



STEELE & FREEMAN, INC.

CONSTRUCTION MANAGERS • GENERAL CONTRACTORS

1301 Lawson Road • Fort Worth, Texas 76131

Amendment 5

Exhibit 'A' - Project Manual & Drawings

Date: August 22, 2005

Amendment 1	Project: Package No. 1 Structural Package Drawings Middle School No. 5 Keller Independent School District Keller, Texas SFI Job No.: 3806-5	Architect: VLK Architects Architect Project No.: 2522.02
Amendment 2	Project: Building Package Middle School No. 5 Keller Independent School District Keller, Texas SFI Job No.: 3806-5 Project: Building Package Intermediate School No. 5 Keller Independent School District Keller, Texas SFI Job No.: 3806-7	Architect: VLK Architects Architect Project No.: 2522.00 Architect: Hahnfeld Hoffer Stanford Architect Project No.: 05018-00
Amendment 3	Project: Elementary No. 17 - Woodland Springs Bray Birch Lane Keller Independent School District Fort Worth, Texas SFI Job No.: 3807-5 Project: Elementary No. 18 - Shiver Road Shiver Road Keller Independent School District Fort Worth, Texas SFI Job No.: 3807-7	Architect: VLK Architects Architect Project No.: 2524.00 Architect: VLK Architects Architect Project No.: 2525.00
Amendment 4	Project: Bid Package #2 Intermediate School No. 5 Keller Independent School District Keller, Texas SFI Job No.: 3806-7 Project: Package No.3 Site / Civil Middle School No. 5 Keller Independent School District Keller, Texas SFI Job No.: 3806	Architect: Hahnfeld Hoffer Stanford Architect Project No.: 05018-00 Architect: VLK Architects Architect Project No.: 2522.03

This amendment incorporates all contract documents as previously submitted in Amendments 1 through 4.



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Amendment 5 Exhibit 'B' - Allowances

Date: August 22, 2005

Allowances **Project:** Middle School No. 5
Keller Independent School District
Keller, Texas

Architect: VLK Architects
Architect Project No.: 2522.00

SFI Job No.: 3806-5

Description

Building Dedication Plaque	\$3,000
Exterior Building Letters	\$4,000
ID Devices	\$10,000
Surveillance and Access Controls	\$25,000
Clock / Bell / Intercom System	\$90,000
Overhead Projection Mounts, Speakers & Amps (43 ea.)	\$43,000
Pier Overage	\$20,000
Owner's Betterment	\$100,000
Contractor's Contingency	\$100,000

Allowances **Project:** Building Package
Intermediate School No. 5
Keller Independent School District
Keller, Texas

Architect: Hahnfeld Hoffer Stanford
Architect Project No.: 05018-00

SFI Job No.: 3806-7

Description

Building Dedication Plaque	\$3,000
Exterior Building Letters	\$4,000
ID Devices	\$10,000
Technology / Security / Data	\$100,000
Access Controls	\$50,000
Pier Overage	\$20,000
Owner's Betterment	\$100,000
Contractor's Contingency	\$100,000

Allowances **Project:** Elementary No. 17 - Woodland Springs
Bray Birch Lane
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2524.00

SFI Job No.: 3807-5

Woodland Springs

Description

Building Dedication Plaque	\$	2,500.00
Exterior Building Letters	\$	7,500.00
Identification Signage	\$	6,000.00
Access Controls	\$	30,000.00
48 Ea. Overhead Projector Mounts w/ Amps & Speakers	\$	48,000.00
Monument Sign	\$	5,000.00
Owner's Contingency	\$	100,000.00
Contractor's Contingency	\$	50,000.00

Allowances **Project:** Elementary No. 18 - Shiver Road
Shiver Road
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2525.00

SFI Job No.: 3807-7

Shiver Road

Description

Building Dedication Plaque	\$	2,500.00
Exterior Building Letters	\$	7,500.00
Identification Signage	\$	6,000.00
Access Controls	\$	30,000.00
48 Ea. Overhead Projector Mounts w/ Amps & Speakers	\$	48,000.00
Monument Sign	\$	5,000.00
Owner's Contingency	\$	100,000.00
Contractor's Contingency	\$	50,000.00



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Amendment 5

Exhibit 'C' - Assumptions/Clarifications

Date: August 22, 2005

Project: Middle School No. 5
Keller Independent School District
Keller, Texas

Architect: VLK Architects
Architect Project No.: 2522.00

SFI Job No.: 3806-5

Project: Intermediate School No. 5
Keller Independent School District
Keller, Texas

Architect: Hahnfeld Hoffer Stanford
Architect Project No.: 05018-00

SFI Job No.: 3806-7

Project: Elementary No. 17 - Woodland Springs
Bray Birch Lane
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2524.00

SFI Job No.: 3807-5

Project: Elementary No. 18 - Shiver Road
Shiver Road
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2525.00

SFI Job No.: 3807-7

List of Clarifications, Qualifications and Assumptions

Clarifications

1. Permit fees, plan review fees, tap fees, impact fees and all other city fees to be paid by the Owner
2. All material testing and inspection fees are paid by the Owner
3. HVAC Testing and Balancing by owner.
3. All savings recognized from buy-out, allowances and additional Value Engineering Options shall be accumulated in Contractors Contingency for use by the CM



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Amendment 5 Exhibit 'D' - Schedule

Date: August 22, 2005

Project: Middle School No. 5
Keller Independent School District
Keller, Texas

Architect: VLK Architects
Architect Project No.: 2522.00

SFI Job No.: 3806-5

Project: Intermediate School No. 5
Keller Independent School District
Keller, Texas

Architect: Hahnfeld Hoffer Stanford
Architect Project No.: 05018-00

SFI Job No.: 3806-7

Project: Elementary No. 17 - Woodland Springs
Bray Birch Lane
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2524.00

SFI Job No.: 3807-5

Project: Elementary No. 18 - Shiver Road
Shiver Road
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2525.00

SFI Job No.: 3807-7

Completion Schedule

Substantial completion: All buildings to be substantially complete July 15, 2006 based on a July 1, 2005 start. Any delay to the July 1, 2005 start date will be added to the completion date.



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Amendment 5 Exhibit 'E' - Alternates

Date: August 22, 2005

Alternates**

Project: Middle School No. 5
Keller Independent School District
Keller, Texas
SFI Job No.: 3806

Architect: VLK Architects
Architect Project No.: 2522.00

Alt. 1	Add Motorized Bleachers in Gymnasium C101	\$	51,750
Alt. 2	Add Concession Building	\$	279,040
Alt. 3	Add for Solid Plastic Toilet Partitions	\$	10,462
Alt. 4	Add for Modular Brick in lieu of Closure Brick	\$	42,610
Alt. 5	Add for Storage Building	\$	24,874

Alternates**

Project: Intermediate School No. 5
Keller Independent School District
Keller, Texas
SFI Job No.: 3806-7

Architect: Hahnfeld Hoffer Stanford
Architect Project No.: 05018-00

Alt. 1	Add Mobile Storage System	\$	16,809
Alt. 2	Add Underslab Vapor Protection	\$	122,454
Alt. 3	Add HDPE Toilet Partitions in lieu of Plastic Laminate	\$	2,691
Alt. 4	Modular Brick in lieu of Closure Brick	\$	49,000
Alt. 5	Gymnasium Sports Flooring in lieu of Athletic Surface	\$	(5,082)

Alternates**

Project: Elementary No. 17 - Woodland Springs
Bray Birch Lane
Keller Independent School District
Fort Worth, Texas
SFI Job No.: 3807-5

Architect: VLK Architects
Architect Project No.: 2524.00

Alt. 1	2 Ply Modified Bitumen Roof in lieu of Specified- Deduct	\$	(24,750.00)
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Alternates**

Project: Elementary No. 18 - Shiver Road
Shiver Road
Keller Independent School District
Fort Worth, Texas
SFI Job No.: 3807-7

Architect: VLK Architects
Architect Project No.: 2525.00

Alt. 1	2 Ply Modified Bitumen Roof in lieu of Specified- Deduct	\$	(24,750.00)
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Amendment 5 Exhibit 'F' - Unit Prices

Date: August 22, 2005

Project: Middle School No. 5
Keller Independent School District
Keller, Texas

Architect: VLK Architects
Architect Project No.: 2522.00

SFI Job No.: 3806-5

Project: Intermediate School No. 5
Keller Independent School District
Keller, Texas

Architect: Hahnfeld Hoffer Stanford
Architect Project No.: 05018-00

SFI Job No.: 3806-7

Project: Elementary No. 17 - Woodland Springs
Bray Birch Lane
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2524.00

SFI Job No.: 3807-5

Project: Elementary No. 18 - Shiver Road
Shiver Road
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2525.00

SFI Job No.: 3807-7

Unit Prices

Drilled Piers

<u>Diameter</u>	<u>Add</u>	<u>Deduct</u>
18 in.	\$24.00/LF	\$16.00/LF
24 in	\$35.00/LF	\$23.00/LF
30 in	\$47.00/LF	\$31.00/LF

Casing

<u>Diameter</u>	<u>Add</u>
18 in.	\$20.00/LF
24 in	\$23.00/LF
30 in.	\$29.00/LF



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Amendment 5

Exhibit 'G' - Guaranteed Maximum Price

Date: August 22, 2005

Project: Middle School No. 5
Keller Independent School District
Keller, Texas

Architect: VLK Architects
Architect Project No.: 2522.00

SFI Job No.: 3806-5

Project: Intermediate School No. 5
Keller Independent School District
Keller, Texas

Architect: Hahnfeld Hoffer Stanford
Architect Project No.: 05018-00

SFI Job No.: 3806-7

Project: Elementary No. 17 - Woodland Springs
Bray Birch Lane
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2524.00

SFI Job No.: 3807-5

Project: Elementary No. 18 - Shiver Road
Shiver Road
Keller Independent School District
Fort Worth, Texas

Architect: VLK Architects
Architect Project No.: 2525.00

SFI Job No.: 3807-7

Guaranteed Maximum Price

Amendment 1	Foundation and Structural Package Middle School #5	\$	3,892,748
Amendment 2	Total for Middle School Building Package	\$	10,790,452
	Total for Intermediate School Building Package	\$	13,049,040
Amendment 3	Woodland Springs Total Site and Building Cost:	\$	10,435,342
	Shiver Road Total Site and Building Cost:	\$	10,493,002
Amendment 4	New Intermediate School Bid Package 2	\$	2,468,353
	Package No.3- Site / Civil Middle School No. 5	\$	3,669,425
Amendment 5	TOTAL GMP FOR ABOVE LISTED PROJECTS	\$	54,798,362