



**AIA**<sup>®</sup>

# Document A133™ – 2009 Exhibit A

## Guaranteed Maximum Price Amendment

**for the following PROJECT:**

*(Name and address or location)*

Denton ISD 2021 Multi-Campus Renovations  
Denton ISD

**THE OWNER:**

*(Name, legal status and address)*

Denton Independent School District  
1307 N Locust Street  
Denton, TX 76201

**THE CONSTRUCTION MANAGER:**

*(Name, legal status and address)*

Balfour Beatty Construction, LLC  
3100 McKinnon Street, 6th Floor  
Dallas, TX 75201  
Phone: 214.451.1000  
Damon Maldonado, dmaldonado@balfourbeattyus.com

**THE ARCHITECT:**

*(Name, legal status and address)*

Stantec Architecture  
6080 Tennyson Parkway, Suite 200  
Plano, TX 75024  
Phone: 214.473.2400  
Anthony Simerson, Anthony.simerson@stantec.com

Corgan Associates  
401 North Houston Street  
Dallas, TX 75202  
Phone: 214.748.2000  
Keith Cummins,  
keith.cummins@corgan.com

**ARTICLE A.1**

**§ A.1.1 Guaranteed Maximum Price**

Pursuant to Section 2.2.6 of the Agreement, dated April 27, 2021, 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 this Agreement.

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Eleven Million One Hundred Thirty Thousand Three Hundred Fifty-Four Dollars and

**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™–2007, 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.

Zero Cents (\$ 11,130,354.00), 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, allowances, contingencies, alternates, the Construction Manager’s Fee, and other items that comprise the Guaranteed Maximum Price.  
(Provide below or reference an attachment.)

Construction Manager’s compensation for the services described in Paragraphs 2.1 and 2.2 of the Agreement is stipulated to be the sum of Twenty Thousand and no/100ths Dollars (\$20,000.00).  
The Construction Manager’s Fee for the Work is Three Percent (3.0%) of the actual Cost of the Work as defined in Article 6 of the Agreement.  
Furthermore, see Exhibit C for itemized statement of GMP.

**§ A.1.1.3** The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:  
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

Please see Exhibit E for Alternates

**§ A.1.1.4** Allowances included in the Guaranteed Maximum Price, if any:  
(Identify allowance and state exclusions, if any, from the allowance price.)

(Table Deleted)

Please see Exhibit B for Allowances

Crownover Middle School	
Third Party Inspections & MEP Registration City Engineering Comments	\$5,000
City Engineering Comments	\$10,000
Replace Plastic Laminate Doors (Allowance specified in Corgan Addendum)	\$7,850
Repair (25) Exterior Windows	\$30,000
Repair Gapping at North CMU Retaining Wall	
Engineering of South CMU Retaining Wall	
Borman Elementary School	
Third Party Inspections & MEP Registration City Engineering Comments	\$5,000
City Engineering Comments	\$10,000
Repair Damaged Brick (in addition to base bid)	\$20,683
Joint Sealants (in addition to base bid)	\$1,421
Caulk and Sealants (in addition to base bid)	\$3,506
Repair Expansion Joints	
Replace Unsalvageable Doors Frames at Corridor Walls	\$8,330
New Water Fountains with Bottle Fillers	\$6,000
McNair Elementary School	

Init.

Third Party Inspections & MEP Registration City Engineering Comments	\$5,000
City Engineering Comments	\$10,000
Repair Damaged Brick (in addition to base bid)	\$20,765
Joint Sealants (in addition to base bid)	\$3,520
Caulk and Sealants (in addition to base bid)	\$2,110
Patch Metal Fascia at Main Entry	\$2,500
New Water Fountains with Bottle Fillers	\$9,000
Houston Elementary School	
Third Party Inspections & MEP Registration City Engineering Comments	\$5,000
City Engineering Comments	\$10,000
Repair Damaged Brick (in addition to base bid)	\$32,018
Joint Sealants (in addition to base bid)	\$5,427
Caulk and Sealants (in addition to base bid)	\$1,805
Investigation and Waterproofing Repair behind Metal Fascia per Keynote A4 & B6	\$11,000
Repair Expansion Joints	
New Water Fountains with Bottle Fillers	\$15,000
Ryan Elementary School	
City Engineering Comments	\$10,000
Repair Damaged Brick (in addition to base bid)	\$27,342
Rayzor Elementary School	
None	--
<b>TOTAL ALLOWANCES</b>	<b>\$0</b>

**§ A.1.1.5** Assumptions, if any, on which the Guaranteed Maximum Price is based:

Please see Exhibit C for Clarifications and Assumptions

**§ A.1.1.6** The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Not Applicable

<b>Document</b>	<b>Title</b>	<b>Date</b>	<b>Pages</b>
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**§ A.1.1.7** The Guaranteed Maximum Price is based upon the following Specifications:  
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Please see Exhibit A for list of Specifications

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Section	Title	Date	Pages
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§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:  
*(Either list the Drawings here or refer to an exhibit attached to this Agreement.)*  
 Please see Exhibit A for list of Drawings

Number	Title	Date
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§ A.1.1.9 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 Agreement.)*

Please see Exhibits A through G.

**ARTICLE A.2**

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

August 31, 2021

\_\_\_\_\_  
 OWNER *(Signature)*

\_\_\_\_\_  
 CONSTRUCTION MANAGER *(Signature)*

W. Pleas Mitchell, Jr., President

\_\_\_\_\_  
*Printed name and title*

\_\_\_\_\_  
*(Printed name and title)*

Init.

# **Additions and Deletions Report for** **AIA<sup>®</sup> Document A133<sup>™</sup> – 2009 Exhibit A**

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

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 16:55:28 CT on 04/19/2021.

## **PAGE 1**

Denton ISD 2021 Multi-Campus Renovations  
Denton ISD

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Denton Independent School District  
1307 N Locust Street  
Denton, TX 76201

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Balfour Beatty Construction, LLC  
3100 McKinnon Street, 6th Floor  
Dallas, TX 75201  
Phone: 214.451.1000  
Damon Maldonado, dmaldonado@balfourbeattyus.com

...

## **THE ARCHITECT:**

...

*(Name, legal status and address)*

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Stantec Architecture  
6080 Tennyson Parkway, Suite 200  
Plano, TX 75024

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Phone: 214.473.2400

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Anthony Simerson, Anthony.simerson@stantec.com

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Corgan Associates

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401 North Houston Street

...

Dallas, TX 75202

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Phone: 214.748.2000

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Keith Cummins,

...

**ARTICLE keith.cummins@corgan.com**

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**ARTICLE A.1**

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Pursuant to Section 2.2.6 of the Agreement, dated April 27, 2021, 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 this Agreement.

**PAGE 2**

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Eleven Million One Hundred Thirty Thousand Three Hundred Fifty-Four Dollars and Zero Cents (\$ 11,130,354.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

Construction Manager's compensation for the services described in Paragraphs 2.1 and 2.2 of the Agreement is stipulated to be the sum of Twenty Thousand and no/100ths Dollars (\$20,000.00).  
The Construction Manager's Fee for the Work is Three Percent (3.0%) of the actual Cost of the Work as defined in Article 6 of the Agreement.  
Furthermore, see Exhibit C for itemized statement of GMP.

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Please see Exhibit E for Alternates

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§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:

...

Item

Price (\$0.00)

...

Please see Exhibit B for Allowances

**PAGE 3**

<u>Crownover Middle School</u>	
<u>Third Party Inspections &amp; MEP Registration</u>	<u>\$5,000</u>
<u>City Engineering Comments</u>	
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<u>Replace Plastic Laminate Doors (Allowance specified in Corgan Addendum)</u>	<u>\$7,850</u>
<u>Repair (25) Exterior Windows</u>	<u>\$30,000</u>
<u>Repair Gapping at North CMU Retaining Wall</u>	
<u>Engineering of South CMU Retaining Wall</u>	
<u>Borman Elementary School</u>	
<u>Third Party Inspections &amp; MEP Registration</u>	<u>\$5,000</u>
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<u>Caulk and Sealants (in addition to base bid)</u>	<u>\$3,506</u>
<u>Repair Expansion Joints</u>	
<u>Replace Unsalvageable Doors Frames at Corridor Walls</u>	<u>\$8,330</u>
<u>New Water Fountains with Bottle Fillers</u>	<u>\$6,000</u>
<u>McNair Elementary School</u>	
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<u>Joint Sealants (in addition to base bid)</u>	<u>\$5,427</u>
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<u>Investigation and Waterproofing Repair behind Metal Fascia per Keynote A4 &amp; B6</u>	<u>\$11,000</u>
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<u>New Water Fountains with Bottle Fillers</u>	<u>\$15,000</u>
<u>Ryan Elementary School</u>	
<u>City Engineering Comments</u>	<u>\$10,000</u>
<u>Repair Damaged Brick (in addition to base bid)</u>	<u>\$27,342</u>
<u>Rayzor Elementary School</u>	
<u>None</u>	<u>--</u>
<b><u>TOTAL ALLOWANCES</u></b>	<b><u>\$0</u></b>

...

Please see Exhibit C for Clarifications and Assumptions

...

Not Applicable

...

Please see Exhibit A for list of Specifications

**PAGE 4**

*(Either list the Drawings ~~here~~-here or refer to an exhibit attached to this Agreement.)*

...

Please see Exhibit A for list of Drawings

...

Please see Exhibits A through G.

...

August 31, 2021

...



W. Pleas Mitchell, Jr., President

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*(Printed Printed name and title)*

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*(Printed name and title)*



## **Certification of Document's Authenticity**

**AIA® Document D401™ – 2003**

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 16:55:28 CT on 04/19/2021 under Order No. 0296909249 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™ - 2009 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

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*(Signed)*

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*(Title)*

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*(Dated)*