

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

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

This Amendment dated the 24th day of March in the year 2022, is incorporated into the accompanying AIA Document A133<sup>™</sup>–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 24th day of March in the year 2022 (the "Agreement")

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

for the following **PROJECT:**

*(Name and address or location)*

Evers Park Elementary School - Renovations  
3300 Evers Parkway  
Denton, Texas 76207

Hodge Elementary School – Renovations  
3900 Grant Parkway  
Denton, Texas 76208

Pecan Creek Elementary School – Renovations  
4400 Lakeview Blvd.  
Denton, Texas 76208

**THE OWNER:**

*(Name, legal status, and address)*

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

**THE CONSTRUCTION MANAGER:**

*(Name, legal status, and address)*

Steele & Freeman, Inc.  
1301 Lawson Road  
Fort Worth, Texas 76131

### **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**

### **ADDITIONS AND DELETIONS:**

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

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

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

**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 Six Million Five Hundred Thirty Thousand Seven Hundred Ninety Four (\$ 6,530,794 ), 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 Exhibit 7 – Guaranteed Maximum Price 3 pages, dated March 24, 2022

§ 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
Reference Exhibit 5 – Alternates 2 pages, dated March 24, 2022	

§ 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
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§ 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)
Reference Exhibit 6 – Unit Price 1 page, dated March 24, 2022		

**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.

By the following date: Reference Exhibit 4 – Schedule 1 page, dated March 24, 2022

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

Portion of Work	Substantial Completion Date
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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.)*

Reference Exhibit 1 – Project Manual Drawings 11 pages, dated March 24, 2022

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 Exhibit 1 – Project Manual Drawings 11 pages, dated March 24, 2022

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
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Other identifying information:

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

Item	Price
Reference Exhibit 2 – Allowances 1 page, dated March 24, 2022	

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

Reference Exhibit 3 – Clarifications 2 pages, dated March 24, 2022

§ 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.)

Reference Exhibit 7 – Guaranteed Maximum Price 3 pages, dated March 24, 2022

**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)

Doug Chadwick, President of the Board of Trustees  
(Printed name and title)

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

Michael D. Freeman, 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 12:05:57 CT on 03/24/2022.

## **PAGE 1**

This Amendment dated the 24th day of March in the year ~~2021~~, 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 24th day of March in the year 2022 (the "Agreement")

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*(Name and address or location)*

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Hodge Elementary School – Renovations  
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Pecan Creek Elementary School – Renovations  
4400 Lakeview Blvd.  
Denton, Texas 76208

...

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

...

Steele & Freeman, Inc.  
1301 Lawson Road  
Fort Worth, Texas 76131

## **PAGE 2**

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Six Million Five Hundred Thirty Thousand Seven Hundred Ninety Four (\$ 6,530,794 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

Reference Exhibit 7 – Guaranteed Maximum Price 3 pages, dated March 24, 2022

...

Reference Exhibit 5 – Alternates 2 pages,  
dated March 24, 2022

...

Reference Exhibit 6 – Unit Price 1 page, dated  
March 24, 2022

...

**PAGE 3**      Established as follows:

By the following date: Reference Exhibit 4 – Schedule 1 page, dated March 24, 2022

...

Reference Exhibit 1 – Project Manual Drawings 11 pages, dated March 24, 2022

...

Reference Exhibit 1 – Project Manual Drawings 11 pages, dated March 24, 2022  
**PAGE 4**

Reference Exhibit 2 – Allowances 1 page,  
dated March 24, 2022

...

Reference Exhibit 3 – Clarifications 2 pages, dated March 24, 2022

...

Reference Exhibit 7 – Guaranteed Maximum Price 3 pages, dated March 24, 2022

...

Doug Chadwick, President of the Board of Trustees

Michael D. Freeman, President

## 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 12:05:57 CT on 03/24/2022 under Order No. 2114240960 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, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

\_\_\_\_\_  
President

(Title)

(Dated)

03/24/2022



**PROJECT:**  
EVERS PARK ELEMENTARY SCHOOL - RENOVATIONS

**SFI JOB No. :**  
5502.006

**ARCHITECT:**  
STANTEC ARCHITECTURE INC.  
6080 TENNYSON PARKWAY  
SUITE 200  
PLANO, TEXAS 75024

DRAWINGS	ITEM / SHEET N	DESCRIPTION	DATED	ADDENDUM
		<b>GENERAL</b>		
	G001	PROJECT COVER SHEET	January 21, 2022	
	G101	CODE INFORMATION & ALTERNATES	January 21, 2022	
		<b>CIVIL</b>		
	C1.01	SITE PLAN	January 21, 2022	
	C1.02	DETAILS	January 21, 2022	
		<b>ARCHITECTURAL</b>		
	A001	ABBREVIATIONS, LEGEND, SYMBOLS	January 21, 2022	
	A002	TYPICAL MOUNTING HEIGHTS AND TOILET LAYOUT (ADULT & K -6)	January 21, 2022	
	A003	INTERIOR PARTITION TYPES	January 21, 2022	
	A006	WALL SPANS & DETAILS	January 21, 2022	
	AS001	ARCHITECTURAL SITE PLAN	January 21, 2022	
	AD111	ARCHITECTURAL DEMOLITION PLAN -AREA A,B	January 21, 2022	
	AD112	ARCHITECTURAL DEMOLITION PLAN -AREA D,G	January 21, 2022	
	AD113	ARCHITECTURAL DEMOLITION PLAN -AREA C,E,F	January 21, 2022	
	AD611	DEMOLITION REFLECTED CEILING PLAN -AREA A,B	January 21, 2022	
	AD612	DEMOLITION REFLECTED CEILING PLAN -AREA D,G	January 21, 2022	
	AD613	DEMOLITION REFLECTED CEILING PLAN -AREA C,E,F	January 21, 2022	
	A101	OVERALL FLOOR PLAN	January 21, 2022	
	A111	FLOOR PLAN - AREA A,B	January 21, 2022	
	A112	FLOOR PLAN - AREA D,G	January 21, 2022	
	A113	FLOOR PLAN - AREA C,E,F,	January 21, 2022	
	A121	PHOTOGRAPHS	January 21, 2022	
	A122	PHOTOGRAPHS (ALTERNATE #6 - MASONRY CLEANING)	January 21, 2022	
	A401	ENLARGED TOILET ROOMS	January 21, 2022	
	A501	DOORS AND FRAMES	January 21, 2022	
	A511	HEAD, JAMB, SILL DETAILS	January 21, 2022	
	A611	REFLECTED CEILING PLAN - AREA A,B	January 21, 2022	
	A612	REFLECTED CEILING PLAN - AREA D,G	January 21, 2022	
	A613	REFLECTED CEILING PLAN - AREA C,E,F	January 21, 2022	
	A711	FINISH PLAN - AREA A,B	January 21, 2022	
	A712	FINISH PLAN - AREA D,G	January 21, 2022	
	A713	FINISH PLAN - AREA C,E,F	January 21, 2022	
	A801	MATERIAL SCHEDULE	January 21, 2022	
	A811	CASEWORK ELEVATIONS	January 21, 2022	
	A821	INTERIOR DETAILS, PLANS & SECTIONS	January 21, 2022	





**PROJECT MANUAL FOR EVERS PARK ELEMENTARY SCHOOL -  
RENOVATIONS DATED JANUARY 21, 2022**

<b>SPECIFICATION SECTION, NUMBER &amp; TITLE</b>	<b>DATED</b>
<b><u>DIVISION 00 - PROCUREMENT &amp; CONTRACTING REQUIREMENTS</u></b>	
00 01 01 - Project Title Page	January 21, 2022
00 01 10 - Table of Contents of the Project Manual	January 21, 2022
00 01 15 - List of Drawings	January 21, 2022
00 73 00 - Special Conditions	January 21, 2022
00 73 43 - Wage Rates	January 21, 2022
<b><u>DIVISION 01 - GENERAL REQUIREMENTS</u></b>	
01 11 00 - Summary of Work	January 21, 2022
01 21 00 - Allowances	January 21, 2022
01 23 00 - Alternates	January 21, 2022
01 25 13 - Product Substitutions	January 21, 2022
01 26 00 - Modification Procedures	January 21, 2022
01 29 00 - Applications for Payment	January 21, 2022
01 31 00 - Project Coordination	January 21, 2022
01 31 19 - Project Meetings	January 21, 2022
01 32 23 - Field Engineering	January 21, 2022
01 33 00 - Submittals	January 21, 2022
01 40 00 - Quality Requirements	January 21, 2022
01 42 19 - Reference Standards and Definitions	January 21, 2022
01 45 00 - Quality Control Services	January 21, 2022
01 50 00 - Temporary Facilities	January 21, 2022
01 60 00 - Materials and Equipment	January 21, 2022
01 73 29 - Cutting and Patching	January 21, 2022
01 77 00 - Project Closeout	January 21, 2022
01 78 00 - Warranties and Bonds	January 21, 2022
<b><u>DIVISION 02 - EXISTING CONDITIONS</u></b>	
02 41 19 - Selective Demolition	January 21, 2022
<b><u>DIVISION 04 - MASONRY</u></b>	
04 01 20 - Clay Masonry Repair and Cleaning	January 21, 2022
04 20 00 - Unit Masonry	January 21, 2022
<b><u>DIVISION 05 - METALS</u></b>	
05 40 00 - Cold-Formed Metal Framing	January 21, 2022
05 52 13 - Pipe and Tube Railings	January 21, 2022
05 58 00 - Formed Metal Fabrications	January 21, 2022
<b><u>DIVISION 06 - WOOD, PLASTICS AND COMPOSITES</u></b>	
06 10 00 - Rough Carpentry	January 21, 2022
06 40 23 - Interior Architectural Woodwork	January 21, 2022
<b><u>DIVISION 07 - THERMAL AND MOISTURE PROTECTION</u></b>	
07 21 00 - Building Insulation	January 21, 2022
07 27 26 - Fluid-Applied Membrane Air Barrier	January 21, 2022
07 84 13 - Penetration Firestopping	January 21, 2022
07 84 43 - Joint Firestopping	January 21, 2022
07 92 00 - Joint Sealants	January 21, 2022
<b><u>DIVISION 08 - OPENINGS</u></b>	
08 11 13 - Hollow Metal Doors and Frames	January 21, 2022
08 14 16 - Flush Wood Doors	January 21, 2022
08 34 73.16 - Wood Sound Control Door Assemblies	January 21, 2022
08 41 13 - Aluminum-Framed Entrances and Storefronts	January 21, 2022
08 71 00 - Door Hardware	January 21, 2022
08 80 00 - Glazing	January 21, 2022
08 88 13 - Fire-Rated Glazing	January 21, 2022



**DIVISION 09 - FINISHES**

09 05 61 - Common Work Results for Flooring Preparation	January 21, 2022
09 21 16 - Gypsum Board Assemblies	January 21, 2022
09 24 00 - Portland Cement Plaster	January 21, 2022
09 28 00 - Gypsum Sheathing	January 21, 2022
09 30 13 - Ceramic Tile	January 21, 2022
09 51 13 - Acoustical Panel Ceilings	January 21, 2022
09 64 29.13 - Wood Floor Refinishing	January 21, 2022
09 65 13 - Resilient Wall Base and Accessories	January 21, 2022
09 65 19 - Resilient Floor Tile	January 21, 2022
09 65 66 - Resilient Athletic Flooring	January 21, 2022
09 68 16 - Carpet	January 21, 2022
09 91 00 - Painting (Professional Line Products)	January 21, 2022
09 96 53 - Elastomeric Coatings	January 21, 2022

**DIVISION 10 - SPECIALTIES**

10 21 13 - Toilet Compartments	January 21, 2022
10 28 00 - Toilet and Bath Accessories	January 21, 2022

**DIVISION 11 through 33 - (NOT USED)**

**PROJECT:**  
**HODGE ELEMENTARY SCHOOL - RENOVATIONS**

**SFI JOB No. :**  
**5502.008**

**ARCHITECT:**  
**STANTEC ARCHITECTURE INC.**  
**6080 TENNYSON PARKWAY**  
**SUITE 200**  
**PLANO, TEXAS 75024**

<b>DRAWINGS</b>	<b>ITEM / SHEET N</b>	<b>DESCRIPTION</b>	<b>DATED</b>	<b>ADDENDUM</b>
		<b>GENERAL</b>		
	G001	PROJECT COVER SHEET	January 21, 2022	
	G101	CODE INFORMATION & ALTERNATES	January 21, 2022	
		<b>CIVIL</b>		
	C01.00	COVER SHEET	January 21, 2022	
	C02.00	DEMOLITION PLAN	January 21, 2022	
	C03.00	SITE / PAVING PLAN	January 21, 2022	
	C03.01	PAVING DETAILS	January 21, 2022	
	C03.02	PAVING DETAILS	January 21, 2022	
	C03.03	PAVING DETAILS	January 21, 2022	
		<b>ARCHITECTURAL</b>		
	A001	ABBREVIATIONS, LEGEND, SYMBOLS	January 21, 2022	
	A002	TYPICAL MOUNTING HEIGHTS AND TOILET LAYOUT (ADULT & K -6)	January 21, 2022	
	A003	INTERIOR PARTITION TYPES	January 21, 2022	
	A006	WALL SPANS & DETAILS	January 21, 2022	
	AS001	ARCHITECTURAL SITE PLAN	January 21, 2022	
	AD111	ARCHITECTURAL DEMOLITION PLAN -AREA A,B	January 21, 2022	
	AD112	ARCHITECTURAL DEMOLITION PLAN -AREA D,G	January 21, 2022	
	AD113	ARCHITECTURAL DEMOLITION PLAN -AREA C,E,F	January 21, 2022	
	AD611	DEMOLITION REFLECTED CEILING PLAN -AREA A,B	January 21, 2022	
	AD612	DEMOLITION REFLECTED CEILING PLAN -AREA D,G	January 21, 2022	
	AD613	DEMOLITION REFLECTED CEILING PLAN -AREA C,E,F	January 21, 2022	
	A101	OVERALL FLOOR PLAN	January 21, 2022	
	A111	FLOOR PLAN - AREA A,B	January 21, 2022	
	A112	FLOOR PLAN - AREA D,G	January 21, 2022	
	A113	FLOOR PLAN - AREA C,E,F,	January 21, 2022	
	A121	PHOTOGRAPHS	January 21, 2022	
	A122	PHOTOGRAPHS (ALTERNATE #6 - MASONRY CLEANING)	January 21, 2022	
	A122A	PHOTOGRAPHS (ALTERNATE #6 - MASONRY CLEANING)	January 21, 2022	
	A401	ENLARGED TOILET ROOMS AND CANOPY DETAILS	January 21, 2022	
	A501	DOORS AND FRAMES	January 21, 2022	
	A511	HEAD, JAMB, SILL DETAILS	January 21, 2022	
	A611	REFLECTED CEILING PLAN - AREA A,B	January 21, 2022	
	A612	REFLECTED CEILING PLAN - AREA D,G	January 21, 2022	
	A613	REFLECTED CEILING PLAN - AREA C,E,F	January 21, 2022	
	A711	FINISH PLAN - AREA A,B	January 21, 2022	
	A712	FINISH PLAN - AREA D,G	January 21, 2022	
	A713	FINISH PLAN - AREA C,E,F	January 21, 2022	
	A801	MATERIAL SCHEDULE AND INTERIOR DETAILS	January 21, 2022	
	A802	ENLARGED FINISH PLANS AND INTERIOR DETAILS	January 21, 2022	
	A811	CASEWORK ELEVATIONS	January 21, 2022	
	A821	INTERIOR ELEVATIONS	January 21, 2022	
		<b>ELECTRICAL</b>		
	E001	ELECTRICAL LEGENDS, SYMBOLS AND ABBREVIATIONS	January 21, 2022	
	E002	ELECTRICAL SPECIFICATIONS	January 21, 2022	
	E003	ELECTRICAL SPECIFICATIONS	January 21, 2022	
	E110	LIGHTING PLAN - OVERALL	January 21, 2022	

**PROJECT MANUAL FOR HODGE ELEMENTARY SCHOOL - RENOVATIONS  
DATED JANUARY 21, 2022**

<b>SPECIFICATION SECTION, NUMBER &amp; TITLE</b>	<b>DATED</b>
<b><u>DIVISION 00 - PROCUREMENT &amp; CONTRACTING REQUIREMENTS</u></b>	
00 01 01 - Project Title Page	January 21, 2022
00 01 10 - Table of Contents of the Project Manual	January 21, 2022
00 01 15 - List of Drawings	January 21, 2022
00 73 00 - Special Conditions	January 21, 2022
00 73 43 - Wage Rates	January 21, 2022
<b><u>DIVISION 01 - GENERAL REQUIREMENTS</u></b>	
01 11 00 - Summary of Work	January 21, 2022
01 21 00 - Allowances	January 21, 2022
01 23 00 - Alternates	January 21, 2022
01 25 13 - Product Substitutions	January 21, 2022
01 26 00 - Modification Procedures	January 21, 2022
01 29 00 - Applications for Payment	January 21, 2022
01 31 00 - Project Coordination	January 21, 2022
01 31 19 - Project Meetings	January 21, 2022
01 32 23 - Field Engineering	January 21, 2022
01 33 00 - Submittals	January 21, 2022
01 40 00 - Quality Requirements	January 21, 2022
01 42 19 - Reference Standards and Definitions	January 21, 2022
01 45 00 - Quality Control Services	January 21, 2022
01 50 00 - Temporary Facilities	January 21, 2022
01 57 23 - Erosion and Sediment Control Plan	January 21, 2022
01 60 00 - Materials and Equipment	January 21, 2022
01 73 29 - Cutting and Patching	January 21, 2022
01 77 00 - Project Closeout	January 21, 2022
01 78 00 - Warranties and Bonds	January 21, 2022
<b><u>DIVISION 02 - EXISTING CONDITIONS</u></b>	
02 41 19 - Selective Demolition	January 21, 2022
02 41 20 - Selective Demolition	January 21, 2022
02 41 21 - Removing Existing Asphalt Pavement and Flatwork	January 21, 2022
<b><u>DIVISION 03 - CONCRETE</u></b>	
03 01 30.71 - Concrete Rehabilitation	January 21, 2022
03 30 00 - Cast-In-Place Concrete (Building Concrete)	January 21, 2022
03 30 01 - Site Cast-In-Place Concrete for Sitework Only	January 21, 2022
03 35 46.10 - Concrete Topical Treatments (primer)	January 21, 2022
03 35 46.20 - Concrete Topical Treatments (topcoat)	January 21, 2022
<b><u>DIVISION 04 - MASONRY</u></b>	
04 01 20 - Clay Masonry Repair and Cleaning	January 21, 2022
04 20 00 - Unit Masonry Assemblies	January 21, 2022
<b><u>DIVISION 05 - METALS</u></b>	
05 40 00 - Cold-Formed Metal Framing	January 21, 2022
05 52 13 - Pipe and Tube Railings	January 21, 2022
05 58 00 - Formed Metal Fabrications	January 21, 2022
<b><u>DIVISION 06 - WOOD, PLASTICS AND COMPOSITES</u></b>	
06 10 00 - Rough Carpentry	January 21, 2022
06 40 23 - Interior Architectural Woodwork	January 21, 2022



**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**

07 11 13 - Bituminous Dampproofing	January 21, 2022
07 19 16 - Concrete Floor Sealer and Finish	January 21, 2022
07 21 00 - Building Insulation	January 21, 2022
07 27 26 - Fluid-Applied Membrane Air Barrier	January 21, 2022
07 62 00 - Sheet Metal Flashing and Trim	January 21, 2022
07 92 00 - Joint Sealants	January 21, 2022

**DIVISION 08 - OPENINGS**

08 14 16 - Flush Wood Doors	January 21, 2022
08 41 13 - Aluminum-Framed Entrances and Storefronts	January 21, 2022
08 71 00 - Door Hardware	January 21, 2022
08 80 00 - Glazing	January 21, 2022

**DIVISION 09 - FINISHES**

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09 21 16 - Gypsum Board Assemblies	January 21, 2022
09 24 00 - Portland Cement Plaster	January 21, 2022
09 28 00 - Gypsum Sheathing	January 21, 2022
09 30 13 - Ceramic Tile	January 21, 2022
09 51 13 - Acoustical Panel Ceilings	January 21, 2022
09 64 29.13 - Wood Floor Refinishing	January 21, 2022
09 64 53 - Tempered Hardboard Stage Flooring	January 21, 2022
09 65 13 - Resilient Wall Base and Accessories	January 21, 2022
09 65 19 - Resilient Floor Tile	January 21, 2022
06 65 19.24 - Solid Vinyl Floor Tile (Luxury Vinyl Tile)	January 21, 2022
09 65 43 - Linoleum Flooring	January 21, 2022
09 65 66 - Resilient Athletic Flooring	January 21, 2022
09 66 23 - Resinous Matrix Terrazzo Flooring (Epoxy-Resin)	January 21, 2022
09 68 16 - Carpet	January 21, 2022
09 91 00 - Painting (Professional Line Products)	January 21, 2022
09 96 53 - Elastomeric Coatings	January 21, 2022

**DIVISION 10 - SPECIALTIES**

10 11 00 - Visual Display Units	January 21, 2022
10 21 13 - Toilet Compartments	January 21, 2022
10 26 00 - Impact Resistant Wall Protection	January 21, 2022
10 28 00 - Toilet and Bath Accessories	January 21, 2022
10 73 26 - Metal Walkway Covers	January 21, 2022

**DIVISION 11 through 30 - (NOT USED)**

**DIVISION 31 - EARTHWORK**

31 10 00 - Site Clearing	January 21, 2022
31 23 00 - Earthwork	January 21, 2022
31 23 10 - Flexible Base and Subgrade Material	January 21, 2022
31 23 12 - Select Material	January 21, 2022
31 23 14 - Subgrade Preparation	January 21, 2022
31 23 33 - Trenching, Embedment, Backfilling	January 21, 2022
31 41 33 - Trench Safety-Sheeting and Shoring	January 21, 2022

**DIVISION 32 - EXTERIOR IMPROVEMENTS**

32 12 16 - Hot-Mixed Asphalt Paving	January 21, 2022
32 13 13 - Portland Cement Concrete Paving	January 21, 2022
32 13 14 - Wheelchair Ramp	January 21, 2022
32 13 15 - Concrete Curb and Gutter	January 21, 2022
32 14 00 - Unit Pavers	January 21, 2022
32 17 22 - Traffic Control	January 21, 2022
32 17 23 - Pavement Markings	January 21, 2022
32 17 24 - Joint Sealers	January 21, 2022
32 80 00 - Irrigation Specifications	January 21, 2022
32 80 01 - Tree Protection and Trimming	January 21, 2022



**DIVISION 33 - UTILITIES**

33 42 16 - Reinforced Concrete Pipe Culverts	January 21, 2022
33 42 17 - Drainage Structures	January 21, 2022
33 42 18 - Corrugated Polyethylene Pipe	January 21, 2022
33 42 19 - Dual Wall Polypropylene (PP) Pipe and Fittings for Non-Pressure Storm Drainage Applications	January 21, 2022



PROJECT:  
PECAN CREEK ELEMENTARY SCHOOL - RENOVATIONS

SFI JOB No. :  
5502.01

ARCHITECT:  
STANTEC ARCHITECTURE INC.  
6080 TENNYSON PARKWAY  
SUITE 200  
PLANO, TEXAS 75024

DRAWINGS	ITEM / SHEET N	DESCRIPTION	DATED	ADDENDUM
		<b>GENERAL</b>		
	G001	PROJECT COVER SHEET	January 21, 2022	
	G101	CODE INFORMATION & ALTERNATES	January 21, 2022	
		<b>CIVIL</b>		
	C01.00	COVER SHEET	January 21, 2022	
	C02.00	DEMOLITION PLAN	January 21, 2022	
	C03.00	SITE / PAVING PLAN	January 21, 2022	
	C03.01	PAVING DETAILS	January 21, 2022	
	C03.02	PAVING DETAILS	January 21, 2022	
	C03.03	PAVING DETAILS	January 21, 2022	
		<b>ARCHITECTURAL</b>		
	A001	ABBREVIATIONS, LEGEND, SYMBOLS	January 21, 2022	
	AS001	ARCHITECTURAL SITE PLAN	January 21, 2022	
	AD111	ARCHITECTURAL DEMOLITION PLAN -AREA A,B	January 21, 2022	
	AD112	ARCHITECTURAL DEMOLITION PLAN -AREA D,G	January 21, 2022	
	AD113	ARCHITECTURAL DEMOLITION PLAN -AREA C,E,F	January 21, 2022	
	A101	OVERALL FLOOR PLAN	January 21, 2022	
	A121	PHOTOGRAPHS	January 21, 2022	
	A122	PHOTOGRAPHS (ALTERNATE #6 - MASONRY CLEANING)	January 21, 2022	
	A122A	PHOTOGRAPHS (ALTERNATE #6 - MASONRY CLEANING)	January 21, 2022	
	A711	FINISH PLAN - AREA 1	January 21, 2022	
	A712	FINISH PLAN - AREA 2	January 21, 2022	
	A713	FINISH PLAN - AREA 3	January 21, 2022	
	A801	MATERIAL LEGEND AND DETAILS	January 21, 2022	

**PROJECT MANUAL FOR PECAN CREEK ELEMENTARY SCHOOL -  
RENOVATIONS DATED JANUARY 21, 2022**

<b>SPECIFICATION SECTION, NUMBER &amp; TITLE</b>	<b>DATED</b>
<b><u>DIVISION 00 - PROCUREMENT &amp; CONTRACTING REQUIREMENTS</u></b>	
00 01 01 - Project Title Page	January 21, 2022
00 01 10 - Table of Contents of the Project Manual	January 21, 2022
00 01 15 - List of Drawings	January 21, 2022
00 73 00 - Special Conditions	January 21, 2022
00 73 43 - Wage Rates	January 21, 2022
<b><u>DIVISION 01 - GENERAL REQUIREMENTS</u></b>	
01 11 00 - Summary of Work	January 21, 2022
01 21 00 - Allowances	January 21, 2022
01 23 00 - Alternates	January 21, 2022
01 25 13 - Product Substitutions	January 21, 2022
01 26 00 - Modification Procedures	January 21, 2022
01 29 00 - Applications for Payment	January 21, 2022
01 31 00 - Project Coordination	January 21, 2022
01 31 19 - Project Meetings	January 21, 2022
01 32 23 - Field Engineering	January 21, 2022
01 33 00 - Submittals	January 21, 2022
01 40 00 - Quality Requirements	January 21, 2022
01 42 19 - Reference Standards and Definitions	January 21, 2022
01 45 00 - Quality Control Services	January 21, 2022
01 50 00 - Temporary Facilities	January 21, 2022
01 57 23 - Erosion and Sediment Control Plan	January 21, 2022
01 60 00 - Materials and Equipment	January 21, 2022
01 73 29 - Cutting and Patching	January 21, 2022
01 77 00 - Project Closeout	January 21, 2022
01 78 00 - Warranties and Bonds	January 21, 2022
<b><u>DIVISION 02 - EXISTING CONDITIONS</u></b>	
02 41 19 - Selective Demolition	January 21, 2022
02 41 20 - Selective Demolition	January 21, 2022
02 41 21 - Removing Existing Asphalt Pavement and Flatwork	January 21, 2022
<b><u>DIVISION 03 - CONCRETE</u></b>	
03 01 30.71 - Concrete Rehabilitation	January 21, 2022
03 30 00 - Cast-In-Place Concrete (Building Concrete)	January 21, 2022
03 30 01 - Site Cast-In-Place Concrete for Sitework Only	January 21, 2022
03 35 46.10 - Concrete Topical Treatments (primer)	January 21, 2022
03 35 46.20 - Concrete Topical Treatments (topcoat)	January 21, 2022
<b><u>DIVISION 04 - MASONRY</u></b>	
04 01 20 - Clay Masonry Repair and Cleaning	January 21, 2022
04 20 00 - Unit Masonry Assemblies	January 21, 2022
<b><u>DIVISION 05 - METALS</u></b>	
05 40 00 - Cold-Formed Metal Framing	January 21, 2022
05 52 13 - Pipe and Tube Railings	January 21, 2022
05 58 00 - Formed Metal Fabrications	January 21, 2022
<b><u>DIVISION 06 - WOOD, PLASTICS AND COMPOSITES</u></b>	
06 10 00 - Rough Carpentry	January 21, 2022
06 40 23 - Interior Architectural Woodwork	January 21, 2022



**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**

07 11 13 - Bituminous Dampproofing	January 21, 2022
07 19 16 - Concrete Floor Sealer and Finish	January 21, 2022
07 21 00 - Building Insulation	January 21, 2022
07 27 26 - Fluid-Applied Membrane Air Barrier	January 21, 2022
07 62 00 - Sheet Metal Flashing and Trim	January 21, 2022
07 92 00 - Joint Sealants	January 21, 2022

**DIVISION 08 - OPENINGS**

08 14 16 - Flush Wood Doors	January 21, 2022
08 41 13 - Aluminum-Framed Entrances and Storefronts	January 21, 2022
08 71 00 - Door Hardware	January 21, 2022
08 80 00 - Glazing	January 21, 2022

**DIVISION 09 - FINISHES**

09 05 61 - Common Work Results for Flooring Preparation	January 21, 2022
09 21 16 - Gypsum Board Assemblies	January 21, 2022
09 24 00 - Portland Cement Plaster	January 21, 2022
09 28 00 - Gypsum Sheathing	January 21, 2022
09 30 13 - Ceramic Tile	January 21, 2022
09 51 13 - Acoustical Panel Ceilings	January 21, 2022
09 64 29.13 - Wood Floor Refinishing	January 21, 2022
09 64 53 - Tempered Hardboard Stage Flooring	January 21, 2022
09 65 13 - Resilient Wall Base and Accessories	January 21, 2022
09 65 19 - Resilient Floor Tile	January 21, 2022
06 65 19.24 - Solid Vinyl Floor Tile (Luxury Vinyl Tile)	January 21, 2022
09 65 43 - Linoleum Flooring	January 21, 2022
09 65 66 - Resilient Athletic Flooring	January 21, 2022
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09 68 16 - Carpet	January 21, 2022
09 91 00 - Painting (Professional Line Products)	January 21, 2022
09 96 53 - Elastomeric Coatings	January 21, 2022

**DIVISION 10 - SPECIALTIES**

10 11 00 - Visual Display Units	January 21, 2022
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10 28 00 - Toilet and Bath Accessories	January 21, 2022
10 73 26 - Metal Walkway Covers	January 21, 2022

**DIVISION 11 through 30 - (NOT USED)**

**DIVISION 31 - EARTHWORK**

31 10 00 - Site Clearing	January 21, 2022
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**DIVISION 32 - EXTERIOR IMPROVEMENTS**

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**DIVISION 33 - UTILITIES**

33 42 16 - Reinforced Concrete Pipe Culverts	January 21, 2022
33 42 17 - Drainage Structures	January 21, 2022
33 42 18 - Corrugated Polyethylene Pipe	January 21, 2022
33 42 19 - Dual Wall Polypropylene (PP) Pipe and Fittings for Non-Pressure Storm Drainage Applications	January 21, 2022



**STEELE & FREEMAN, INC.**  
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc  
Exhibit '2' - Allowances  
3/24/2022 : Date

**PROJECT:**  
**EVERS PARK ES, HODGE ES & PECAN CREEK ES RENOVATIONS**

**ARCHITECT:**  
**STANTEC ARCHITECTURE INC.**  
**6080 TENNYSON PARKWAY**  
**SUITE 200**  
**PLANO, TEXAS 75024**

**SFI JOB No. :**  
**5502.006, 5502.008, & 5502.010**

ALLOWANCES	DESCRIPTION	AMOUNT
<b>EVERS PARK</b>		
1	Construction Contingency	\$82,937
2	Owner Betterment	\$47,393
<b>HODGE</b>		
1	Construction Contingency	\$95,770
2	Owner Betterment	\$54,726
<b>PECAN CREEK</b>		
1	Construction Contingency	\$22,221
2	Owner Betterment	\$22,221
<b>ALLOWANCES INCLUDED IN GMP</b>		<b>\$325,268</b>

**PROJECT:**  
EVERS PARK ES, HODGE ES & PECAN CREEK ES RENOVATIONS

**SFI JOB No. :**  
5502.006, 5502.008, & 5502.010

**ARCHITECT:**  
STANTEC ARCHITECTURE INC.  
6080 TENNYSON PARKWAY  
SUITE 200  
PLANO, TEXAS 75024

### List of Clarifications, Qualifications, & Assumptions

- 1 COVID-19 or Pandemics issues may delay delivery of equipment and/or labor. Any and all delays related to COVID-19 or unforeseen circumstances outside the Construction Managers control shall be claimed on a day for day basis.

#### **Div 01**      **General Requirements**

- 1 We have excluded state sales tax on INCORPORATED materials.
- 2 We have excluded telephone and radio equipment.
- 3 We have excluded tap, impact & meter fees.
- 4 The Building Permit cost has been excluded.
- 5 Bids are based on 100% CD Set dated 01/22/2022 and noted is Exhibit 'B'.
- 6 We have excluded materials testing and special inspections.
- 7 It is assumed that the contract documents have been thoroughly reviewed to meet Federal, state and local codes
- 8 We exclude all seismic requirements referenced in the specifications due to the Project's location in Denton does not require any Seismic consideration.
- 9 Deposits required in advance to procure materials will be included on the pay application within the same pay period in which payment is due for deposit to the subcontractors / suppliers.
- 10 Materials that are stored onsite or stored at subcontractor's warehouse will be included on pay applications. Invoices and photos of stored materials will be provided upon request.
- 11 The construction contingency is for the Construction Manager's exclusive use to cover those costs considered reimbursable as the Cost of the Work but not included in a Change Order. All construction contingency expenditures will be documented monthly with each application for payment.
- 12 This project is not a LEED project, therefor VOC Content Restriction (greater than federal or state requirements) and Commissioning is excluded.
- 13 Video of recorded training will be provided on a thumb drive in lieu of a DVD Disc.
- 14 Temporary Environmental Controls, Flush Out & Air contaminant testing is not included in this scope of work.
- 15 Testing Laboratory Services shall be provided by the owner and is excluded from this scope of work.
- 16 SFI will provide access to TEAM for project documentation.
- 17 All unforeseen scope not clearly identified or quantified in the contract documents shall be allocated toward Owner Betterment.
- 18 Submittal review shall be no more than 10 business days. If additional time is required for approval, then delay to material fabrication and delivery could affect the construction schedule.
- 19 Franchise utility service charges have been excluded for communication lines, electrical power, Atmos gas, etc.
- 20 We have excluded all work associated with Ginnings ES, Providence ES & Rivera ES noted in the specifications.

#### **Div 02**      **Existing Conditions**

- 1 All items not specifically detailed in the contract documents to be removed or demolished are excluded from this work.
- 2 We have excluded the Asbestos Abatement and/or Removal.
- 3 We have excluded Removal of Door Frames.

#### **Div 04**      **Masonry**

- 1 We have excluded the Removal and Shoring of the Loose Lintels at the Brick Repair areas.

#### **Div 07**      **Thermal & Moisture Protection**

- 1 We have excluded Removal or Replacements of Roofing, Copings and Roofing Accessories.

**Div 09**

**Finishes**

- 1 We have excluded moisture mitigation base on moisture testing readings.
- 2 We have excluded wall tile at single use restrooms at Pecan Creek ES. Tile base is included.
- 3 We excluded any grinding to remove any discoloration where existing flooring is to removed and Concrete Sealer to be applied.

**Div 31**

**Earthwork**

- 1 Earthwork priced for notes on civil drawing (C1.02) at Evers Park
- 2 Lime Stabilization is excluded.

**Div 33**

**Utilities**

- 1 We have excluded all Utilities scope.



**STEELE & FREEMAN, INC.**  
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc  
Exhibit '4' - Schedule  
3/24/2022 : Date

**PROJECT:**  
**EVERS PARK ES, HODGE ES & PECAN CREEK ES RENOVATIONS**

**ARCHITECT:**  
**STANTEC ARCHITECTURE INC.**  
**6080 TENNYSON PARKWAY**  
**SUITE 200**  
**PLANO, TEXAS 75024**

**SFI JOB No. :**  
**5502.006, 5502.008, & 5502.010**

**COMPLETION SCHEDULE**

**GENERAL CONSTRUCTION**

Estimated Substantial Completion shall be 8/15. The Parties understand that projects must be completed to the extent student will attend school on 8/15, and ensure a safe and secure environment for Denton ISD students. The Parties understand that portions of the project may be delayed due to material shortages. Steele & Freeman reserves the right to request an extension from Owner in this event, such request will not be unreasonably denied.

**PROJECT:**  
EVERS PARK ES, HODGE ES & PECAN CREEK ES RENOVATIONS

**ARCHITECT:**  
STANTEC ARCHITECTURE INC.  
6080 TENNYSON PARKWAY  
SUITE 200  
PLANO, TEXAS 75024

**SFI JOB No. :**  
5502.006, 5502.008, & 5502.010

**ALTERNATES**

**EVERS PARK ELEMENTARY**

No. 2	BASE BID: RE-USE EXISTING GRAB BARS IF THEY COMPLY WITH 2012 TAS AND ARE IN ACCEPTABLE CONDITION AS DETERMINED BY OWNER. ALTERNATE: PROVIDE NEW GRAB BARS.	\$2,011	ACCEPTED
No. 3	BASE BID: RE-USE EXISTING RESTROOM ACCESSORIES. ALTERNATE: PROVIDE NEW RESTROOM ACCESSORIES.	\$4,483	ACCEPTED
No. 4	REMOVE EXISTING "POPCORN" FINISH FROM ALL CEILING SURFACES (HORIZONTAL, VERTICAL, RADIUSED), EXISTING GYP BOARD BENEATH "POPCORN" FINISH IS TO REMAIN, PROVIDE NEW FINISH AS SCHEDULED. AREAS ARE IDENTIFIED ON AD6 & A6 SHEETS.	\$66,533	ACCEPTED
No. 6	CLEAN EXISTING EXTERIOR MASONRY AT AREAS IDENTIFIED ON SHEET A101 (APPROXIMATELY 795 SF TOTAL). LOW PRESSURE POWER WASH WITH MILD CLEANING DETERGENTS.	\$2,673	ACCEPTED
No. 7	PAINT ALL EXISTING GYP BD CEILINGS, CONTRACTOR TO VISIT SITE TO DETERMINE QUANTITY.	\$14,080	ACCEPTED
No. 12	BASE BID: AT SOFFITS & CEILINGS SCHEDULED TO BE REPLACED, RE-USE EXISTING THERMAL BATT INSULATION ABOVE THESE SOFFITS & CEILINGS (REMOVE, SALVAGE, AND RE-INSTALL AS NECESSARY). ALTERNATE: AT SOFFITS & CEILINGS SCHEDULED TO BE REPLACED, REMOVE EXISTING THERMAL BATT INSULATION ABOVE THESE SOFFITS & CEILINGS AND PROVIDE NEW THERMAL BATT INSULATION (R-19 MIN) ABOVE THESE SOFFITS & CEILINGS. NOTIFY ARCHITECT IF EXISTING THERMAL BATT INSULATION IS LESS THAN 6" THICK.	\$28,184	ACCEPTED

**HODGE ELEMENTARY**

No. 1	PROVIDE NEW MCT FLOORING IN LIEU OF NEW LVT FLOORING.	\$65,211	ACCEPTED
No. 2	BASE BID: RE-USE EXISTING GRAB BARS IF THEY COMPLY WITH 2012 TAS AND ARE IN ACCEPTABLE CONDITION AS DETERMINED BY OWNER. ALTERNATE: PROVIDE NEW GRAB BARS.	\$2,462	ACCEPTED
No. 3	BASE BID: RE-USE EXISTING RESTROOM ACCESSORIES. ALTERNATE: PROVIDE NEW RESTROOM ACCESSORIES.	\$5,606	ACCEPTED

No. 4	REMOVE EXISTING "POPCORN" FINISH FROM ALL CEILING SURFACES (HORIZONTAL, VERTICAL, RADIUS), EXISTING GYP BOARD BENEATH "POPCORN" FINISH IS TO REMAIN, PROVIDE NEW FINISH AS SCHEDULED. AREAS ARE IDENTIFIED ON AD6 & A6 SHEETS.	\$16,989	ACCEPTED
No. 6	CLEAN EXISTING EXTERIOR MASONRY AT AREAS IDENTIFIED ON SHEET A101 (APPROXIMATELY 12,259 SF TOTAL). LOW PRESSURE POWER WASH WITH MILD CLEANING DETERGENTS.	\$20,867	ACCEPTED
No. 7	PAINT ALL EXISTING GYP BD CEILINGS, CONTRACTOR TO VISIT SITE TO DETERMINE QUANTITY.	\$13,015	ACCEPTED
No. 12	BASE BID: AT SOFFITS & CEILINGS SCHEDULED TO BE REPLACED, RE-USE EXISTING THERMAL BATT INSULATION ABOVE THESE SOFFITS & CEILINGS (REMOVE, SALVAGE, AND RE-INSTALL AS NECESSARY). ALTERNATE: AT SOFFITS & CEILINGS SCHEDULED TO BE REPLACED, REMOVE EXISTING THERMAL BATT INSULATION ABOVE THESE SOFFITS & CEILINGS AND PROVIDE NEW THERMAL BATT INSULATION (R-19 MIN) ABOVE THESE SOFFITS & CEILINGS. NOTIFY ARCHITECT IF EXISTING THERMAL BATT INSULATION IS LESS THAN 6" THICK.	\$27,849	ACCEPTED
No. 13A	EXTERIOR DOORS AT CAFETERIA G21 AND VEST F24 (SEE PHOTOS AT BOTTOM OF THIS SHEET) BASE BID: EXISTING TO REMAIN ALTERNATE A: REMOVE EXISTING FRAME, DOORS, AND HARDWARE. PROVIDE NEW STEEL FRAME, NEW HM DOORS, AND NEW HARDWARE. NEW FRAME TYPE / DOOR TYPE TO MATCH EXISTING.	\$21,600	REJECTED
No. 13B	EXTERIOR DOORS AT CAFETERIA G21 AND VEST F24 (SEE PHOTOS AT BOTTOM OF THIS SHEET) BASE BID: EXISTING TO REMAIN ALTERNATE B: REMOVE EXISTING FRAME, DOORS, AND HARDWARE. PROVIDE NEW ALUMINUM STOREFRONT FRAME, NEW ALUMINUM STOREFRONT DOORS, AND NEW HARDWARE.	\$21,371	ACCEPTED
No. 14	PROVIDE NEW WINDOW FILM AT (12) EXISTING CLERESTORY WINDOWS IN ACTIVITY ROOM F6.	\$9,125	REJECTED

**PECAN CREEK ELEMENTARY**

No. 6	CLEAN EXISTING EXTERIOR MASONRY AT AREAS IDENTIFIED ON SHEET A101 (APPROXIMATELY 4,683 SF TOTAL). LOW PRESSURE POWER WASH WITH MILD CLEANING DETERGENTS.	\$9,174	ACCEPTED
No. 8	BASE BID: REPAIR CRACKED BRICK AND REPOINT MORTAR AT STEEL LINTEL. ALTERNATE: REF D1/A101 FOR MASONRY VENEER REPAIR AT STEEL LINTEL.	\$13,340	ACCEPTED





**STEELE & FREEMAN, INC.**  
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc  
Exhibit '6' - Unit Prices  
3/24/2022 : Date

**PROJECT:**  
EVERS PARK ES, HODGE ES & PECAN CREEK ES RENOVATIONS

**ARCHITECT:**  
STANTEC ARCHITECTURE INC.  
6080 TENNYSON PARKWAY  
SUITE 200  
PLANO, TEXAS 75024

**SFI JOB No. :**  
5502.006, 5502.008, & 5502.010

UNIT PRICES	DESCRIPTION	ADD	DEDUCT
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STEELE & FREEMAN, INC.  
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc  
Exhibit '7' - Guaranteed Maximum Price  
3/24/2022 : Date

PROJECT:  
EVERS PARK ELEMENTARY SCHOOL - RENOVATIONS

SFI JOB No. :  
5502.006

ARCHITECT:  
STANTEC ARCHITECTURE INC.  
6080 TENNYSON PARKWAY  
SUITE 200  
PLANO, TEXAS 75024

**COST SUMMARY - GUARANTEED MAXIMUM PRICE**

DIVISION	BID PACKAGE DESCRIPTION	TOTAL COST
01	GENERAL CONDITIONS	\$270,472
01	SPECIAL REQUIREMENTS	\$52,062
02	EXISTING CONDITIONS	\$175,685
03	CONCRETE	\$38,967
04	MASONRY	\$24,087
05	METALS	\$3,800
06	WOODS, PLASTICS and COMPOSITES	\$197,174
07	THERMAL and MOISTURE PROTECTION	\$51,880
08	OPENINGS	\$343,707
09	FINISHES	\$643,796
10	SPECIALTIES	\$16,449
21	FIRE SPRINKLER	\$40,885
22	PLUMBING	\$65,000
23	HEATING, VENTILATING, and AIR CONDITIONING (HVAC)	\$43,000
26	ELECTRICAL	\$30,130
31	EARTHWORK	\$55,624
<b>SUBTOTAL</b>		<b>\$2,052,718</b>
00	LABOR BURDEN	\$19,418
00	CONTRACTOR CONTINGENCY	\$82,937
00	OWNER BETTERMENT	\$47,393
00	PAYMENT and PERFORMANCE BONDS	\$24,644
00	BUILDERS RISK	\$2,607
00	GENERAL / EXCESS LIABILITY	\$9,952
00	CONSTRUCTION MANAGER FEE	\$98,460
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$31,507
<b>TOTAL GMP</b>		<b>\$2,369,636</b>
ALTERNATE No. 2	New Grab Bars	\$2,011
ALTERNATE No. 3	New Toilet Accessories	\$4,483
ALTERNATE No. 4	Remove and Repaint Popcorn Ceiling Area	\$66,532
ALTERNATE No. 6	Masonry Cleaning	\$2,673
ALTERNATE No. 7	Painting of Gyp Board Ceilings	\$14,080
ALTERNATE No. 12	New Thermal Batt Insulation @ Soffits	\$28,184
<b>TOTAL GMP - (CONSTRUCTION COST + ACCEPTED ALTERNATES)</b>		<b>\$2,487,599</b>



STEELE & FREEMAN, INC.  
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc  
Exhibit '7' - Guaranteed Maximum Price  
3/24/2022 : Date

PROJECT:  
HODGE ELEMENTARY SCHOOL - RENOVATIONS

ARCHITECT:  
STANTEC ARCHITECTURE INC.  
6080 TENNYSON PARKWAY  
SUITE 200  
PLANO, TEXAS 75024

SFI JOB No. :  
5502.008

**COST SUMMARY - GUARANTEED MAXIMUM PRICE**

DIVISION	BID PACKAGE DESCRIPTION	TOTAL COST
01	GENERAL CONDITIONS	\$301,918
01	SPECIAL REQUIREMENTS	\$52,062
02	EXISTING CONDITIONS	\$181,688
03	CONCRETE	\$1,813
04	MASONRY	\$48,029
05	METALS	\$14,280
06	WOODS, PLASTICS and COMPOSITES	\$287,047
07	THERMAL and MOISTURE PROTECTION	\$66,105
08	OPENINGS	\$134,612
09	FINISHES	\$958,098
10	SPECIALTIES	\$42,434
21	FIRE SPRIKLER	\$43,887
22	PLUMBING	\$55,000
23	HEATING, VENTILATING, and AIR CONDITIONING (HVAC)	\$43,000
26	ELECTRICAL	\$84,200
31	EARTHWORK	\$55,623
<b>SUBTOTAL</b>		<b>\$2,369,796</b>
00	LABOR BURDEN	\$23,674
00	CONTRACTOR CONTINGENCY	\$95,770
00	OWNER BETTERMENT	\$54,726
00	PAYMENT and PERFORMANCE BONDS	\$27,089
00	BUILDERS RISK	\$3,010
00	GENERAL / EXCESS LIABILITY	\$11,492
00	CONSTRUCTION MANAGER FEE	\$114,182
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$36,538
<b>TOTAL GMP</b>		<b>\$2,736,277</b>
ALTERNATE No. 1	MCT in lieu of LVT	\$65,211
ALTERNATE No. 2	New Grab Bars	\$2,462
ALTERNATE No. 3	New Toilet Accessories	\$5,606
ALTERNATE No. 4	Remove and Repaint Popcorn Ceiling Area	\$16,989
ALTERNATE No. 6	Masonry Cleaning	\$20,867
ALTERNATE No. 7	Painting of Gyp Board Ceilings	\$13,015
ALTERNATE No. 12	New Thermal Batt Insulation @ Soffits	\$27,849
ALTERNATE No. 13B	New Storefront Systems	\$21,372
<b>TOTAL GMP - (CONSTRUCTION COST + ACCEPTED ALTERNATES)</b>		<b>\$2,909,648</b>
<b>ALTERNATES NOT ACCEPTED</b>		
ALTERNATE No. 13A	New Hollow Metal Systems	\$21,600
ALTERNATE No. 14	New Window Film	\$9,125



**STEELE & FREEMAN, INC.**  
CONSTRUCTION MANAGERS

Amendment I AIA A133/CMc  
Exhibit '7' - Guaranteed Maximum Price  
3/24/2022 : Date

**PROJECT:**  
PECAN CREEK ELEMENTARY SCHOOL - RENOVATIONS

**ARCHITECT:**  
STANTEC ARCHITECTURE INC.  
6080 TENNYSON PARKWAY  
SUITE 200  
PLANO, TEXAS 75024

**SFI JOB No. :**  
5502.01

**COST SUMMARY - GUARANTEED MAXIMUM PRICE**

DIVISION	BID PACKAGE DESCRIPTION	TOTAL COST
01	GENERAL CONDITIONS	\$210,714
01	SPECIAL REQUIREMENTS	\$52,062
02	EXISTING CONDITIONS	\$114,152
03	CONCRETE	\$37,445
04	MASONRY	\$46,702
07	THERMAL and MOISTURE PROTECTION	\$55,835
09	FINISHES	\$402,566
22	PLUMBING	\$8,500
31	EARTHWORK	\$55,623
<b>SUBTOTAL</b>		<b>\$983,599</b>
00	LABOR BURDEN	\$8,474
00	CONTRACTOR CONTINGENCY	\$22,221
00	OWNER BETTERMENT	\$22,221
00	PAYMENT and PERFORMANCE BONDS	\$12,888
00	BUILDERS RISK	\$1,222
00	GENERAL / EXCESS LIABILITY	\$4,666
00	CONSTRUCTION MANAGER FEE	\$42,229
00	SUBCONTRACTOR DEFAULT INSURANCE FEE	\$13,513
<b>TOTAL GMP</b>		<b>\$1,111,033</b>
ALTERNATE No. 6	Masonry Cleaning	\$9,174
ALTERNATE No. 8	Masonry Repair	\$13,340
<b>TOTAL GMP - (CONSTRUCTION COST + ACCEPTED ALTERNATES)</b>		<b>\$1,133,547</b>