

# Exhibit A

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## **SUPPLEMENTAL AGREEMENT AND INITIAL INFORMATION**

under the MASTER AGREEMENT  
dated December 8th, 2020  
between the Owner and Architect

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### **AGREEMENT**

made as of the 8th day of December in the year of Two Thousand Twenty

**BETWEEN** the Owner:        **DENTON INDEPENDENT SCHOOL DISTRICT**

and the Architect:        **Corgan Associates, Inc.**

For the following Project:    Denton Transportation Facility East  
   Denton Transportation Facility West Renovation  
   Calhoun Middle School Renovation  
   Crownover Middle School Renovation  
   McMath Middle School Renovation

The Owner and Architect agree as set forth below:

**TERMS AND CONDITIONS OF SUPPLEMENTAL AGREEMENT BETWEEN OWNER AND ARCHITECT**

Articles 1 through 13 of the Master Agreement dated October 29th, 2020 are attached to this Supplemental Agreement and Initial Information Form, (hereafter referred to as “Supplemental Agreement”) incorporated into it by reference and made as fully a part of this Supplemental Agreement as if completely set forth herein. The Owner and Architect further agree that the following terms, conditions, and services modify, replace, and/or supplement the Master Agreement for the project described herein.

**ARTICLE 1 – INITIAL INFORMATION:**

**1.1 Scope of Services:**

New Construction:

Denton Transportation Facility East: New transportation offices with meeting space, new maintenance facility, staff parking and bus accommodations including parking, fueling stations, and a wash bay.

Renovations:

Denton Transportation West Renovations – Scope of work to be determined.

Calhoun Middle School – Drive repair, sidewalk repair for ADA compliance, masonry repairs, flooring repairs, ceiling repairs, and restroom renovations.

Crownover Middle School – Drive repair, sidewalk repair for ADA compliance, retaining wall repairs, stair flooring replacement, corridor wall covering replacement, restroom ceiling and finish updates as needed.

McMath Middle School – Drive repair, sidewalk repair for ADA compliance, corridor flooring replacement, restroom ceiling updates and finish updates as needed, and expansion joint replacement as needed.

**1.2 Budget:**

Owner's budget exclusive of Owner-provided improvements designed, specified, or drawn by the Architect for Cost of the Work for all onsite construction:

New Construction:

Denton Transportation Facility East: \$6,401,725

Renovations:

Denton Transportation West Renovation - \$4,353,457

Calhoun Middle School- \$517,046

Crownover Middle School - \$5,103,834

McMath Middle School - \$2,890,177

**1.3 Key Dates:**

Major project milestone dates: To be determined by mutual agreement of both Owner and Architect

Denton Transportation Facility East

Denton Transportation Facility West Renovation

Calhoun Middle School Renovation

Crownover Middle School Renovation

McMath Middle School Renovation

**ARTICLE 3 - SCOPE OF ARCHITECT'S BASIC SERVICES:**

**3.1 Disciplines of Services to be provided; (check those which are provided as Basic Services)**

- Architectural
- Structural Engineering
- Landscape Architectural
- Civil Engineering
- HVAC Engineering
- Plumbing Engineering
- Electrical Engineering
- Fixed Equipment
- Food Service Facilities Design

- Telecommunications/Data
- Other Services as identified in 4.1 of the Master Agreement*

Below is a list of identified consultants that will be included on the project team:

Structural Engineering:	To be determined by mutual agreement of both Owner and Architect
Electrical Engineering:	To be determined by mutual agreement of both Owner and Architect
Plumbing Design:	To be determined by mutual agreement of both Owner and Architect
Mechanical Engineering:	To be determined by mutual agreement of both Owner and Architect
Food Service Design Consulting:	To be determined by mutual agreement of both Owner and Architect
Roofing and Envelope Consulting:	To be determined by mutual agreement of both Owner and Architect
Technology Consulting:	To be determined by mutual agreement of both Owner and Architect

**3.2 Below are the representatives for the architectural firm:**

Principal-in-Charge: Susan Smith  
 Project Manager: Keith Cummins

**ARTICLE 4 - ADDITIONAL SERVICES:**

**4.1 Required Additional Services** *(check those which apply)*

- Landscape Design
- Civil Engineering
- Clarification on these and Other Services identified in 4.1 of the Master Agreement*

Below is a list of identified consultants that will be assigned by Denton I.S.D. and contracted by Pfluger to be included on the project team:

Landscape Architectural:	To be determined by mutual agreement of both Owner and Architect
Civil Engineering:	To be determined by mutual agreement of both Owner and Architect

**4.2 Optional Additional Services**

Services listed below are not included in the *Basic Services* or the *Required Additional Services* but may be required for the Project. The Architect shall provide the Optional Additional Services only if specifically directed by the owner.

- None identified as of date of this Agreement.

**ARTICLE 5 - OWNER'S RESPONSIBILITIES:**

**5.1 Owner Responsibilities**

The Owner responsibilities shall include the following:

*(Check those which apply)*

- A. Suggested schedule
- B. Legal description of the site
- C. Certified land survey
- D. Geotechnical, tests, hazardous materials information
- E. List (including samples) of required certificates
- F. Other: Commissioning as required by the 2015 International Energy Code
- G. Other: Third-Party Tornado Shelter Review

**5.2 Owner Representatives**

The following administrative staff shall serve as the representatives of the Owner:

Paul Andress, Executive Director of Operations  
 Garry Ryan, Executive Manager of Construction, Planning & Growth

**ARTICLE 11 – COMPENSATION:**

**11.1 Anticipated Fee for Basic Services per Section 1.2 exclusive of Owner-provided improvements designed, specified, or drawn by the Architect:**

Denton Transportation Facility East	6.00%	\$384,103.50
Denton Transportation West Renovation	7.00%	\$304,741.99
Calhoun Middle School Renovation	7.00%	\$36,193.22
Crownover Middle School Renovation	7.00%	\$357,268.38
McMath Middle School Renovation	7.00%	\$202,312.39

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

**OWNER: DENTON INDEPENDENT SCHOOL  
DISTRICT**

**ARCHITECT: CORGAN ASSOCIATES, INC.**

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

**Barbara Burns, Board President**  
*(Printed Name and Title)*

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*(Signature)*

**Susan Smith, Principal**  
*(Printed Name and Title)*