF1.9.1	FS SERVING COUNTERS	5/2/2023
M-201	ENLARGED MECHANICAL CENTRAL PLANT PLAN	5/2/2023
M-202	ENLARGED MECHANICAL ROOMS	5/2/2023
M-203	ENLARGED MECHANICAL ROOMS	5/2/2023
M-204	ENLARGED MECHANICAL ROOMS	5/2/2023
M-205	ENLARGED MECHANICAL ROOMS	5/2/2023
M-501	MECHANICAL SCHEDULES	5/2/2023
M-502	MECHANICAL SCHEDULES	5/2/2023
M-601	MECHANICAL DETAILS	5/2/2023
E-501	ELECTRICAL ONE-LINE DIAGRAM	5/2/2023

Volume 3

S-000	3D VIEW & SHEET LIST	5/2/2023
S-010	GENERAL NOTES	5/2/2023
S-011	GENERAL NOTES	5/2/2023
S-012	GENERAL NOTES	5/2/2023
S-013	GENERAL SUBGRADE NOTES AND TYP DETAILS	5/2/2023
S-100	OVERALL PIER PLACEMENT PLAN	5/2/2023
S-100A	PIER PLACEMENT PLAN—AREA A	5/2/2023
S-100B	PIER PLACEMENT PLAN—AREA B	5/2/2023
S-100C	PIER PLACEMENT PLAN—AREA C	5/2/2023
S-100D	PIER PLACEMENT PLAN—AREA D	5/2/2023
S-100E	PIER PLACEMENT PLAN—AREA E	5/2/2023
S-100F	PIER PLACEMENT PLAN—AREA F	5/2/2023
S-100G	PIER PLACEMENT PLAN—AREA G	5/2/2023
S-100H	PIER PLACEMENT PLAN—AREA H	5/2/2023
S-100J	PIER PLACEMENT PLAN—AREA J	5/2/2023
S-100K	PIER PLACEMENT PLAN—AREA K	5/2/2023
S-100L	PIER PLACEMENT PLAN—AREA L	5/2/2023
S-100M	PIER PLACEMENT PLAN—AREA M	5/2/2023
S-101	COMPOSITE FOUNDATION PLAN	5/2/2023

Drawing No.	Description	Date
S-101A	FOUNDATION PLAN—AREA A	5/2/2023
S-101B	FOUNDATION PLAN—AREA B	5/2/2023
S-101C	FOUNDATION PLAN—AREA C	5/2/2023
S-101D	FOUNDATION PLAN—AREA D	5/2/2023
S-101E	FOUNDATION PLAN—AREA E	5/2/2023
S-101F	FOUNDATION PLAN—AREA F	5/2/2023
S-101G	FOUNDATION PLAN—AREA G	5/2/2023
S-101H	FOUNDATION PLAN—AREA H	5/2/2023
S-101J	FOUNDATION PLAN—AREA J	5/2/2023
S-101K	FOUNDATION PLAN—AREA K	5/2/2023
S-101L	FOUNDATION PLAN—AREA L	5/2/2023
S-101M	FOUNDATION PLAN—AREA M	5/2/2023
S-300	GENERAL CONCRETE AND STL REINF NOTES AND TYP DETAILS	5/2/2023
S-301	GENERAL STRUCTURAL SLAB NOTES AND TYP DETAILS	5/2/2023
S-302	GENERAL STRUCTURAL SLAB NOTES AND TYP DETAILS	5/2/2023
S-303	GENERAL STRUCTURAL SLAB NOTES AND TYP DETAILS	5/2/2023
S-304	GENERAL GRADE BEAM NOTES AND TYP DETAILS	5/2/2023
S-305	GENERAL FOUNDATION NOTES AND TYP DETAILS	5/17/2023
S-306	GENERAL FOUNDATION NOTES AND TYP DETAILS	5/2/2023
S-310	FOUNDATION DETAILS	5/2/2023
S-311	FOUNDATION DETAILS	5/2/2023
S-312	FOUNDATION DETAILS	5/2/2023
S-313	FOUNDATION DETAILS	5/2/2023
S-314	FOUNDATION DETAILS	5/2/2023
S-315	FOUNDATION DETAILS	5/2/2023
S-316	FOUNDATION DETAILS	5/2/2023
S-320	SITE ITEMS FOUNDATION SECTIONS AND DETAILS	5/2/2023
S-400	GENERAL CMU NOTES AND TYP DETAILS	5/2/2023
S-401	GENERAL CMU NOTES AND TYP DETAILS	5/2/2023
S-500	GENERAL STEEL NOTES AND TYP DETAILS	5/2/2023
S-600	TYPICAL WIND BRACING ELEVATIONS—AREA A	5/2/2023
S-601	TYPICAL WIND BRACING ELEVATIONS—AREA A	5/2/2023
S-602	TYPICAL WIND BRACING ELEVATIONS—AREA B	5/2/2023
S-603	TYPICAL WIND BRACING ELEVATIONS—AREA C	5/2/2023
S-604	TYPICAL WIND BRACING ELEVATIONS—AREA D	5/2/2023
S-605	TYPICAL WIND BRACING ELEVATIONS—AREAS F & M	5/2/2023
S-606	TYPICAL WIND BRACING ELEVATIONS—AREA G	5/2/2023
S-610	TYPICAL WIND BRACING DETAILS	5/2/2023
AV-000	GENERAL NOTES AND LEGENDS	5/2/2023
AVS-101D	AV UNDERGROUND CONDUIT	5/2/2023
TLS-101D	TL UNDERGROUND CONDUIT	5/2/2023
TL-000	GENERAL NOTES AND LEGENDS	5/2/2023
QF0	FS 3D RENDERING	5/2/2023
QF1	FS DRAWING INDEX & GENERAL COORDINATION NOTES	5/2/2023
QF1.0	FS EQUIPMENT PLAN	5/2/2023
QF1.1	FS FACILITY MODEL	5/2/2023

Drawing No.	Description	Date
QF1.2	FS-EQUIPMENT MODEL	5/2/2023
QF1.3	FS-SPECIAL CONDITIONS & MECHANICAL PLAN	5/2/2023
QF1.4	FS-PLUMBING PLAN	5/2/2023
QF1.5	FS-ELECTRICAL PLAN	5/2/2023
QF1.6	FS-EXHAUST HOODS	5/2/2023
QF1.6.1	FS-EXHAUST HOODS	5/2/2023
QF1.7	FS-CONDENSING UNITS	5/2/2023
QF1.8	FS-WALK-INS	5/2/2023
QF1.10	FS-ELEVATIONS	5/2/2023
QF1.11	FS-ELEVATIONS	5/2/2023
QF2	FS-CULINARY EQUIPMENT PLAN	5/2/2023
QF2.1	FS-CULINARY FACILITY MODEL	5/2/2023
QF2.2	FS-CULINARY EQUIPMENT MODEL	5/2/2023
QF2.3	FS-CULINARY SPECIAL CONDITIONS PLAN	5/2/2023
QF2.4	FS-CULINARY PLUMBING PLAN	5/2/2023
QF2.5	FS-CULINARY ELECTRICAL PLAN	5/2/2023
QF2.6	FS-CULINARY EXHAUST HOODS	5/2/2023
QF2.7	FS-CULINARY ELEVATIONS	5/2/2023
QF3	FS-SECTIONS & DETAILS	5/2/2023
QF3.0	FS-DETAILS	5/2/2023
QF3.1	FS-DETAILS	5/2/2023

Volume 4

M-201	ENLARGED MECHANICAL PLAN	5/2/2023
M-202	ENLARGED MECHANICAL PLAN	5/2/2023
M-203	ENLARGED MECHANICAL PLAN	5/12/2023
M-204	ENLARGED MECHANICAL PLAN	5/2/2023
M-205	ENLARGED MECHANICAL PLAN	5/2/2023
M-206	ENLARGED MECHANICAL PLAN	5/2/2023
M-207	ENLARGED MECHANICAL PLAN	5/2/2023
M-501	MECHANICAL SCHEDULES	5/2/2023
M-502	MECHANICAL SCHEDULES	5/2/2023
M-503	MECHANICAL SCHEDULES	5/2/2023
M-601	MECHANICAL DETAILS	5/2/2023
E-101A	LEVEL 1 POWER PLAN - AREA A	5/2/2023
E-101B	LEVEL 1 POWER PLAN - AREA B	5/2/2023
E-101GH	LEVEL 1 POWER PLAN - AREA G, H	5/2/2023
E-301	ENLARGED POWER PLAN - KITCHEN	5/2/2023
E-302	ENLARGED POWER PLAN - CULINARY ARTS	5/2/2023
E-501	ELECTRICAL ONE-LINE DIAGRAM	5/2/2023
E-502	ELECTRICAL RISER DIAGRAM - MSA	5/2/2023
E-503	ELECTRICAL RISER DIAGRAM - MSB	5/2/2023
ES-101	ELECTRICAL SITE PLAN	5/2/2023
PU-000	PLUMBING UNDERFLOOR COVER SHEET	5/2/2023
PUS-101	PLUMBING UNDERFLOOR SITE PLAN	5/2/2023

Drawing No.	Description	Date
PU-101A	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA A	5/2/2023
PU-101B	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA B	5/2/2023
PU-101C	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA C	5/2/2023
PU-101D	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA D	5/2/2023
PU-101E	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA E	5/2/2023
PU-101F	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA F	5/2/2023
PU-101GH	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA G, H	5/2/2023
PU-101J	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA J	5/2/2023
PU-101K	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA K	5/2/2023
PU-101L	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA L	5/2/2023
PU-101M	LEVEL 1 PLUMBING UNDERFLOOR PLAN - AREA M	5/2/2023
PU-601	PLUMBING UNDERFLOOR DETAILS	5/2/2023
PU-602	PLUMBING UNDERFLOOR DETAILS	5/2/2023
T-001	TECHNOLOGY SYSTEM NOTES AND LEGENDS	5/2/2023
TS-101	TECHNOLOGY SITE PLAN	5/2/2023
T-101A	LEVEL 1 TECHNOLOGY PLAN - AREA A	5/2/2023
T-101B	LEVEL 1 TECHNOLOGY PLAN - AREA B	5/2/2023
T-101F	LEVEL 1 TECHNOLOGY PLAN - AREA F	5/2/2023
T-101GH	LEVEL 1 TECHNOLOGY PLAN - AREA G, H	5/2/2023
T-101K	LEVEL 1 TECHNOLOGY PLAN - AREA K	5/2/2023

*No scope has been included for any drawings including a strikethrough. Any related scope was removed by project addenda.

End of Attachment C - Drawings

Attachment D - Allowances

Allowances		Value
Owner Contingency	\$	299,678
Contractor Contingency	\$	299,678

END OF ATTACHMENT D ALLOWANCES

Lamar CISD
Gene Tomas High School & Ella Banks Junior High
Attachment E Addenda

The following is a listing of the Addendum included in this GMP.

Document	Date Issued	Page Description
ADDENDUM 1	5/17/2023	31 each 8-1/2" x 11" pages 2 each 30"x42" drawings
ADDENDUM 2	5/26/2023	1 each 8-1/2" x 11" pages

END OF ATTACHMENT E ADDENDA

Attachment F - Assumptions & Clarifications

ITEM NO.	DIVISION	ASSUMPTIONS
1	1	Due to rapid escalation of material prices and delivery of this material, this GMP may be subject to increase if not accepted by June 20, 2023.
2	1	Because some of the work included in the various Guaranteed Maximum Prices that have been provided occurs on a common site and/or utilizes common temporary infrastructure or common supervisory or support personnel, Contingency balances and Cost of Work funds must be allowed to transfer between various GMPs.
3	1	Specification Section 01 77 00 Paragraph 1.3 Closeout Procedures is excluded. Substantial Completion is to be accomplished per the AIA 201, 9.8 Substantial Completion requirements established with owner.
4	1	Document AI - Waiver and Release of Liens Form 2 Unconditional Waiver for Progress Payments is excluded. Document AI - Waiver and Release of Liens Form 2 Unconditional Waiver for Final Payments is excluded. Conditional Waivers will be provided.
5	1	Specification 00 73 00 - A201 - LCISD Master Supplemental Conditions included in the project manual is excluded. Contractor will be responsible for contractual terms derived by negotiation with owner.
6	1	Specification Section 01 73 00 - Execution - All references and discussions in this document regarding Drymalla locating existing utilities are limited to Drymalla performing the Texas One Call to request location of utilities, and visual inspection of the surface to note any possible indicators that there may be utilities present in a specific location.
7	1	All allowances include material, equipment and labor. (Paragraph 1.4 of 01 21 00 indicates that all lump sum, unit cost, and quantity allowances include costs for materials, taxes, freight and delivery to the jobsite only.)
8	1	No cost has been included for Badging of any contractors or subcontractors prior to Substantial Completion. Contractors/Subcontractors will only be badged if working on an occupied campus.
9	1	Costs associated with revisions in scope of work as may be required by Document Reviews performed by Fort Bend County Mud, Authorities having Jurisdiction, TXDOT, or Texas Department of Licensing and Regulation are not included in this GMP.
10	1	No cost has been included for any concrete, structural, foodservice, fire suppression, or plumbing scope indicated in documents. This scope will be provided in a subsequent GMP amendment.
11	1	<p>This GMP Amendment includes Builder's Risk Insurance Coverage as follows:</p> <p>Builder's Risk Limit: \$266,000,000; Deductible: \$50,000 Flood Limit: \$50,000,000; Deductible: \$100,000 (Annual Aggregate) Earth Movement Limit: \$50,000,000; Deductible: \$50,000 (Annual Aggregate) Named Storm: \$25,000,000; Deductible: 2% (Annual Aggregate)</p> <p>Costs for these coverages are included thru June 30, 2025. If additional coverage is desired beyond Substantial Completion (Re: 11.3.6 of the Supplemental Conditions of the A201), additional costs will be incurred thru a separate price Amendment to the Agreement.</p>
12	1	For Builder's Risk Insurance only – Owner will be responsible for the costs of deductibles (Property Insurance is an owner requirement per the terms of the agreement, but has been included in this GMP Amendment at the request of Lamar CISD). All other deductibles for required insurances are the responsibility of the Contractor (Re: 11.3.9 of the Supplementary Conditions to the A201).

Attachment F - Assumptions & Clarifications

ITEM NO.	DIVISION	ASSUMPTIONS
13	1	<p>This GMP includes the following scope.</p> <ol style="list-style-type: none"> 1. Purchase and delivery FOB jobsite only of the electrical main switchboards (noted as MSA and MSB for the Gene Tomas High School Project, and noted as MSB for the Ella Banks Junior High Project). 2. Purchase and delivery FOB jobsite only of the Chillers, Air Handling Units, Cooling Towers, Condensing Boilers, Variable Frequency Drives, and Hydronic Pumps. 3. Cost has been included for a 5' thick select fill building pad. beneath the high school, junior high, and concession building, extending 10' beyond the perimeter of the building footprint, and removal of additional spoils created by select fill replacement at building pad only. No cost has been included for select fill to be utilized at tennis courts, track and field areas, or any other areas. No cost has been included for removal for any spoils other than spoils generated by select fill replacement. No cost has been included for any other earthwork scope. <p>No unloading or installation of materials delivered FOB jobsite are included. No work of any type other than scope described above is included.</p>
14	23	Air Handling Units and Chillers are not Seismic Rated.
15	23	Air handling units and chillers will be manufactured by Carrier.
16	23	Cooling Tower will be manufactured by Evapco.
17	23	VFDs will be manufactured by ABB.
18	23	Hydronic Pumps will be manufactured by Pentair/Aurora.
19	23	Condensing Boilers will be manufactured by RBI.
20	23	HVAC Equipment will be provided with factory installed controllers that are BACnet compatible. Main control boards, sensors, actuators, and similar controls devices will be provided by others in a subsequent GMP Amendment.
21	26	Cost has been included for custom built MSA and MSB Switchboards including ABB/GE breakers in a structure fabricated by Coastal Power Systems.

End of Attachment F - Assumptions & Clarifications