



# AIA<sup>®</sup> Document A133<sup>™</sup> – 2009 Exhibit A

## Guaranteed Maximum Price Amendment

for the following PROJECT:

*(Name and address or location)*

City of Keller Senior Activity Center  
Johnson Road  
Keller, TX 76248

### THE OWNER:

*(Name, legal status and address)*

The City of Keller  
1100 Bear Creek Pkwy.  
Keller, TX 76248

### THE CONSTRUCTION MANAGER:

*(Name, legal status and address)*

Thos. S. Byrne, Inc.  
551 E. Berry Street  
Fort Worth, TX 76110

## ARTICLE A.1

### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 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 this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Seven Million, Eight Hundred Nine Thousand, and Nine Hundred Fifty Six Dollars (\$7,809,956), 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.)*

See attached Exhibit A.1 - Cost Summary.

§ 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.)*

See attached Exhibit A.2 – Alternates.

### 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>–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.

Init.

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**User Notes:**

(1311991666)

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

| Item                                   | Price (\$0.00) |
|--|----------------|
| See attached Exhibit A.3 – Allowances. |                |

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

See attached Exhibit A.4 – Qualifications & Clarifications.

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

| Document | Title | Date | Pages |
|----------|-------|------|-------|
| N/A      |       |      |       |

§ 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.)  
See attached Exhibit A.5 – Contract Documents.

| Section | Title | Date | Pages |
|---------|-------|------|-------|
|---------|-------|------|-------|

§ 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.)  
See attached Exhibit A.5 – Contract Documents.

| Number | Title | Date |
|--------|-------|------|
|--------|-------|------|

§ 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.)

See attached Exhibit A.6 – Unit Prices.

## ARTICLE A.2

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

Construction Manager shall achieve Substantial Completion within 335 calendar days of the commencement of construction. The Commencement Date shall be the date that the Owner issues a written Notice to Proceed after receiving the building permit. See attached Exhibit A.7 – Project Schedule.

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

\_\_\_\_\_  
Mark Hafner; City Manager  
(Printed name and title)

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

\_\_\_\_\_  
Matthew Avila; CEO  
(Printed name and title)

# **Additions and Deletions Report for**

## **AIA<sup>®</sup> Document A133™ – 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 11:50:19 ET on 11/09/2020.

### **PAGE 1**

City of Keller Senior Activity Center  
Johnson Road  
Keller, TX 76248

...

The City of Keller  
1100 Bear Creek Pkwy.  
Keller, TX 76248

...

Thos. S. Byrne, Inc.  
551 E. Berry Street  
Fort Worth, TX 76110

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**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Seven Million, Eight Hundred Nine Thousand, and Nine Hundred Fifty Six Dollars (\$ 7,809,956.), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

See attached Exhibit A.1 - Cost Summary.

...

See attached Exhibit A.2 – Alternates.

### **PAGE 2**

See attached Exhibit A.3 – Allowances.

...

See attached Exhibit A.4 – Qualifications & Clarifications.

...

N/A

...

See attached Exhibit A.5 – Contract Documents.

...

See attached Exhibit A.5 – Contract Documents.

...

See attached Exhibit A.6 – Unit Prices.

...

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...

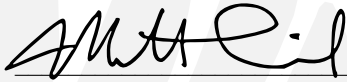
Mark Hafner; City Manager

Matthew Avila; CEO

## **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 11:50:19 ET on 11/09/2020 under Order No. 3624339815 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.



(Signed)

Chief Executive Officer

(Title)

November 9, 2020

(Dated)

# **Exhibit “A.1”**

# **Cost Summary**

See attached Cost Summary dated November 9, 2020.

# Cost Estimate Summary Sheet

Keller Senior Activity Center

Guaranteed Maximum Price

Date: November 9, 2020

21,180 sqft

| Bid Package # | Bid Package Description         |  | GMP Cost     | Cost/SF  | Notes |
|---------------|---------------------------------|--|--------------|----------|-------|
| 010000        | General Conditions              |  | \$ 436,458   | \$ 20.61 |       |
| 010010        | General Requirements            |  | \$ 39,530    | \$ 1.87  |       |
| 010020        | Temporary Construction          |  | \$ 126,722   | \$ 5.98  |       |
| 033000        | Concrete                        |  | \$ 889,397   | \$ 41.99 |       |
|               | Allowance for Temporary Casings |  | \$ 114,800   | \$ 5.42  |       |
| 044200        | Masonry                         |  | \$ 464,544   | \$ 21.93 |       |
| 051000        | Steel                           |  | \$ 448,300   | \$ 21.17 |       |
| 061000        | Rough Carpentry                 |  | \$ 42,622    | \$ 2.01  |       |
| 062000        | Architectural Woodwork          |  | \$ 197,195   | \$ 9.31  |       |
| 071000        | Waterproofing & Sealants        |  | \$ 100,013   | \$ 4.72  |       |
| 072129        | Spray Applied Insulation        |  | w/ Drywall   | \$ -     |       |
| 074000        | Metal Wall Panels               |  | \$ 150,792   | \$ 7.12  |       |
| 075000        | Roofing                         |  | \$ 251,114   | \$ 11.86 |       |
| 078000        | Applied Fireproofing            |  | Excluded     | \$ -     |       |
| 081000        | Doors, Frames & Hardware        |  | \$ 67,300    | \$ 3.18  |       |
| 083000        | Overhead Doors                  |  | \$ 6,200     | \$ 0.29  |       |
| 084000        | Glass & Glazing                 |  | \$ 201,585   | \$ 9.52  |       |
| 086000        | Skylights                       |  | \$ 26,194    | \$ 1.24  |       |
| 092000        | Plaster/EIFS                    |  | \$ 4,779     | \$ -     |       |
| 092500        | Drywall & Acoustical            |  | \$ 516,126   | \$ 24.37 |       |
| 093000        | Tile                            |  | \$ 70,028    | \$ 3.31  |       |
| 095443        | Fabric Ceiling Systems          |  | \$ 15,176    |          |       |
| 096200        | Epoxy Flooring                  |  | N/A          | \$ -     |       |
| 096200        | Flooring                        |  | \$ 58,189    | \$ 2.75  |       |
| 096500        | Wood Look Athletic Flooring     |  | \$ 74,082    | \$ -     |       |
| 099100        | Painting & Wallcovering         |  | \$ 70,990    | \$ 3.35  |       |
| 100000        | Specialties                     |  | \$ 28,360    | \$ 1.34  |       |
| 101400        | Signage                         |  | \$ 14,938    | \$ 0.71  |       |
| 102600        | Canopies                        |  | \$ 25,700    | \$ 1.21  |       |
| 106500        | Operable Partitions             |  | \$ 45,442    | \$ 2.15  |       |
| 107516        | Flagpoles                       |  | \$ 7,029     | \$ 0.33  |       |
| 110000        | Fireplaces                      |  | w/ BP-260000 | \$ -     |       |
| 114000        | Foodservice Equipment           |  | \$ 37,000    | \$ 1.75  |       |
| 115200        | A/V Equipment                   |  | by Others    | \$ -     |       |
| 116500        | Athletic Equipment              |  | \$ 30,732    | \$ 1.45  |       |
|               | Alternate #5                    |  | \$ 9,755     |          |       |
| 122000        | Window Treatments               |  | \$ 22,823    | \$ 1.08  |       |
| 124800        | Entrance Floor Mats             |  | N/A          | \$ -     |       |
| 210000        | Fire Protection                 |  | \$ 54,700    | \$ 2.58  |       |
| 220000        | Plumbing                        |  | \$ 846,839   | \$ 39.98 |       |
| 230000        | HVAC                            |  |              |          |       |
| 230001        | Testing, Adjusting & Balancing  |  | \$ 7,950     | \$ 0.38  |       |
| 260000        | Electrical                      |  | \$ 662,616   | \$ 31.28 |       |
| 271000        | Communications                  |  | \$ 56,117    | \$ 2.65  |       |

# Cost Estimate Summary Sheet

Keller Senior Activity Center

Guaranteed Maximum Price

Date: November 9, 2020

21,180 sqft

| Bid Package #                                      | Bid Package Description                    |       | GMP Cost            | Cost/SF          | Notes  |
|--|--|-------|---------------------|------------------|--------|
| 281000   | Security & Access Control (including CCTV) |       | by Others           | \$ -             |        |
| 310000   | Earthwork                                  |       | \$ 176,944          | \$ 8.35          |        |
| 310005   | Enabling                                   |       | \$ 75,066           | \$ 3.54          |        |
| 313130   | Termite Treatment                          |       | \$ 1,637            | \$ 0.08          |        |
| 321410   | Unit Pavers                                |       | \$ 11,108           | \$ 0.52          |        |
| 321720   | Pavement Markings                          |       | \$ 5,325            | \$ 0.25          |        |
| 323000   | Site Improvements                          |       | N/A                 | \$ -             |        |
| 323113   | Fences & Gates                             |       | \$ 83,480           |                  |        |
| 323220   | Retaining Walls                            |       | \$ 151,324          | \$ 7.14          |        |
|  | Alternate #2                               |       | \$ (16,840)         |                  |        |
|  | Alternate #3                               |       | \$ (12,632)         |                  |        |
| 329000   | Landscape & Irrigation                     |       | \$ 146,443          | \$ 6.91          |        |
| 330000   | Site Utilities                             |       | \$ 333,921          | \$ 15.77         |        |
| <b>Cost of Work Subtotal</b>                       |  |       | <b>\$ 7,177,913</b> | <b>\$ 338.90</b> |        |
|  | Contractor's Contingency                   | 3.00% | \$ 215,337          | \$ 10.17         |        |
|  | Building Permit Fees                       |       | Excluded            | \$ -             |        |
| <b>Construction Costs Subtotal</b>                 |  |       | <b>\$ 7,393,250</b> | <b>\$ 349.07</b> |        |
|  | CGL & Umbrella Insurance                   | 0.96% | \$ 75,054           | \$ 3.54          |        |
|  | Builder's Risk                             | Calc. | \$ 8,435            | \$ 0.40          |        |
|  | Payment & Performance Bond                 | 0.83% | \$ 64,823           | \$ 3.06          |        |
| <b>Construction Costs &amp; Insurance Subtotal</b> |  |       | <b>\$ 7,541,562</b> | <b>\$ 356.07</b> |        |
|  | Preconstruction Fee                        |       | Excluded            | \$ -             |        |
|  | Fee  | Fixed | \$ 268,394          | \$ 12.67         |        |
| <b>Project Total</b>                               |  |       | <b>\$ 7,809,956</b> | <b>\$ 368.74</b> |        |
| Alt. No. 1   | Stone in lieu of Split-Face CMU            |       | \$ 33,963           |                  | ADD    |
| Alt. No. 2   | Change to Mod. Block at N. Retaining Walls |       | in Cost of Work     |                  | DEDUCT |
| Alt. No. 3   | Change to Mod. Block at S. Retaining Wall  |       | in Cost of Work     |                  | DEDUCT |
| Alt. No. 4   | Utilize CAT6A in lieu of CAT6              |       | \$ 22,573           |                  | ADD    |
| Alt. No. 5   | Provide Gym Divider Curtain                |       | in Cost of Work     |                  | ADD    |
|  |  |       |                     |                  |        |



# Exhibit “A.2”

## Alternates

| Alternate | Description                               | Value           |
|-----------|---|-----------------|
| 1         | Stone in lieu of Split-Face CMU           | \$33,963        |
| 2         | Change to Mod. Block at N. Retaining Wall | Included in GMP |
| 3         | Change to Mod. Block at S. Retaining Wall | Included in GMP |
| 4         | Utilize CAT6A in lieu of CAT6             | \$22,573        |
| 5         | Provide Gym Divider Curtain               | Included in GMP |

# Exhibit “A.3”

## Allowances

Allowances contained within the GMP Amendment include:

- |    |   |            |
|----|---|------------|
| 1) | Temporary Casings for 18” & 24” Drilled Piers | \$ 114,800 |
|----|---|------------|

# **Exhibit “A.4”**

# **Qualifications & Clarifications**

See attached Qualifications & Clarifications dated November 9, 2020.

## Qualifications & Clarifications

**Keller Senior Activity Center**

**Guaranteed Maximum Price**

**Date:** November 9, 2020

| <b>General Conditions:</b>                        |  |
|---|--|
| 1   | A Contractor's Construction Contingency of 3% is included in this GMP, and is intended for construction use only.  |
| 2   | A lump sum construction fee of \$268,394 is included.  |
| 3   | Builders Risk Insurance is included, and based upon the total cost.  |
| 4   | CGL & Umbrella Insurance is included, and based upon the total cost.   |
| 5   | Payment and Performance bonds for Byrne have been included on the cost summary, and are based upon the total cost.   |
| 6   | The CM's pre-construction services fee is excluded from this GMP.  |
| 7   | All costs associated with approvals, easements, assessments, fees, deposits, charges, permits, studies, impact fees, tap fees, services fees, or similar, required by any governing agency to include County, City, State, or Federal entities are excluded.         |
| 8   | Building permit cost is excluded.  |
| 9   | Testing of building components for water or air intrusion are excluded.  |
| 10  | Commissioning Agent and Services are excluded.   |
| 11  | The General Conditions included in this GMP are based upon approximately 11 months to substantial completion. Overall project completion is 12 months. These are also based upon the general conditions submittal as part of the RFQ of CMAR submittal process.      |
| 12  | Design Fees or services are not included. Where required in the specifications, the Construction Manager will provide design calculations and information provided by the Trade Contractors to the Architect and Engineer for approval and acceptance of the design. |
| 13  | The CM does not warrant or guarantee functionality of the design with the Owner's requirements. The CM relies upon the designers to provide and implement the Owner's requirements into the design documents.  |
| 14  | All initial and final survey's and plats required by the City are by the Owner.  |
| 15  | All electrical costs associated with construction are included.  |
| 16  | All water costs associated with construction are included.   |
| 17  | This GMP is to be reviewed as a whole; not as individual line items.   |
| <b>Temporary Construction Cost of Work Items:</b> |  |
| 1   | Sales tax is excluded.   |
| 2   | This GMP is based upon electronic design document files and models being available to all subcontractors at no additional cost.  |
| 3   | All furnishings, fixtures, and equipment are excluded from this budget, unless specifically noted in the GMP cost summary.   |
| 4   | All hazardous or contaminated material and soil testing, remediation, investigation, and abatement is excluded.  |
| 5   | The project site is assumed to be free of any contaminants, unencumbered, and ready to begin excavation work.  |
| 6   | LEED requirements are excluded (including FSC certified wood, regional materials requirements, construction waste tracking, etc.).   |

## Qualifications & Clarifications

Keller Senior Activity Center

Guaranteed Maximum Price

Date: November 9, 2020

| Allowances by Others                          |   |
|---|---|
| 1   | Allowances for the following items are excluded:<br>-Electrical Service Franchise Fee<br>-Geotechnical Report<br>-Construction Materials Testing<br>-Misc. Start-up Costs<br>-Security, Access Control & CCTV System (cabling for CCTV cameras included in cost of work)<br>-I.T. Equipment<br>-A/V Systems & Equipment<br>-Arts & Crafts Equipment<br>-Fitness Equipment |
| Division 2 - Existing Conditions:             |   |
| 1   | Demolition of existing site components are included with Division 31.   |
| Division 3 - Concrete:                        |   |
| 1   | Pricing includes #4s @ 18" ocev in lieu of #3s @ 18" ocev at 7" paving.   |
| 2   | Full panel repair/replacement of existing concrete pavement is not included.  |
| 3   | 430sf of a concrete mow strip/flume has been assumed along the western site boundary at \$30/sf. Pricing does not assume removal & replacement of existing fence panels to install this work.   |
| Division 4 - Masonry:                         |   |
| 1   | Included as shown & specified.  |
| Division 5 - Metals:                          |   |
| 1   | Included as shown & specified.  |
| Division 6 - Wood, Plastics and Composites:   |   |
| 1   | Included as shown & specified.  |
| Division 7 - Thermal and Moisture Protection: |   |
| 1   | Included as shown & specified.  |
| Division 8 - Openings:                        |   |
| 1   | Included as shown & specified.  |
| Division 9 - Finishes:                        |   |
| 1   | Included as shown & specified.  |
| Division 10 - Specialties:                    |   |
| 1   | Included as shown & specified.  |
| Division 11 - Equipment:                      |   |
| 1   | Included as shown & specified.  |
| Division 12 - Furnishings:                    |   |
| 1   | Included as shown & specified, however unspecified FFE is by Owner.   |
| Division 13 - Special Construction:           |   |
| 1   | Not Applicable  |
| Division 14 - Conveying Equipment:            |   |
| 1   | Not Applicable  |
| Division 21 - Fire Suppression:               |   |
| 1   | Included as shown & specified per listed NFPA & City of Keller standards.   |
| Division 22 - Plumbing:                       |   |
| 1   | Included as shown & specified.  |

## Qualifications & Clarifications

Keller Senior Activity Center

Guaranteed Maximum Price

Date: November 9, 2020

|   |   |
|---|---|
| <b>Division 23 - Heating, Ventilating and Air Conditioning:</b> |   |
| 1   | Included as shown & specified.  |
| <b>Division 26 - Electrical:</b>                                |   |
| 1   | Fire alarm is included as a code minimum system to satisfy local code.  |
| <b>Division 27 - Communications:</b>                            |   |
| 1   | Pricing excludes installation of RG6 cable, connectors and taps.  |
| 2   | Pricing excludes networking hardware and data switches.   |
| 3   | Pricing excludes T-Bar supports for Ceiling mounted plates and boxes.   |
| 4   | Network equipment shall be provided under separate allowance (see allowance section).   |
| 5   | Horizontal cabling includes cabling for CCTV cameras at locations shown.  |
| <b>Division 28 - Electronic Safety and Security:</b>            |   |
| 1   | Access Control, CCTV System & Security Cameras is by Owner (see allowances section).  |
| <b>Division 31 - Earthwork:</b>                                 |   |
| 1   | Included as shown & specified.  |
| <b>Division 32 - Exterior Improvements:</b>                     |   |
| 1   | Pricing includes re-spread of stripped and stockpiled topsoil at turf areas. Sandy loam and soil conditioner at turf areas is excluded. |
| 2   | A global stability analysis for retaining walls is excluded.  |
| <b>Division 33 - Utilities:</b>                                 |   |
| 1   | Pricing includes a trash rack at detention basin outfall structure  |
| 2   | Pricing includes SDR-26 150psi piping between station 0+00 & 1+24.81  |
| 3   | Tap & meter fees are excluded   |

# **Exhibit “A.5”**

# **Contract Documents**

See attached Contract Documents list dated November 9, 2020.

# Contract Documents List

Keller Senior Activities Center

Date: 11/9/2020

| Sheet                 | Original Date | Sheet Name                                       |
|-----------------------|---------------|--|
| <b>SPECIFICATIONS</b> |               |  |
| 00 22 00              | 09/11/20      | Geotechnical Data                                |
| 01 01 00              | 09/11/20      | Summary of Work                                  |
| 01 02 00              | 09/11/20      | Cash Allowances                                  |
| 01 02 50              | 09/11/20      | Measurement & Payment                            |
| 01 03 00              | 09/11/20      | Alternates                                       |
| 01 04 00              | 09/11/20      | Coordination                                     |
| 01 04 50              | 09/11/20      | Cutting & Patching                               |
| 01 05 00              | 09/11/20      | Field Engineering                                |
| 01 06 00              | 09/11/20      | Regulatory Requirements                          |
| 01 20 00              | 09/11/20      | Project Meetings                                 |
| 01 32 00              | 09/11/20      | Construction Progress Documentation              |
| 01 33 00              | 09/11/20      | Submittal Procedures                             |
| 01 40 00              | 09/11/20      | Quality Requirements                             |
| 01 42 00              | 09/11/20      | References                                       |
| 01 43 00              | 09/11/20      | Mock-up Procedures                               |
| 01 45 33              | 09/11/20      | Code Required Special Inspections and Procedures |
| 01 50 00              | 09/11/20      | Construction Facilities & Temporary Controls     |
| 01 56 39              | 09/11/20      | Tree and Plant Protection                        |
| 01 57 23              | 09/11/20      | Temporary Storm Water Pollution Control          |
| 01 58 00              | 09/11/20      | Project Identification & Signs                   |
| 01 60 00              | 09/11/20      | Materials & Equipment                            |
| 01 70 00              | 09/11/20      | Contract Closeout                                |
| 01 71 00              | 09/11/20      | Cleaning   |
| 01 73 00              | 09/11/20      | Operation & Maintenance Data                     |
| 01 74 00              | 09/11/20      | Warranties & Bonds                               |
| 01 78 39              | 09/11/20      | Project Record Documents                         |
| 01 82 00              | 09/11/20      | Demonstration & Training                         |
| 02 41 13              | 09/11/20      | Selective Site Demolition                        |
| 03 11 13              | 09/11/20      | Structural Concrete Forming                      |
| 03 15 00              | 09/11/20      | Cast-In Anchors and Embeds                       |
| 03 20 00              | 09/11/20      | Concrete Reinforcing                             |
| 03 31 00              | 09/11/20      | Structural Concrete                              |
| 03 35 01              | 09/11/20      | Concrete Sealer                                  |
| 03 62 14              | 09/11/20      | Grouting Steel Base Plates                       |
| 04 05 13              | 09/11/20      | Masonry Mortar & Grout                           |
| 04 21 00              | 09/11/20      | Brick Veneer Masonry                             |
| 04 22 00              | 09/11/20      | Concrete Unit Masonry                            |
| 04 28 13              | 09/11/20      | Dry Stacked Concrete Masonry Units               |
| 04 40 00              | 09/11/20      | Stone  |
| 04 72 00              | 09/11/20      | Cast Stone                                       |
| 05 01 00              | 09/11/20      | Miscellaneous Metals                             |
| 05 12 00              | 09/11/20      | Structural Steel Framing                         |
| 05 21 00              | 09/11/20      | Steel Joists                                     |
| 05 31 23              | 09/11/20      | Steel Roof Decking                               |
| 05 40 00              | 09/11/20      | Cold-Formed Metal Framing                        |
| 06 10 00              | 09/11/20      | Rough Carpentry                                  |
| 06 16 53              | 09/11/20      | Sheathing  |
| 06 20 00              | 09/11/20      | Finish Carpentry                                 |
| 06 40 00              | 09/11/20      | Architectural Woodwork                           |
| 07 19 00              | 09/11/20      | Water Repellents                                 |



# Contract Documents List

Keller Senior Activities Center

Date: 11/9/2020

| Sheet    | Original | Sheet Name   |
|----------|----------|--|
| 07 19 50 | 09/11/20 | Vapor Barrier  |
| 07 20 00 | 09/11/20 | Insulation   |
| 07 27 20 | 09/11/20 | Fluid Applied Membrane Weather Barriers, Vapor Permeable         |
| 07 41 50 | 09/11/20 | Metal Wall Panels  |
| 07 42 43 | 09/11/20 | Fiber Cement Panels  |
| 07 42 44 | 09/11/20 | Composite Metal Panels   |
| 07 54 23 | 09/11/20 | TPO Thermoplastic Roof System                                    |
| 07 60 00 | 09/11/20 | Flashing & Sheet Metal   |
| 07 72 00 | 09/11/20 | Roof Hatches   |
| 07 84 00 | 09/11/20 | Firestopping   |
| 07 92 00 | 09/11/20 | Sealants & Caulking  |
| 08 11 20 | 09/11/20 | Hollow Metal Doors & Frames                                      |
| 08 12 16 | 09/11/20 | Knock-Down Aluminum Frames                                       |
| 08 14 16 | 09/11/20 | Wood Doors   |
| 08 29 00 | 09/11/20 | Access Doors   |
| 08 33 00 | 09/11/20 | Overhead Doors   |
| 08 40 00 | 09/11/20 | Entrances & Storefronts  |
| 08 44 00 | 09/11/20 | Glazed Aluminum Curtainwalls                                     |
| 08 62 50 | 09/11/20 | Tubular Skylights  |
| 08 70 00 | 09/11/20 | Hardware   |
| 08 80 00 | 09/11/20 | Glazing  |
| 09 29 00 | 09/11/20 | Gypsum Board Systems   |
| 09 30 10 | 09/11/20 | Tile   |
| 09 51 23 | 09/11/20 | Acoustical Ceiling Systems                                       |
| 09 52 00 | 09/11/20 | Acoustical Panels  |
| 09 65 00 | 09/11/20 | Resilient Flooring   |
| 09 68 00 | 09/11/20 | Carpeting  |
| 09 80 00 | 09/11/20 | Polished Plaster   |
| 09 90 00 | 09/11/20 | Painting   |
| 09 95 00 | 09/11/20 | Vinyl Wall Covering  |
| 10 00 00 | 09/11/20 | Miscellaneous Specialties  |
| 10 15 50 | 09/11/20 | Toilet Compartments  |
| 10 22 20 | 09/11/20 | Operable Partitions  |
| 10 42 00 | 09/11/20 | Plaques  |
| 10 43 00 | 09/11/20 | Exterior Signage   |
| 10 44 00 | 09/11/20 | Interior Signage   |
| 10 73 00 | 09/11/20 | Wall-mounted Canopies  |
| 10 75 16 | 09/11/20 | Flagpoles  |
| 10 80 00 | 09/11/20 | Toilet & Bath Accessories  |
| 11 45 00 | 09/11/20 | Equipment  |
| 11 48 00 | 09/11/20 | Athletic Equipment   |
| 13 34 30 | 09/11/20 | Engineered Retaining Wall Systems                                |
| 21 05 00 | 09/11/20 | Common Work Results for Fire Suppression                         |
| 21 08 00 | 09/11/20 | Commissioning of Fire Suppression System                         |
| 21 09 00 | 09/11/20 | Fire Suppression System Automation and Automatic Control Systems |
| 21 13 00 | 09/11/20 | Fire Suppression Sprinkler Systems                               |
| 21 90 00 | 09/11/20 | Fire Suppression System Project Closeout                         |
| 22 05 00 | 09/11/20 | Common Work Results for Plumbing                                 |
| 22 07 00 | 09/11/20 | Plumbing Insulation  |
| 22 08 00 | 09/11/20 | Commissioning of Plumbing  |
| 22 09 00 | 09/11/20 | Plumbing Automation & Automatic Temperature Control System       |
| 22 10 00 | 09/11/20 | Plumbing Piping  |

# Contract Documents List

Keller Senior Activities Center

Date: 11/9/2020

| Sheet    | Original | Sheet Name  |
|----------|----------|---|
| 22 30 00 | 09/11/20 | Plumbing Equipment  |
| 22 40 00 | 09/11/20 | Plumbing Fixtures   |
| 22 90 00 | 09/11/20 | Plumbing Project Closeout                                   |
| 23 05 01 | 09/11/20 | Mechanical / Electrical Coordination                        |
| 23 05 02 | 09/11/20 | Basic Mechanical Requirements                               |
| 23 05 03 | 09/11/20 | Basic Mechanical Materials & Methods                        |
| 23 05 13 | 09/11/20 | Motors & Starters   |
| 23 05 21 | 09/11/20 | Pipes & Pipe Fittings                                       |
| 23 05 22 | 09/11/20 | Piping Accessories  |
| 23 05 29 | 09/11/20 | Pipe Supprts & Anchors                                      |
| 23 05 30 | 09/11/20 | Electronic Speed Controllers                                |
| 23 05 48 | 09/11/20 | Vibration Control   |
| 23 05 53 | 09/11/20 | Mechanical Identification                                   |
| 23 05 93 | 09/11/20 | Test – Adjust – Balance                                     |
| 23 07 00 | 09/11/20 | Mechanical Insulation                                       |
| 23 08 00 | 09/11/20 | Building Mechanical System Commissioning                    |
| 23 08 01 | 09/11/20 | Commissioning Agent Requirements                            |
| 23 09 00 | 09/11/20 | Building Automation & Automatic Temperature Control Systems |
| 23 23 00 | 09/11/20 | Refrigerant Piping  |
| 23 31 13 | 09/11/20 | Ductwork  |
| 23 33 00 | 09/11/20 | Ductwork Accessories  |
| 23 34 00 | 09/11/20 | Fans  |
| 23 36 00 | 09/11/20 | Air Terminal Units  |
| 23 37 00 | 09/11/20 | Air Inlets & Outlets  |
| 23 40 00 | 09/11/20 | Air Cleaning  |
| 23 51 00 | 09/11/20 | Flue Systems  |
| 23 62 13 | 09/11/20 | Air-cooled Condensing Units                                 |
| 23 74 00 | 09/11/20 | Packaged Rooftop Air Conditioning Units                     |
| 23 81 26 | 09/11/20 | Split System Air Conditioners                               |
| 23 82 16 | 09/11/20 | Air Coils   |
| 23 82 39 | 09/11/20 | Heating Terminal Units                                      |
| 23 90 00 | 09/11/20 | HVAC Project Closeout                                       |
| 26 05 01 | 09/11/20 | Mechanical / Electrical Coordination                        |
| 26 05 02 | 09/11/20 | Electrical Requirements                                     |
| 26 05 03 | 09/11/20 | Testing   |
| 26 05 05 | 09/11/20 | Manufacturers   |
| 26 05 06 | 09/11/20 | Basic Materials & Methods                                   |
| 26 05 07 | 09/11/20 | Food Service Equipment Wiring                               |
| 26 05 19 | 09/11/20 | Electrical Power Conductors & Cables                        |
| 26 05 26 | 09/11/20 | Grounding & Bonding   |
| 26 05 29 | 09/11/20 | Hangers & Supports  |
| 26 05 33 | 09/11/20 | Raceway & Boxes   |
| 26 05 48 | 09/11/20 | Vibration & Seismic Controls                                |
| 26 05 53 | 09/11/20 | Identification  |
| 26 09 43 | 09/11/20 | Lighting Control Systems                                    |
| 26 22 13 | 09/11/20 | Low Voltage Distribution Transformers                       |
| 26 24 13 | 09/11/20 | Distribution Switchboards                                   |
| 26 24 16 | 09/11/20 | Panelboards   |
| 26 27 26 | 09/11/20 | Wiring Devices  |
| 26 28 16 | 09/11/20 | Enclosed Switches, Fuses & Circuit Breakers                 |
| 26 41 13 | 09/11/20 | Lighting Protection for Structures                          |
| 26 51 13 | 09/11/20 | Lighting Fixtures   |

# Contract Documents List

Keller Senior Activities Center

Date: 11/9/2020

| Sheet           | Original | Sheet Name                              |
|-----------------|----------|---|
| 26 56 13        | 09/11/20 | Poles & Standards                       |
| 26 90 00        | 09/11/20 | Project Closeout                        |
| 27 05 00        | 09/11/20 | Common Work Results for Communications  |
| 27 05 26        | 09/11/20 | Telecommunications Grounding & Bonding  |
| 27 05 33        | 09/11/20 | Telecommunications Raceways & Boxes     |
| 27 05 43        | 09/11/20 | Underground Ducts, Raceways & Manholes  |
| 27 11 00        | 09/11/20 | Communications Equipment Room Fit-Out   |
| 27 13 13        | 09/11/20 | Communications Copper Backbone Cabling  |
| 27 15 00        | 09/11/20 | Communications Horizontal Cabling       |
| 27 52 25        | 09/11/20 | Wireless Emergency Call System          |
| 28 00 00        | 09/11/20 | Security Systems -General               |
| 28 00 01        | 09/11/20 | Security System Monitoring and Controls |
| 28 13 00        | 09/11/20 | Access Control System                   |
| 28 23 00        | 09/11/20 | Video Surveillance System               |
| 28 31 00        | 09/11/20 | Addressable Fire Alarm System           |
| 28 53 20        | 09/11/20 | Emergency Responder Radio System        |
| 31 00 00        | 09/11/20 | Earthwork                               |
| 31 10 00        | 09/11/20 | Site Clearing                           |
| 31 23 33        | 09/11/20 | Trenching and Backfilling               |
| 31 31 16        | 09/11/20 | Termite Control                         |
| 31 32 00        | 09/11/20 | Soil Stabilization                      |
| 31 63 29        | 09/11/20 | Drilled Concrete Piers                  |
| 32 13 13        | 09/11/20 | Concrete Paving                         |
| 32 14 13        | 09/11/20 | Precast Concrete Pavers                 |
| 32 15 42        | 09/11/20 | Crushed Granite Paving                  |
| 32 17 23        | 09/11/20 | Pavement Markings                       |
| 32 19 00        | 09/11/20 | Walk, Road, and Parking Appurtenances   |
| 32 80 01        | 09/11/20 | Landscape Irrigation System             |
| 32 80 11        | 09/11/20 | Irrigation Record Documents             |
| 32 80 21        | 09/11/20 | Drip Irrigation                         |
| 32 84 01        | 09/11/20 | Irrigation Sleeves                      |
| 32 91 00        | 09/11/20 | General Planting                        |
| 32 91 05        | 09/11/20 | Plant Selections                        |
| 32 91 19        | 09/11/20 | Topsoil and Finished Grading            |
| 32 92 23        | 09/11/20 | Solid Sod Lawn                          |
| 32 93 33        | 09/11/20 | Shrub and Groundcover Planting          |
| 32 93 43        | 09/11/20 | Tree Planting                           |
| 33 10 00        | 09/11/20 | Water Utilities                         |
| 33 30 00        | 09/11/20 | Sanitary Sewerage Utilities             |
| 33 40 00        | 09/11/20 | Storm Drainage Utilities                |
| <b>Drawings</b> |          |   |
| CVR             | 09/11/20 | COVER SHEET                             |
| C1.01           | 09/11/20 | EXISTING TOPOGRAPHY PLAN                |
| C1.02           | 09/11/20 | REPLAT                                  |
| C1.03           | 09/11/20 | DEMOLITION PLAN                         |
| C1.04           | 09/11/20 | OVERALL SITE PLAN                       |
| C1.05           | 09/11/20 | SITE PLAN                               |
| C1.06           | 09/11/20 | dimensional control plan                |
| C1.07           | 09/11/20 | GRADING PLAN                            |
| C1.08           | 09/11/20 | DRAINAGE AREA MAP                       |
| C1.09           | 09/11/20 | detention pond                          |

# Contract Documents List

Keller Senior Activities Center

Date: 11/9/2020

| Sheet | Original | Sheet Name                                   |
|-------|----------|--|
| C1.10 | 09/11/20 | storm drain plan                             |
| C1.11 | 09/11/20 | WATER & SANITARY SEWER PLAN                  |
| C1.12 | 09/11/20 | PAVING PLAN                                  |
| C1.13 | 09/11/20 | EROSION CONTROL PLAN                         |
| C1.14 | 09/11/20 | SITE DETAILS                                 |
| C1.15 | 09/11/20 | PAVING DETAILS (1 OF 2)                      |
| C1.16 | 09/11/20 | PAVING DETAILS (2 OF 2)                      |
| C1.17 | 09/11/20 | STORM DRAIN DETAILS (1 OF 2)                 |
| C1.18 | 09/11/20 | STORM DRAIN DETAILS (2 OF 2)                 |
| C1.19 | 09/11/20 | SANITARY SEWER DETAILS                       |
| C1.20 | 09/11/20 | WATER DETAILS                                |
| S100  | 09/11/20 | GENERAL NOTES                                |
| S101  | 09/11/20 | STATEMENT OF SPECIAL INSPECTIONS             |
| S201  | 09/11/20 | FOUNDATION & GROUND FLOOR PLAN               |
| S201R | 09/11/20 | SLAB-ON-VOID REINFORCING PLAN                |
| S202  | 09/11/20 | ROOF FRAMING PLAN                            |
| S203  | 09/11/20 | HIGH ROOF FRAMING PLAN                       |
| S301  | 09/11/20 | TYPICAL CONCRETE DETAILS                     |
| S302  | 09/11/20 | CONCRETE DETAILS                             |
| S401  | 09/11/20 | MASONRY TYPICAL DETAILS                      |
| S402  | 09/11/20 | MASONRY DETAILS                              |
| S501  | 09/11/20 | TYPICAL STEEL DETAILS                        |
| S502  | 09/11/20 | TYPICAL STEEL DETAILS                        |
| S503  | 09/11/20 | STEEL DETAILS                                |
| S504  | 09/11/20 | STEEL DETAILS                                |
| S505  | 09/11/20 | STEEL DETAILS                                |
| S601  | 09/11/20 | VERTICAL BRACES                              |
| A000  | 09/11/20 | TEXAS ACCESSIBILITY STANDARDS (TAS)          |
| A001  | 09/11/20 | AXONOMETRIC VIEWS                            |
| A021  | 09/11/20 | CODE PLAN                                    |
| A101  | 09/11/20 | SITE PLAN                                    |
| A102  | 09/11/20 | SITE DETAILS                                 |
| A201  | 09/11/20 | SLAB EDGE PLAN                               |
| A210  | 09/11/20 | REFERENCE PLAN                               |
| A211  | 09/11/20 | LEVEL 1 - FLOOR PLAN - WALL TAGS, DIMENSIONS |
| A212  | 09/11/20 | LEVEL 1 - FLOOR PLAN - EQUIPMENT, ELEVATIONS |
| A270  | 09/11/20 | ENLARGED FLOOR PLANS                         |
| A290  | 09/11/20 | ROOF PLAN                                    |
| A291  | 09/11/20 | ROOF DETAILS                                 |
| A292  | 09/11/20 | ROOF DETAILS                                 |
| A293  | 09/11/20 | ROOF DETAILS                                 |
| A301  | 09/11/20 | REFLECTED CEILING PLAN                       |
| A311  | 09/11/20 | CEILING DETAILS                              |
| A401  | 09/11/20 | BUILDING ELEVATIONS                          |
| A402  | 09/11/20 | BUILDING ELEVATIONS                          |
| A501  | 09/11/20 | BUILDING SECTIONS                            |
| A502  | 09/11/20 | BUILDING SECTIONS                            |
| A511  | 09/11/20 | WALL SECTIONS                                |
| A512  | 09/11/20 | WALL SECTIONS                                |
| A513  | 09/11/20 | WALL SECTIONS                                |
| A514  | 09/11/20 | WALL SECTIONS                                |
| A521  | 09/11/20 | SECTION DETAILS                              |

# Contract Documents List

Keller Senior Activities Center

Date: 11/9/2020

| Sheet  | Original | Sheet Name                              |
|--------|----------|---|
| A522   | 09/11/20 | SECTION DETAILS                         |
| A523   | 09/11/20 | SECTION DETAILS                         |
| A601   | 09/11/20 | PLAN DETAILS                            |
| A701   | 09/11/20 | PARTITION TYPES                         |
| A702   | 09/11/20 | DOOR SCHEDULE, DOOR TYPES               |
| A703   | 09/11/20 | DOOR DETAILS                            |
| A704   | 09/11/20 | FRAMING ELEVATIONS                      |
| A800   | 09/11/20 | FINISH SCHEDULE, NOTES & LEGEND         |
| A811   | 09/11/20 | FINISH PLAN                             |
| A901   | 09/11/20 | INTERIOR ELEVATIONS                     |
| A902   | 09/11/20 | INTERIOR ELEVATIONS                     |
| A903   | 09/11/20 | INTERIOR ELEVATIONS                     |
| A904   | 09/11/20 | INTERIOR ELEVATIONS                     |
| A905   | 09/11/20 | INTERIOR ELEVATIONS                     |
| A921   | 09/11/20 | MILLWORK DETAILS                        |
| A922   | 09/11/20 | MILLWORK DETAILS                        |
| M0.01  | 09/11/20 | MECHANICAL LEGEND                       |
| M0.02  | 09/11/20 | MECHANICAL GENERAL NOTES                |
| M0.03  | 09/11/20 | MECHANICAL SCHEDULES                    |
| M0.04  | 09/11/20 | MECHANICAL SCHEDULES                    |
| M2.01  | 09/11/20 | LEVEL 1 - MECHANICAL PLAN               |
| M2.02  | 09/11/20 | ROOF - MECHANICAL PLAN                  |
| M4.01  | 09/11/20 | MECHANICAL CONTROLS                     |
| M4.02  | 09/11/20 | MECHANICAL CONTROLS                     |
| M5.01  | 09/11/20 | MECHANICAL DETAILS                      |
| M5.02  | 09/11/20 | MECHANICAL DETAILS                      |
| FP2.01 | 09/11/20 | LEVEL 1 - FIRE PROTECTION PLAN          |
| P0.01  | 09/11/20 | PLUMBING LEGEND AND NOTES               |
| P0.02  | 09/11/20 | PLUMBING SCHEDULES                      |
| P2.01U | 09/11/20 | LEVEL 1 - UNDERGROUND PLUMBING PLAN     |
| P2.01  | 09/11/20 | LEVEL 1 - PLUMBING PLAN                 |
| P2.02  | 09/11/20 | ROOF - PLUMBING PLAN                    |
| P3.01  | 09/11/20 | PLUMBING ENLARGED PLAN                  |
| P4.01  | 09/11/20 | PLUMBING ISOMETRICS                     |
| P5.01  | 09/11/20 | PLUMBING DETAILS                        |
| P5.02  | 09/11/20 | PLUMBING DETAILS                        |
| E0.01  | 09/11/20 | ELECTRICAL LEGEND AND NOTES             |
| E0.02  | 09/11/20 | ELECTRICAL ONE-LINE                     |
| E0.03  | 09/11/20 | ELECTRICAL SCHEDULES                    |
| E0.05  | 09/11/20 | LIGHTING FIXTURE SCHEDULE               |
| E1.01  | 09/11/20 | ELECTRICAL SITE PLAN                    |
| E2.01  | 09/11/20 | LEVEL 1 - ELECTRICAL PLAN               |
| E2.02  | 09/11/20 | ROOF - ELECTRICAL PLAN                  |
| E2.03  | 09/11/20 | LEVEL 1 - OVERALL MECHANICAL POWER PLAN |
| E3.01  | 09/11/20 | LEVEL 1 - LIGHTING RCP                  |
| E3.02  | 09/11/20 | ROOF - LIGHTING RCP                     |
| E4.01  | 09/11/20 | ELECTRICAL ENLARGED PLAN                |
| E5.01  | 09/11/20 | ELECTRICAL DETAILS                      |
| E5.02  | 09/11/20 | ELECTRICAL DETAILS                      |
| E6.01  | 09/11/20 | LEVEL 1 - FIRE ALARM PLAN               |
| E7.01  | 09/11/20 | LEVEL 1 - NURSE CALL PLAN               |
| T0.00  | 09/11/20 | TECHNOLOGY LEGEND AND NOTES             |

## Contract Documents List

Keller Senior Activities Center

Date: 11/9/2020

| Sheet          | Original | Sheet Name                                 |
|----------------|----------|--|
| T0.01          | 09/11/20 | TECHNOLOGY LEGEND AND NOTES                |
| T0.02          | 09/11/20 | TECHNOLOGY ONE-LINE                        |
| T0.03          | 09/11/20 | TECHNOLOGY SCHEDULES                       |
| T1.01          | 09/11/20 | TECHNOLOGY SITE PLAN                       |
| T2.01          | 09/11/20 | LEVEL 1 - TECHNOLOGY PLAN                  |
| T3.01          | 09/11/20 | TECHNOLOGY ENLARGED PLAN                   |
| T5.01          | 09/11/20 | TECHNOLOGY DETAILS                         |
| T5.02          | 09/11/20 | TECHNOLOGY DETAILS                         |
| L1.01          | 09/11/20 | TREE PROTECTION AND REMOVAL PLAN           |
| L2.01          | 09/11/20 | HARDSCAPE PLAN                             |
| L2.02          | 09/11/20 | HARDSCAPE DETAILS                          |
| L3.01          | 09/11/20 | LANDSCAPE PLAN                             |
| L3.02          | 09/11/20 | ENLARGED COURTYARD, PLANT LIST AND DETAILS |
| L4.01          | 09/11/20 | IRRIGATION PLAN                            |
| L4.02          | 09/11/20 | IRRIGATION PLAN                            |
| <b>Addenda</b> |          |  |
| Addendum #1    | 10/07/20 | Addendum #1                                |
| Addendum #2    | 10/14/20 | Addendum #2                                |

# Exhibit “A.6”

## Unit Costs

**Date:** November 9, 2020

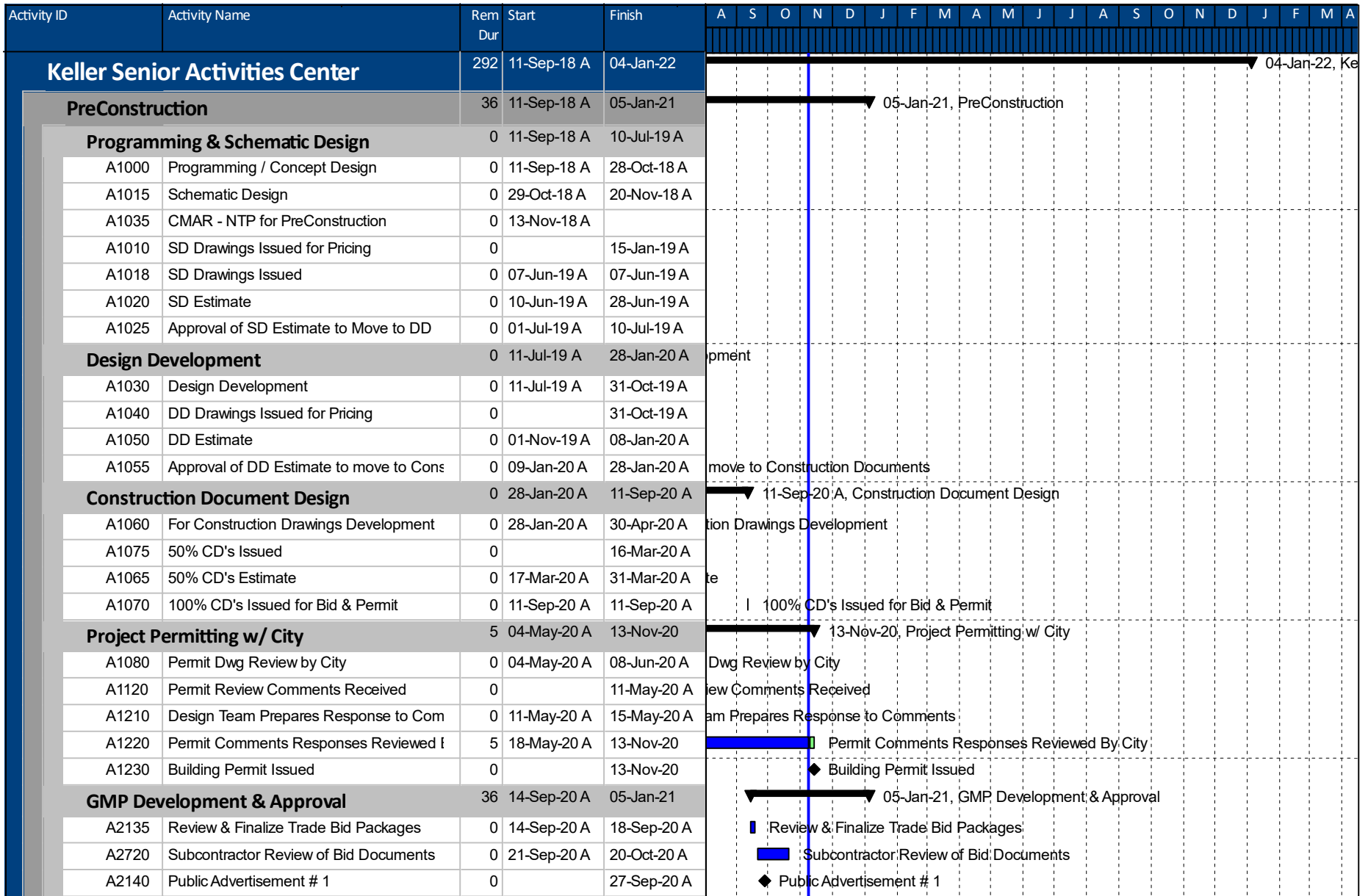
| Unit Pricing |                                  | Add |       | Deduct     | Notes                   |
|--------------|----------------------------------|-----|-------|------------|-------------------------|
| 1            | 18" Drilled Piers                | \$  | 36.23 | \$ (7.00)  |                         |
| 2            | 24" Drilled Piers                | \$  | 61.53 | \$ (12.00) |                         |
| 3            | Temporary Casing for 18" Piers   | \$  | 46.00 | N/A        |                         |
| 4            | Temporary Casing for 24" Piers   | \$  | 51.75 | N/A        |                         |
| 5            | Remove/replace existing sidewalk | \$  | 21.80 | N/A        | Only at adjacent to new |

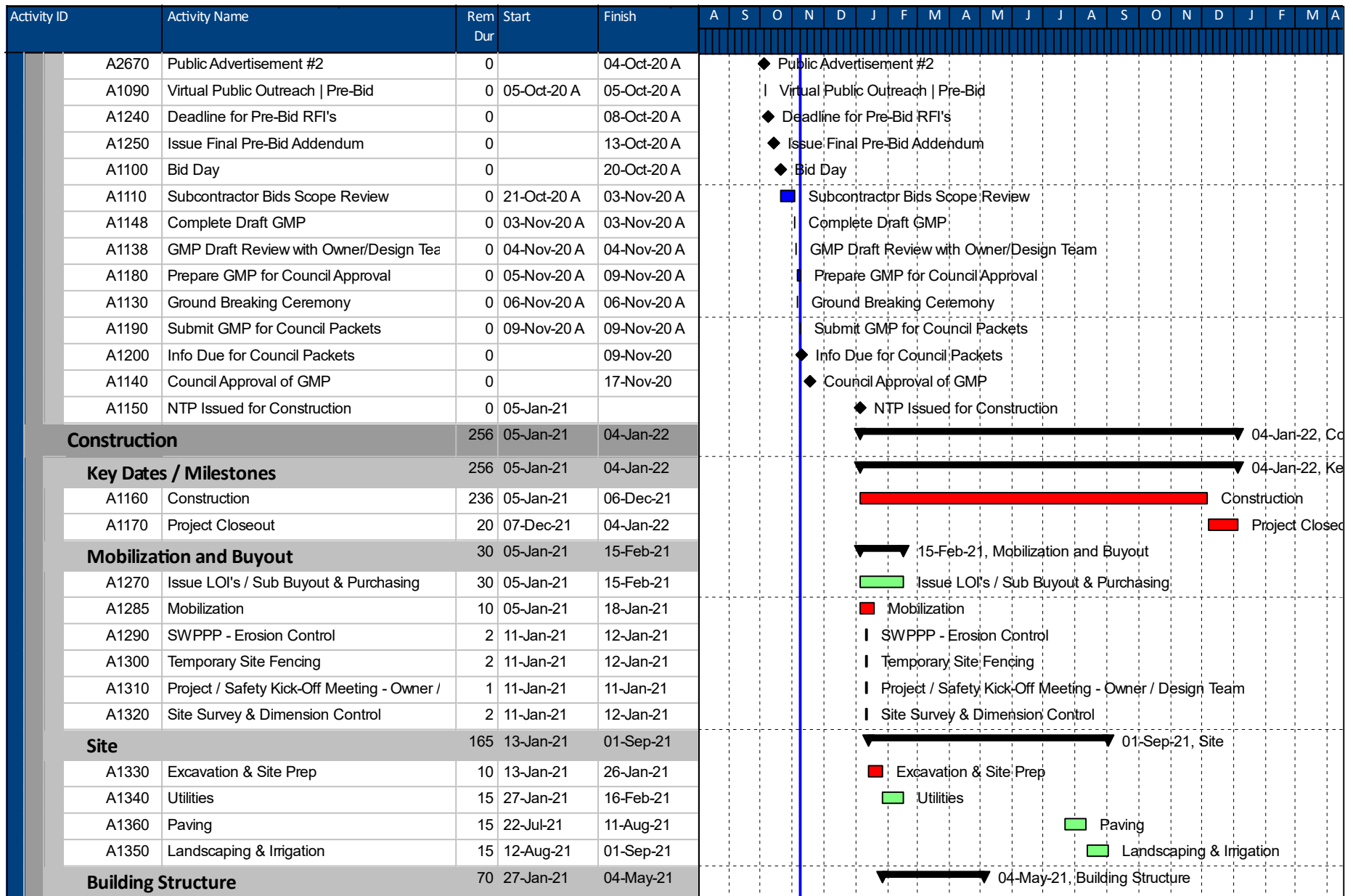
# **Exhibit “A.7”**

# **Project Schedule**

See attached Project Schedule dated November 9, 2020.







## Keller Senior Activities Center

### Exhibit A.7 - Construction Manager's Project Schedule

Data Date: 09-Nov-20  
 Run Date: 09-Nov-20  
 Page 2 of 3



