

Office of the City Manager

City of Richland Hills, Texas

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Eric Strong, City Manager
Date: April 19th, 2016
Subject: Amendment to LINK contract to approve the Guaranteed Maximum Price

City Council Action Requested:

Consider amendment to contract for construction services for the LINK project to approve the Guaranteed Maximum Price.

Background Information:

As the groundbreaking approaches for the LINK, we are now at a point with the architects and contractors that we are ready to finalize the Guaranteed Maximum Price (GMP) for the LINK project. Attached to this memo is a detailed amendment to the agreement which outlines the GMP. The GMP for this project is \$10,903,040 for construction. This number includes all of the alternates (canopies), and the extended phase one construction as well as an allowance of just over \$300,000 for a fountain.

It is important to note that this is the GMP based on two conditions:

1. That there are no owner initiated changes to the scope and details of the building.
2. That there are no reasonably unforeseeable issues that arise.

If either of the two issues above occur, we will be responsible for increasing the GMP. It is also important to note that we may not actually spend that much. There will possibly be some areas in which we have discretion to lower the amount spent as we go.

I will go over the cost estimate and details with you in the meeting at length, but if you are looking for the cost breakdown, it can be found about 2/3rds of the way through the attached amendment on page 6B-35.

As a reminder, while the GMP is \$10,903,040, the revenues available for this project break down as follows:

Source	Amount
G.O. Bonds	\$8,900,000
C.O. Bonds	\$4,941,470
Type B/Hot Design Fees*	\$330,000
Oil/Gas Design Fees*	\$135,000
Drainage	\$280,000
Total	\$14,586,470

Note that the amounts with a * next to them are funds that were spent prior to the bonds being issued on design. Also note that we have a choice on whether to keep the funding as is, or reimburse those amounts to those funds from the bond proceeds.

Also note that the GMP does not cover the following:

1. Engineering/Architectural Fees (approximately \$1,200,000, some of which has been paid for, as noted above).
2. Furnishings, fixtures and equipment. Estimated to be approximately \$400,000.
3. Professional Services (IT, AV, Material Testing, etc). Approximately \$160,000.
4. Owners Contingency for construction (to deal with potential changes/unknowns); \$500,000.

The total of items 1-4 listed above and the GMP is \$13,163,040. This means that as it currently stands, there is still approximately \$1,423,430 in funding that we can use for various items. We will discuss this at a worksession in more detail at a future date.

Board/Citizen Input: N/A

Attachments: Exhibits to contract amendment

Financial Impact: \$10,903,040

Staff Contacts:

Eric Strong, City Manager

817-616-3806

estrong@richlandhills.com

DRAFT AIA® Document A133™ - 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:
(Name and address or location)

Richland Hills Activities Center
Richland Hills, TX

THE OWNER:
(Name, legal status and address)

City of Richland Hills
3200 Diana Drive
Richland Hills, TX 76118

THE CONSTRUCTION MANAGER:
(Name, legal status and address)

Thos. S. Byrne, Ltd.
2601 Scott Ave., Suite 300
Fort Worth, TX 76103

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 **ten million, nine hundred three thousand, and forty dollars** (\$ 10,903,040), 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 Y – Guaranteed Maximum Price Amendment.

§ 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 Y – Guaranteed Maximum Price Amendment.

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.

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

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

ELECTRONIC COPYING of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

§ 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 J – Allowances.	

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

See attached Exhibit Y – Guaranteed Maximum Price Amendment.

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

Document	Title	Date	Pages
Not Applicable			

§ 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 Y – Guaranteed Maximum Price Amendment.

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 Y – Guaranteed Maximum Price Amendment.

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.)

Attached Exhibit D – Key Personnel
Attached Exhibit F – Customary and Usual Labor Rates
Attached Exhibit G – Rental Rates
Attached Exhibit I – Unit Costs
Attached Exhibit J – Allowances

ARTICLE A.2

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

(See attached Exhibit Y – Guaranteed Maximum Price Amendment Schedule)
Anticipated Substantial Completion 03/28/17
- Assuming NTP on 04/20/16
- Assuming Building Permit by 04/20/16

CITY OF RICHLAND HILLS

THOS. S. BYRNE, LTD.

OWNER (Signature)

Eric Strong, City Manager
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Martin Lehman, President-N. TX Branch,
T. S. Byrne Management, Inc., General Partner
(Printed name and title)

Exhibit “D”

Key Personnel

City of Richland Hills - New Activity Center
Key Personnel

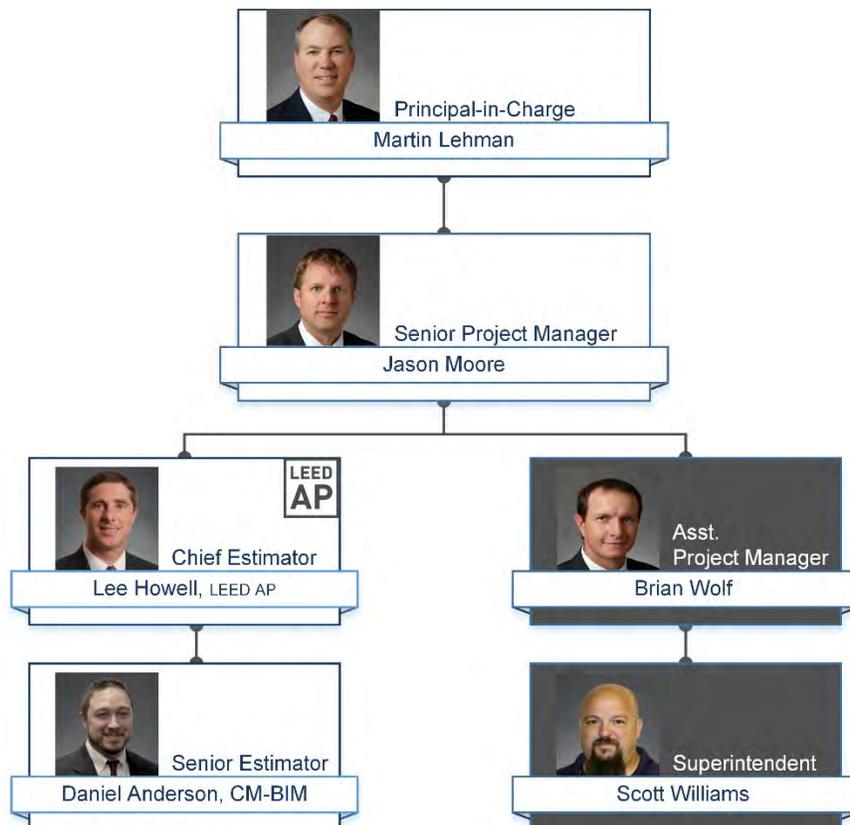


Exhibit “F”

Customary and Usual Labor Rates

See attached labor rate information approved and included as part of the GMP Amendment.

City of Richland Hills
Richland Hills Activities Center

Exhibit F

4/15/2016

2016 Byrne Staff Rates

Position	Name	Hourly Rate w/ Burden
Sr. PM	Jason Moore	\$ 82.70
PM	Brian Wolf	\$ 49.22
OE	Eric Cunningham	\$ 37.45
Suprt	Scott Williams	\$ 61.28
Safety	Eddie Morris	\$ 57.47
Field Accounting	Jennifer Evans	\$ 35.21

Byrne Construction Services

Exhibit “G” Rental Rates

See attached rental rate information approved and included as part of the GMP Amendment.

	DATE 04/14/2016		
<p>Byrne Construction Services has a working yard that provides small tools to our projects. Our small tools list is summarized below. Projects are charged a onetime established rate for these items at the time they are brought out onto the project. Upon return to our yard, 25% of the original value is credited back to the project when the tool is still in good working condition.</p>			
ITEM #	SMALL TOOLS & MATERIAL LIST		UNIT PRICE
30	AIR COMPRESSOR--PORTABLE		\$300.00
42	ENGINEERS ROD--FIBERGLASS	25'	\$169.00
96	BARRICADES--BARREL		\$95.00
97	BARRICADES		\$75.00
98	BARRICADES--LIGHTS		\$35.00
99	BARRICADE---FENCE		\$45.00
100	BARRICADES-POLE		\$50.00
101	BARRICADE---TYPE III		\$95.00
102	BARRELS-TRASH		\$25.00
103	BARREL-STAND	x	\$75.00
108	BARROW-WHEEL		\$80.00
109	BARROW-SPARE TIRE		\$20.00
110	BEAM CLAMP		\$165.00
120	BELTS-SAFETY	x	\$40.00
122	BODY HARNESS	\$	\$169.00
125			
126			
130	BIT-AIR HAMMER		\$45.00
131	BIT-ROTARY HAMMER BUSH HEAD		\$60.00
132	BIT- ROTARY HAMMER SPLINE		\$35.00
133	BIT--ROTARY HAMMER SDS		\$55.00
134	BIT&STEM-ROCK DRILL		\$45.00
152	BOLT CUTTERS 24"		\$45.00
153	BOLT CUTTERS 36"		\$75.00
154	BOLT CUTTERS 48"		\$145.00
156	BOOKCASE - WOOD		\$85.00
157	BOOKCASE - METAL		\$50.00
165	BOX--KNAACK TOOL 30X30X48	\$	\$345.00
166	BOX--KNAACK TOOL 2 X 4 X 2		\$200.00

	DATE 04/14/2016		
<p>Byrne Construction Services has a working yard that provides small tools to our projects. Our small tools list is summarized below. Projects are charged a onetime established rate for these items at the time they are brought out onto the project. Upon return to our yard, 25% of the original value is credited back to the project when the tool is still in good working condition.</p>			
ITEM #	SMALL TOOLS & MATERIAL LIST		UNIT PRICE
167	BOX--KNAACK TOOL 2 X 5 X 2		\$300.00
168	CASTERS FOR TOOL BOX	x	\$50.00
170	BROOM-PUSH		\$20.00
171	BROOM-HOUSE		\$8.00
172	BROOM-WISK		\$5.00
180	MOP BUCKET COMBO		\$50.00
181	BRUSH--WIRE WHEEL		\$10.00
182	BRUSH-- WIRE HAND		\$6.00
183	BRUSH--WIRE CUP		\$15.00
186	BULLETIN BOARDS 2 DOOR		\$200.00
187	BULLETIN BOARD -LARGE 1 DOOR		\$275.00
189	FILE BOXES		\$8.00
199	CABINET 2 DOOR STORAGE		\$180.00
200	FILE CABINET 4 DR. LATERAL		\$200.00
202	FILE CABINET 2 DRAWER		\$100.00
204	FILE CABINET 4 DRAWER		\$160.00
205	CART-UTILITY		\$175.00
220	CHAIN SAW -GAS		\$300.00
232	CHAIRS - SIDE		\$20.00
233	CHAIRS - FOLDING		\$22.00
234	CHAIRS - SWIVEL		\$96.00
327	DESK - OFFICE	\$	\$295.00
350	DOLLY - 4 WHEEL		\$80.00
351	DOLLY - 2 WHEEL		\$145.00
370	DRILL - 1/4	x	\$100.00
371	DRILL - 3/8	xxxx	\$120.00
372	DRILL - HAMMER 3/8	xx	\$195.00
373	DRILL - -1/2		\$145.00
374	DRILL - HAMMER 1/2		\$275.00

	DATE 04/14/2016		
<p>Byrne Construction Services has a working yard that provides small tools to our projects. Our small tools list is summarized below. Projects are charged a onetime established rate for these items at the time they are brought out onto the project. Upon return to our yard, 25% of the original value is credited back to the project when the tool is still in good working condition.</p>			
ITEM #	SMALL TOOLS & MATERIAL LIST		UNIT PRICE
375	DRILL - CORDLESS KIT		\$275.00
378	DRILL- CORDLESS KIT 28 VOLT		\$379.00
379	HILTI TE-7C HAMMER DRILL		\$375.00
492	EXT. CORD - 100'		\$85.00
493	EXT. CORD - 50'		\$45.00
494	EXT. CORD 3 WAY END		\$48.00
495	EXT. CORD PIGTAIL GFI		\$30.00
496	EXT. CORD PIGTAIL NON GFI		\$20.00
497	EXT. CORD 3 WAY ADAPTER		\$5.00
498	POWER BOXES GFI		\$50.00
502	FANS-FLOOR		\$200.00
503	FAN-24"		\$110.00
504	FAN - BOX / 36" TO 48"		\$380.00
505	FAN - HOUSE	x	\$30.00
506	FAN - PEDESTAL		\$150.00
507	FAN--30"		\$100.00
532	FIRE EXT - 5LB CHARGED	5	\$70.00
534	FIRE EXT. 10LB CHARGED		\$85.00
536	FIRE EXT. 20LB CHARGED		\$110.00
540	FIRST AID KIT - LARGE		\$135.00
541	FIRST AID KIT- BLOOD BORNE PATH.		\$30.00
544	FLOOD LIGHT /W STAND	x	\$50.00
545	FLOODLIGHT - FLOOR	x	\$35.00
584	FORKLIFT ATTACHMENT FOR BOBCAT		\$500.00
602	GAS CAN - 5GAL. SAFETY		\$55.00
603	GAS CAN 1GAL SAFETY		\$45.00
604	GAS CAN 2GAL SAFETY	x	\$50.00
605	GAS CAN CABINET 2 DOOR VENTED		\$225.00
606	DIESEL TANK WITH PUMP		\$450.00

	DATE 04/14/2016		
<p>Byrne Construction Services has a working yard that provides small tools to our projects. Our small tools list is summarized below. Projects are charged a onetime established rate for these items at the time they are brought out onto the project. Upon return to our yard, 25% of the original value is credited back to the project when the tool is still in good working condition.</p>			
ITEM #	SMALL TOOLS & MATERIAL LIST		UNIT PRICE
669	GRINDER- WIRE WHEELS		\$8.00
670	GRINDER 4-1/2		\$90.00
671	GRINDER 7 -9		\$200.00
672	GRINDER DIE		\$250.00
673	GRINDER DISC 7-10		\$12.00
674	GRINDER DISC 4-1/2		\$3.00
675	GRINDER - CUP STONE		\$15.00
676	GRINDER DIA.CUP DISC 4-1/2		\$75.00
705	HAMMER - CLAW	x	\$15.00
707	HAMMER - SLEDGE		\$30.00
708	HARD HATS - PLAIN	x	\$7.50
709	HARD HATS TSB LOGO		\$25.00
710	HARD HATS SUSPENSION - RATCHET	x	\$7.00
711	HARD HATS FULL BRIM		\$25.00
725	HEATER - ELECTRIC		\$25.00
726	HEATER - LP GAS		\$130.00
757	HOSE - AIR 3/8 X 50'		\$20.00
758	HOSE - AIR 3/4 X 50'		\$38.00
759	HOSE - DISCHARGE 2"		\$48.00
760	HOSE - FIRE 2"	50'	\$80.00
761	HOSE - WATER		\$30.00
762	HOSE - DISCHARGE 3"	x	\$48.00
763	HOSE - SUCTION 3"	x	\$58.00
764	HOSE - SUCTION 2"		\$55.00
765	HOSE- 3/4 WASHERS		\$1.00
1105	LAWNMOWER		\$150.00
1106	LEAF BLOWERS-GAS		\$100.00
1134	LIGHTS - QUARTZ		\$32.00
1135	LIGHTS-QUARTZ WITH STAND		\$185.00

	DATE 04/14/2016		
<p>Byrne Construction Services has a working yard that provides small tools to our projects. Our small tools list is summarized below. Projects are charged a onetime established rate for these items at the time they are brought out onto the project. Upon return to our yard, 25% of the original value is credited back to the project when the tool is still in good working condition.</p>			
ITEM #	SMALL TOOLS & MATERIAL LIST		UNIT PRICE
1136	LIGHTS-QUARTZ REPLACEMENT BULBS		\$6.00
1140	LADDERS-SAFT T EXT		\$200.00
1150	LADDERS - STEP		\$10.00 per ft
1156	MARKERBOARDS		\$15.00
1157	MICRO - WAVE OVEN		\$75.00
1253	MOPS		\$15.00
1254	MOPS -DUST		\$15.00
1264	PALLET JACK		\$400.00
1538	PLAN SLEEVES		\$4.00
1541	PLANHOLDERS	\$	\$30.00
1542	PLAN RACK - FLOOR		\$250.00
1543	PLAN RACK - WALL		\$200.00
1558	POST HOLE DIGGERS		\$35.00
1560	POST -T DRIVER		\$35.00
1561	POWER WASHER		\$475.00
1583	PUMP - ELEC. SUMP		\$145.00
1584	PUMP - ELEC. SUMP 2"	\$	\$325.00
1585	PUMP - 2" ELEC.SUMP HIGH PRESSURE		\$500.00
1707	RADIO AND CHARGER		\$425.00
1708	RADIO -- MICROPHONES		\$55.00
1709	RADIO-6 BAY CHARGER		\$500.00
1710	RAKE		\$10.00
1723	REFRIGERATOR PORTABLE		\$100.00
1757	ROUTER		\$200.00
1758	T.S.B. SAFETY REQUIREMENT 2X3		\$70.00
1759	T. S. B . JOB SIGNS 3 X 5		\$200.00
1760	T. S. B. JOB SIGNS 4 X 8		\$325.00
1761	RULE--25'		\$20.00
1762	RULE--100'	x	\$25.00

	DATE 04/14/2016		
<p>Byrne Construction Services has a working yard that provides small tools to our projects. Our small tools list is summarized below. Projects are charged a onetime established rate for these items at the time they are brought out onto the project. Upon return to our yard, 25% of the original value is credited back to the project when the tool is still in good working condition.</p>			
ITEM #	SMALL TOOLS & MATERIAL LIST		UNIT PRICE
1792	SAFETY--HEADGEAR FACE SHIELDS		\$15.00
1793	SAFETY--FACE SHIELDS		\$8.00
1794	SAFETY-- GLOVES LEATHER		\$6.00
1795	SAFETY--GLOVES RUBBER		\$3.00
1796	SAFETY--DUST MASK		\$15.00
1797	SAFETY--FOOT GUARDS		\$25.00
1798	SAFETY VEST		\$20.00
1799	SAFETY SIGNS		\$20.00
1800	SAFETY GLASSES		\$5.00
1801	SANDER - BELT		\$210.00
1802	SANDER - PALM		\$80.00
1803	SAFETY--EARPLUGS		\$0.15
1805	SAW-WORMDRIVE 7 1/4		\$225.00
1806	SAW ZALL BLADES		\$7.00
1807	SAW - JIG		\$190.00
1808	SAW - ELEC. MITER 10"		\$250.00
1809	SAW - ELEC. MITER 12"		\$350.00
1810	SAW - ELEC. MITER 15"		\$630.00
1811	SAW - 7 1/4		\$150.00
1812	SAWZALL		\$190.00
1813	SAW - PORTABLE BAND		\$300.00
1814	SAW - CHOP CONCRETE	x	\$400.00
1815	SAW - CHOP METAL		\$200.00
1816	SAW - BLADES 7 1/4	con	\$7.00
1817	SAW - BLADES 12"	con	\$8.00
1818	SAW BLADES- 10"	con	\$34.00
1819	SAW--BLADES 14"	con	\$12.00
1820	SAW-BLADES MASONRY DIAMOND		\$150.00

	DATE 04/14/2016		
<p>Byrne Construction Services has a working yard that provides small tools to our projects. Our small tools list is summarized below. Projects are charged a onetime established rate for these items at the time they are brought out onto the project. Upon return to our yard, 25% of the original value is credited back to the project when the tool is still in good working condition.</p>			
ITEM #	SMALL TOOLS & MATERIAL LIST		UNIT PRICE
1821	SCAFFOLD BOARDS	x	\$20.00
1822	SCAFFOLD BOARDS ALUM.		\$80.00
1823	SCAFFOLD - CASTERS		\$25.00
1824	SQUEEGEES		\$20.00
1825			
1826	SCRAPPERS - REPLACEMENT BLADES		\$7.00
1827	SCRAPERS - SIDEWALK		\$15.00
1828	SCRAPERS - HD		\$25.00
1829	SCREWGUN - DRYWALL		\$100.00
1830	SCREW - JACKS	x	\$50.00
1831	SHACKLES		\$15.00
1848	SHOVELS	\$	\$20.00
1860	SURVEY : BY-POLE		\$160.00
1861	SURVEY : DATA COLLECTOR		\$225.00
1862	SURVEY: SURVEY PRO CARD		\$815.00
1863	SURVEY : MEMORY CARD		\$150.00
1864	SURVEY : PRIZM POLE		\$150.00
1865	SURVEY : PRIZM		\$100.00
1866	SURVEY : PRIZM TILTING		\$175.00
1867	SURVEY: TRIBRACK / ADAPTERS		<u>\$125.00</u>
1868	SURVEY : FLAGGING (RIBBON)		\$1.75
1869	SURVEY: PROGRAM CARD		\$250.00
1870	SURVEY : DATA COLLECTOR CABLE		\$98.00
1871	SURVEY : COMPUTER CABLE		\$45.00
1872	SURVEY : ENVIRMENTAL CASE		\$105.00
1873	SURVEY : TRYPOD BRACKET		\$60.00
1874	SURVEY : PEANUT PRIZM		\$145.00
1875	SURVEY : PLS-5		\$425.00
1876	SURVEY: PLUMB BOB		\$24.00

	DATE 04/14/2016		
<p>Byrne Construction Services has a working yard that provides small tools to our projects. Our small tools list is summarized below. Projects are charged a onetime established rate for these items at the time they are brought out onto the project. Upon return to our yard, 25% of the original value is credited back to the project when the tool is still in good working condition.</p>			
ITEM #	SMALL TOOLS & MATERIAL LIST		UNIT PRICE
1877	SURVEY : STAKE BAGS		\$20.00
1878	SURVEY: PRISM BAGS		\$32.00
1879	SURVEY: WOOD TRYPODS		\$200.00
1880	SURVEY: LINKER ROD W/BRACKET		\$250.00
1881	SURVEY: FIELD BOOK		\$10.00
1882	SURVEY:SPIDER LEGS		\$50.00
		
1910	TABLES - FOLDING 6' & 8'		\$60.00
1911	TABLES - FOLDING 4'		\$45.00
1973	TRASH CAN 32 GAL.		\$45.00
1974	TRASH BASKET		\$6.00
1975	TRASH CARTS		\$250.00
1976	TRAFFIC CONES		\$12.00
1977	TRAFFIC BARRICADES FOLDING		\$40.00
1980	TRAFFIC STOP/SLOW SIGN	x	\$30.00
1981	TRAFFIC- ROAD SIGNS		\$40.00
2104	VACUUM CLEANERS - UPRIGHT		\$90.00
2150	VACUUM - WET/DRY		\$80.00
2210	WEED EATER GAS		\$250.00
2211	WEED EATER LINE		\$15.00

Exhibit “I”

Unit Costs

Contractor is not carrying any unit costs in the GMP Amendment.

Exhibit “J”

Allowances

Allowances contained within the GMP Amendment include:

- 1) ~~Plaza Fountain~~ Spray Garden - \$304,576 (in Alternate No. 1)
- 2) Monument Sign Foundations - \$6,000
- 3) “Monkey Bars” at Fitness Area - \$10,000
- 4) Miscellaneous Wood Blocking - \$12,500
- 5) Decorative Architectural Panels - \$40,000
- 6) Vapor Barrier & Vent System in Alternate A - \$120,000
- 7) Overhead Coiling Grilles - \$10,000
- 8) Suspended Fabric Leaves - \$500
- 9) Graphics at Folding Panel Partitions - \$10,000
- 10) Acrylic Climbing Wall - \$8,500
- 11) Type UCL Sink Fixtures - \$42,800
- 12) Electrical & Data Raceway for Monument Sign(s) - \$21,000
- 13) Greenscreen - \$5,340
- 14) Playground Equipment - \$65,000
- 15) Outdoor Equipment - \$7,000

Exhibit “Y”

Guaranteed Maximum Price Amendment

See attached 100% CD Estimate submitted on 04/11/2016.

GMP Amendment Document List

Control Estimate #1 was prepared using the Documents shown in Exhibit A- Scope of Work in this Agreement.

Control Estimate #2 and subsequent Control Estimates will contain updated Document Lists which, when approved by the Owner, will supersede Exhibit A – Scope of Work, and as well as any Document Lists in previous Control Estimates.

Exhibit Y – Guaranteed Maximum Price Amendment will also contain an updated Document List which will, when approved by the Owner, will also supersede Exhibit A – Scope of Work, as well as Document Lists in any previous Control Estimates.

Contract Documents List

**Richland Hills Activity Center
 Richland Hills, Texas
 GMP/ 100% CD Estimate**

Date: 4/12/2016

Sheet	Original Date	Sheet Name
SPECIFICATIONS		
	03/01/16	<u>Richland Hills Activity Center - Project Manual Volume 1</u>
00 3100	03/01/16	AVAILABLE PROJECT INFORMATION
	03/01/16	Geotechnical Report
00 5000	03/01/16	CONTRACTING FORMS AND SUPPLEMENTS
00 6000	03/01/16	PROJECT FORMS
01 1000	03/01/16	SUMMARY
01 2000	03/01/16	PRICE AND PAYMENT PROCEDURES
01 2200	03/01/16	UNIT PRICES
01 3000	03/01/16	ADMINISTRATIVE REQUIREMENTS
01 3114	03/01/16	FACILITY SERVICES COORDINATION
01 4000	03/01/16	QUALITY REQUIREMENTS
01 4100	03/01/16	REGULATORY REQUIREMENTS
01 4533	03/01/16	CODE-REQUIRED SPECIAL INSPECTIONS
01 5000	03/01/16	TEMPORARY FACILITIES AND CONTROLS
01 5713	03/01/16	TEMPORARY EROSION AND SEDIMENT CONTROL
01 6000	03/01/16	PRODUCT REQUIREMENTS
01 7000	03/01/16	EXECUTION AND CLOSEOUT REQUIREMENTS
01 7800	03/01/16	CLOSEOUT SUBMITTALS
01 7900	03/01/16	DEMONSTRATION AND TRAINING
01 9113	03/01/16	GENERAL COMMISSIONING REQUIREMENTS
03 3000	03/01/16	CAST-IN-PLACE CONCRETE
04 2000	03/01/16	UNIT MASONRY
04 2616	03/01/16	ADHERED MASONRY VENEER
05 1200	03/01/16	STRUCTURAL STEEL FRAMING
05 2100	03/01/16	STEEL JOIST FRAMING
05 3100	03/01/16	STEEL DECKING
05 3400	03/01/16	ACOUSTICAL STEEL DECKING
05 4000	03/01/16	COLD-FORMED METAL FRAMING
05 5000	03/01/16	METAL FABRICATIONS
05 5213	03/01/16	PIPE AND TUBE RAILINGS
06 1000	03/01/16	ROUGH CARPENTRY
06 2000	03/01/16	FINISH CARPENTRY
06 4100	03/01/16	ARCHITECTURAL WOOD CASEWORK
06 6310	03/01/16	PLASTIC FABRICATED BENCHES
06 6420	03/01/16	DECORATIVE ARCHITECTURAL PANELS
07 1113	03/01/16	BITUMINOUS DAMPPROOFING
07 1900	03/01/16	WATER REPELLENT COATINGS
07 2100	03/01/16	THERMAL INSULATION
07 2500	03/01/16	WEATHER BARRIERS
07 2616	03/01/16	INTEGRALLY BONDED UNDERSLAB VAPOR RETARDER
07 4213	03/01/16	METAL WALL AND SOFFIT PANELS
07 4264	03/01/16	METAL COMPOSITE MATERIAL (MCM) WALL PANELS
07 5423	03/01/16	THERMOPLASTIC-POLYOLEFIN ROOFING (TPO)
07 6200	03/01/16	SHEET METAL FLASHING AND TRIM
07 7200	03/01/16	ROOF ACCESSORIES
07 8400	03/01/16	FIRESTOPPING
07 9200	03/01/16	JOINT SEALANTS
08 1113	03/01/16	HOLLOW METAL DOORS AND FRAMES
08 1416	03/01/16	FLUSH WOOD DOORS
08 3100	03/01/16	ACCESS DOORS AND PANELS
08 3326	03/01/16	OVERHEAD COILING GRILLES

Contract Documents List

**Richland Hills Activity Center
 Richland Hills, Texas
 GMP/ 100% CD Estimate**

Date: 4/12/2016

Sheet	Original	Sheet Name
08 4229	03/21/16	AUTOMATIC ENTRANCES
08 4313	03/01/16	ALUMINUM-FRAMED STOREFRONTS
08 6200	03/01/16	UNIT SKYLIGHTS
08 6300	03/01/16	METAL-FRAMED SKYLIGHTS
08 7100	03/01/16	DOOR HARDWARE
08 8000	03/01/16	GLAZING
08 8300	03/01/16	MIRRORS
09 0561	03/01/16	FLOORING PREPARATION
09 2116	03/01/16	GYPSUM BOARD ASSEMBLIES
09 3000	03/01/16	TILING
09 5100	03/01/16	ACOUSTICAL CEILINGS
09 5423	03/01/16	LINEAR METAL CEILINGS
09 5600	03/01/16	ACRYLIC PLASTER CEILINGS
09 6429	03/01/16	WOOD STRIP FLOORING
09 6500	03/01/16	RESILIENT FLOORING
09 6566	03/01/16	RESILIENT ATHLETIC FLOORING
09 6813	03/01/16	TILE CARPETING
09 7733	03/01/16	FIBER GLASS REINFORCED PLASTIC (FRP) PANELS
09 8412	03/01/16	ACOUSTICAL ACCESSORIES
09 9123	03/01/16	INTERIOR PAINTING
09 9600	03/01/16	HIGH-PERFORMANCE COATINGS
09 9610	03/01/16	ANTI-GRAFFITI COATINGS
10 1400	03/01/16	SIGNAGE
10 1470	03/01/16	ENVIRONMENTAL GRAPHICS
10 2113.18	03/01/16	REINFORCED COMPOSITE TOILET COMPARTMENTS
10 2213	03/01/16	WIRE MESH PARTITIONS
10 2226.33	03/01/16	FOLDING PANEL PARTITIONS
10 2601	03/01/16	MANUFACTURED WALL AND CORNER GUARDS
10 2800	03/01/16	TOILET, BATH, AND LAUNDRY ACCESSORIES
10 4400	03/01/16	FIRE PROTECTION SPECIALTIES
10 5129	03/01/16	PHENOLIC LOCKERS
11 4000	03/01/16	FOODSERVICE EQUIPMENT
11 6623	03/01/16	GYMNASIUM EQUIPMENT
11 6643	03/01/16	SCOREBOARDS
12 2400	03/01/16	WINDOW SHADES
12 3600	03/01/16	COUNTERTOPS
		<u>Richland Hills Activity Center - Project Manual Volume 2</u>
21 0010	03/01/16	GENERAL FIRE SUPPRESSION REQUIREMENTS
21 0500	03/01/16	COMMON WORK RESULTS FOR FIRE SUPPRESSION
21 0515	03/01/16	BASIC FIRE SUPPRESSION PIPING METHODS AND MATERIALS
21 0553	03/01/16	IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT
21 1100	03/01/16	FIRE SUPPRESSION WATER SERVICE PIPING
21 1313	03/01/16	WATER BASED FIRE SUPPRESSION SYSTEMS
22 0010	03/01/16	GENERAL PLUMBING REQUIREMENTS
22 0015	03/01/16	COORDINATION
22 0500	03/01/16	COMMON WORK RESULTS FOR PLUMBING
22 0515	03/01/16	BASIC PIPING MATERIALS AND METHODS
22 0519	03/01/16	METERS AND GAGES FOR PLUMBING PIPING
22 0523	03/01/16	GENERAL-DUTY VALVES FOR PLUMBING PIPING
22 0529	03/01/16	HANDERS AND SUPPORTS FOR PLUMBING PIPING
22 0553	03/01/16	IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
22 0700	03/01/16	PLUMBING INSULATION
22 1100	03/01/16	WATER DISTRIBUTION PIPING AND SPECIALTIES

Contract Documents List

**Richland Hills Activity Center
 Richland Hills, Texas
 GMP/ 100% CD Estimate**

Date: 4/12/2016

Sheet	Original	Sheet Name
22 1300	03/01/16	SANITARY DRAINAGE AND VENT PIPING AND SPECIALTIES
22 1400	03/01/16	STORM DRAINAGE PIPING AND SPECIALTIES
22 3400	03/01/16	FUEL-FIRED DOMESTIC WATER HEATERS
22 4000	03/01/16	PLUMBING FIXTURES
22 7000	03/21/16	NATURAL GAS SYSTEMS
23 0010	03/01/16	GENERAL MECHANICAL REQUIREMENTS
23 0015	03/01/16	ELECTRICAL COORDINATION FOR MECHANICAL EQUIPMENT
23 0500	03/01/16	COMMON WORK RESULTS FOR HVAC
23 0513	03/01/16	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT
23 0529	03/01/16	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
23 0550	03/01/16	VIBRATION ISOLATION FOR HVAC PIPING AND EQUIPMENT
23 0593	03/01/16	TESTING, ADJUSTING, AND BALANCING FOR HVAC
23 0700	03/01/16	HVAC INSULATION
23 0800	03/01/16	COMMISSIONING HVACR SYSTEMS
23 2300	03/01/16	REFRIGERANT PIPING
23 3113	03/21/16	METAL DUCTS
23 3300	03/01/16	AIR DUCY ACCESSORIES
23 3423	03/01/16	HVAC POWER VENTILATORS
23 3713	03/01/16	DIFFUSESR, REGISTERS AND GRILLES
23 5100	03/01/16	BREECHINGS, CHIMNEYS AND STACKS
23 7413	03/01/16	OUTDOOR PACKAGED HEATING AND COOLING EQUIPMENT
23 8126	03/01/16	SPLIT SYSTEM AIR CONDITIONERS
23 8500	03/01/16	ELECTRIC HEATING UNITS
26 0010	03/01/16	GENERAL ELECTRICAL REQUIREMENTS
26 0500	03/01/16	COMMON WORK RESULTS FOR ELECTRICAL
26 0502	03/01/16	EQUIPMENT WIRING SYSTEMS
26 0504	03/01/16	PROVISIONS FOR ELECTRICAL UTILITY SERVICE
26 0510	03/01/16	COMMON WORK RESULTS FOR COMMUNICATIONS
26 0519	03/01/16	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND ACBLES
26 0526	03/01/16	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
26 0529	03/01/16	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
26 0533	03/01/16	RACEWAY AND BOXES FOR ELECTRICAL
26 0553	03/01/16	IDENTIFICATION FOR ELECTRICAL SYSTEMS
26 0573	03/01/16	OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY
26 0800	03/01/16	COMMISSIONING ELECTRICAL SYSTEMS
26 0923	03/01/16	LIGHTING CONTROL DEVICES
26 2200	03/01/16	LOW-VOLTAGE TRANSFORMERS
26 2416	03/01/16	PANELBOARDS
26 2726	03/01/16	WIRING DEVICES
26 2813	03/01/16	FUSES
26 2816	03/01/16	ENCLOSED SWITCHES AND CIRCUIT BREAKERS
26 5100	03/01/16	INTERIOR LIGHTING
26 5600	03/01/16	EXTERIOR LIGHTING
27 0000	03/01/16	COMMUNICATIONS
27 0526	03/01/16	GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS
27 0528	03/01/16	PATHWAYS FOR COMMUNICATIONS
27 0543	03/01/16	UNDERGROUND DUCTS AND RACEWAYS FOR COMMUNICATIONS SYSTEMS
27 1100	03/01/16	COMMUNICATIONS EQUIPMENT ROOM FITTINGS
27 1300	03/01/16	COMMUNICATIONS BACKBONE CABLING
27 1500	03/01/16	COMMUNICATIONS HORIZONTAL CABLING
27 4170	03/01/16	COMMUNITY ACCESS TELEVISION
27 4716	03/01/16	AUDIO-VISUAL SYSTEMS
28 0000	03/01/16	ELECTRONIC SECURITY

Contract Documents List

Richland Hills Activity Center
Richland Hills, Texas
GMP/ 100% CD Estimate

Date: 4/12/2016

Sheet	Original	Sheet Name
28 1000	03/01/16	ACCESS CONTROL AND INTRUSION DETECTION
28 2300	03/01/16	VIDEO SURVEILLANCE
28 2600	03/01/16	EMERGENCY INTERCOM AND DURESS
28 3111	03/01/16	DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM
31 0000	03/01/16	EARTHWORK
31 1000	03/01/16	SITE CLEARING
31 1500	03/01/16	TREE PROTECTION AND TRIMMING
31 2300	03/01/16	EXCAVATION AND FILL
31 2500	03/01/16	EROSION AND SEDIMENTATION CONTROLS
31 3116	03/21/16	TERMITE CONTROL
31 3213.19	03/01/16	LIME TREATED BASE COURSES
31 6329	03/01/16	DRILLED CONCRETE PIERS AND SHAFTS
32 1313	03/01/16	PORTLAND CEMENT CONCRETE PAVING
32 1340	03/01/16	CONCRETE PAVING FOR SIDEWALKS
32 1365	03/01/16	SANDBLASTED FINISH FOR CONCRETE
32 1370	03/01/16	CAULKING AND SEALANTS
32 1450	03/01/16	DECOMPOSED GRANITE WITH STABILIZER
32 1816	03/01/16	PLAYGROUND PROTECTIVE SURFACES
32 2000	03/01/16	MISCELLANEOUS OUTDOOR EQUIPMENT
32 8400	03/01/16	LANDSCAPE IRRIGATION SYSTEM
32 9200	03/01/16	TURFGRASS PLANTING
32 9300	03/01/16	SHRUBS, ORNAMENTAL GRASSES AND GROUND COVER PLANTING
32 9400	03/01/16	TREE PLANTING
33 1000	03/01/16	WATER UTILITIES
33 3000	03/01/16	SANITARY SEWERAGE UTILITIES
33 4000	03/01/16	STORM DRAINAGE UTILITIES
33 4313.13	03/01/16	FOUNDATION AND DRAINAGE
33 5100	03/01/16	NATURAL GAS SYSTEMS
Drawings		
Cover Sheet	03/21/16	
A000	03/21/16	ABBREVIATIONS, SYMBOLS, AND GENERAL NOTES
A001	03/21/16	WALL TYPES, ROOF TYPES, FLOOR TYPES
A010	03/21/16	CODE ANALYSIS
A011	03/21/16	FIRST FLOOR CODE PLAN
A101	03/21/16	FIRST FLOOR DIMENSION PLAN
A102	03/21/16	FIRST FLOOR PLAN
A103	03/21/16	CLERESTORY & DRAINAGE FLOOR PLANS
A104	03/21/16	OVERALL ROOF PLAN
A105	03/21/16	GYM ROOF PLAN
A210	03/21/16	FIRST FLOOR RCP
A300	03/21/16	OVERALL BUILDING ELEVATIONS
A301	03/21/16	OVERALL BUILDING ELEVATIONS
A310	03/21/16	OVERALL BUILDING SECTIONS
A311	03/21/16	OVERALL BUILDING SECTIONS
A312	03/21/16	OVERALL BUILDING SECTIONS
A400	03/21/16	WALL SECTIONS
A401	03/21/16	WALL SECTIONS
A402	03/21/16	WALL SECTIONS
A403	03/21/16	WALL SECTIONS
A404	03/21/16	WALL SECTIONS
A600	03/21/16	ACCESSORY SCHEDULES AND ELEVATIONS
A601	03/21/16	ENLARGED LOCKER ROOM PLANS, AND ELEVATIONS
A602	03/21/16	ENLARGED LOCKER ROOM, ELEVATIONS, AND DETAILS

Contract Documents List

Richland Hills Activity Center
Richland Hills, Texas
GMP/ 100% CD Estimate

Date: 4/12/2016

Sheet	Original	Sheet Name
A603	03/21/16	ENLARGED GYM PLAN, ELEVATIONS, SECTION DETAILS
A604	03/21/16	INTERIOR ELEVATIONS, CHILDWATCH, ADMIN, KITCHEN
A605	03/21/16	INTERIOR ELEVATIONS, COMMUNITY ROOM, FITNESS
A606	03/21/16	INTERIOR ELEVATIONS, LOBBY, FITNESS
A610	03/21/16	INTERIOR FRONT DESK ELEVATIONS, ENLARGED PLANS, AND DETAILS
A611	03/21/16	INTERIOR CHILD WATCH DESK ELEVATIONS, ENLARGED PLANS, AND DETAILS
A630	03/21/16	GENERAL MILLWORK DETAILS
A631	03/21/16	GENERAL MILLWORK DETAILS
A632	03/21/16	GENERAL MILLWORK DETAILS
A633	03/21/16	GENERAL MILLWORK DETAILS, LOBBY DISPLAY CASES
A634	03/21/16	CASEWORK-LOBBY COLUMNS
A635	03/21/16	CASEWORK DETAILS, TECTUM PANELS, MDF PANELS
A636	03/21/16	LARGE DISPLAY DETAILS
A700	03/21/16	DOOR SCHEDULES AND TYPES
A701	03/21/16	PLAN DETAILS
A702	03/21/16	EXTERIOR WINDOW TYPES AND WINDOW COVERINGS
A703	03/21/16	EXTERIOR WINDOW TYPES AND WINDOW COVERINGS
A704	03/21/16	INTERIOR WINDOW TYPES AND WINDOW COVERINGS
A705	03/21/16	SECTION DETAILS
A706	03/21/16	WINDOW DETAILS
A710	03/21/16	PLAN DETAILS
A711	03/21/16	PLAN DETAILS
A712	03/21/16	PLAN DETAILS
A713	03/21/16	CANOPYCOLUMN DETAILS
A720	03/21/16	SECTION DETAILS
A721	03/21/16	SECTION DETAILS
A722	03/21/16	FIRST FLOOR PLAN - AUDIOVISUAL SYSTEM
A723	03/21/16	ROOF DETAILS
A724	03/21/16	ROOF DETAILS
A725	03/21/16	CIRCULATION
A730	03/21/16	GYMCLIMBING WALL
A750	03/21/16	CEILING DETAILS
AVI101	03/21/16	LEGENDS AND NOTES- AUDIOVISUAL INFRASTRUCTURE
AVI102	03/21/16	FIRST FLOOR PLAN -AUDIOVISUAL INFRASTRUCTURE
AVI202	03/21/16	FIRST FLOOR RCP- AUDIOVISUAL INFRASTRUCTURE
AVI401	03/21/16	GENERAL DETAILS- AUDIOVISUAL INFRASTRUCTURE
AVI402	03/21/16	GENERAL DETAILS- AUDIOVISUAL INFRASTRUCTURE
AVS101	03/21/16	LEGENDS AND NOTES- AUDIOVISUAL
AVS102	03/21/16	FIRST FLOOR PLAN -AUDIOVISUAL
AVS202	03/21/16	FIRST FLOOR RCP- AUDIOVISUAL SYSTEM
AVS401	03/21/16	GENERAL DETAILS- AUDIOVISUAL SYSTEM
AVS402	03/21/16	ONE-LINE DIAGRAMS-AUDIOVISUAL SYSTEM
AVS403	03/21/16	ONE-LINE DIAGRAMS- AUDIOVISUAL SYSTEM
C0.1	03/21/16	SITE PLAN- PHASE1
C1.1	03/21/16	DEMOLITION PLAN
C2.1	03/21/16	DIMENSIONAL CONTROL PLAN- PHASE1
C3.1	03/21/16	GRADING PLAN- PHASE1
C3.2	03/21/16	GRADING PLAN- PHASE1
C4.1	03/21/16	EXISTING DRAINAGE MAP
C4.2	03/21/16	PROPOSED DRAINAGE AREA MAP
C4.3	03/21/16	STORM SEWER PLAN
C4.4	03/21/16	STORM SEWER HYDRAULICS
C5.1	03/21/16	SITE UTILITY PLAN

Contract Documents List

Richland Hills Activity Center
Richland Hills, Texas
GMP/ 100% CD Estimate

Date: 4/12/2016

Sheet	Original	Sheet Name
C6.1	03/21/16	PAVING PLAN
C6.2	03/21/16	PAVING DETAILS
C7.1	03/21/16	EROSION CONTROL PLAN
C7.2	03/21/16	EROSION CONTROL DETAILS
E001	03/21/16	ELECTRICAL SYMBOLS & LEGEND
E101	03/21/16	ELECTRICAL SITE PLAN
E201	03/21/16	LIGHTING RCP
E301	03/21/16	UNDERGROUND POWER PLAN
E302	03/21/16	POWER FLOOR PLAN
E303	03/21/16	POWER ROOF PLAN
E401	03/21/16	ELECTRICAL ENLARGED PLANS
E501	03/21/16	LIGHTING SCHEDULES
E502	03/21/16	LIGHTING SCHEDULES
E503	03/21/16	LIGHTING CONTROL ONE-LINE DIAGRAM
E504	03/21/16	LIGHTING CONTROL ONE-LINE DIAGRAM
E601	03/21/16	ELECTRICAL PANEL SCHEDULES
E701	03/21/16	ELECTRICAL ONE-LINE DIAGRAM
FP001	03/21/16	FIRE SPRINKLER SYMBOLS, LEGEND AND ABBREVIATION
FP101	03/21/16	FIRE PROTECTION PLAN FIRST FLOOR
I000	03/21/16	FINISH LEGEND, GENERAL NOTES, DETAILS, AND ABBREVIATIONS
I102	03/21/16	FIRST FLOOR FINISH PLAN
I600	03/21/16	ENLARGED PLANS
I601	03/21/16	ENLARGED PLANS
I602	03/21/16	INTERIOR DETAILS
IF102	03/21/16	FIRST FLOOR FURNITURE PLAN
IR1.01	03/21/16	IRRIGATION PLAN PHASE 1
IR1.02	03/21/16	IRRIGATION DETAILS- PHASE 1
IS000	03/21/16	SIGNAGE SCHEDULE, SIGN TYPE LEGEND
IS001	03/21/16	SIGN TYPE LEGEND
IS102	03/21/16	SIGNAGE PLAN
L0.00	03/21/16	ILLUSTRATIVE SITE PLAN
L1.00	03/21/16	TREE REMOVAL PLAN
L1.01	03/21/16	TREE PROTECTION DETAILS
L2.00	03/21/16	HARDSCAPE PLAN- PHASE 1
L2.01	03/21/16	DIMENSIONAL LAYOUT- PHASE 1
L3.00	03/21/16	LANDSCAPE PLAN- PHASE 1
L3.01	03/21/16	LANDSCAPE PLANTING DETAILS
L4.00	03/21/16	SITE DETAILS
L4.01	03/21/16	SITE DETAILS
L4.02	03/01/16	SITE DETAILS
M001	03/21/16	MECHANICAL SYMBOLS, LEGEND AND ABBREVIATION
M101	03/21/16	MECHANICAL FLOOR PLAN
M201	03/21/16	MECHANICAL ROOF PLAN
M301	03/21/16	MECHANICAL DETAILS
M302	03/21/16	MECHANICAL DETAILS
M401	03/21/16	MECHANICAL SCHEDULES
P001	03/21/16	PLUMBING SYMBOLS, LEGEND AND ABBREVIATION
P101	03/21/16	PLUMBING FLOOR PLAN
P201	03/21/16	PLUMBING ROOF PLAN
P301	03/21/16	PLUMBING DETAILS
P302	03/21/16	PLUMBING DETAILS
P401	03/21/16	PLUMBING ENLARGED PLANS
P402	03/21/16	PLUMBING ENLARGED PLANS

Contract Documents List

Richland Hills Activity Center
 Richland Hills, Texas
 GMP/ 100% CD Estimate

Date: 4/12/2016

Sheet	Original	Sheet Name
P501	03/21/16	PLUMBING SCHEDULES
P502	03/21/16	PLUMBING DETAILS
P601	03/21/16	PLUMBING SCHEDULES
QF101	03/21/16	FOOD SERVICE EQUIPMENT LAYOUT PLAN
QF201	03/21/16	FOOD SERVICE PLUMBING AND VENTILATION REQUIREMENTS
QF301	03/21/16	FOOD SERVICE ELEVATIONS, SECTIONS AND DETAILS
S0.00	03/21/16	GENERAL NOTES
S0.01	03/21/16	GENERAL NOTES
S0.02	03/21/16	GENERAL NOTES
S0.03	03/21/16	GENERAL NOTES
S0.04	03/21/16	GENERAL NOTES
S0.05	03/21/16	GENERAL NOTES
S0.06	03/21/16	OVERALL 3D VIEW
S1.10	03/21/16	FOUNDATION PLAN
S1.20	03/21/16	LOW ROOF FRAMING PLAN
S1.30	03/21/16	HIGH ROOF FRAMING PLAN
S2.00	03/21/16	BRACED FRAME ELEVATIONS
S2.10	03/21/16	FRAME DETAILS
S3.00	03/21/16	TYPICAL FOUNDATION DETAILS
S3.01	03/21/16	TYPICAL FOUNDATION DETAILS
S3.10	03/21/16	FOUNDATION SECTIONS
S3.11	03/21/16	FOUNDATION SECTIONS
S4.00	03/21/16	TYPICAL CMU DETAILS AND SCHEDULES
S5.00	03/21/16	TYPICAL FRAMING DETAILS
S5.01	03/21/16	TYPICAL FRAMING DETAILS
S5.10	03/21/16	FRAMING SECTIONS
S5.11	03/21/16	FRAMING SECTIONS
S5.12	03/21/16	FRAMING SECTIONS
S5.13	03/21/16	FRAMING SECTIONS
SC101	03/21/16	LEGEND AND NOTES SECURITY
SC102	03/21/16	FIRST FLOOR PLAN- SECURITY
SC301	03/21/16	DOOR ELEVATIONS- SECURITY
SC401	03/21/16	GENERAL DETAILS- SECURITY
T101	03/21/16	NOTES AND LEGENDS- COMMUNICATIONS
T102	03/21/16	FIRST FLOOR PLAN COMMUNICATIONS
T301	03/21/16	IT ROOM DETAILS- COMMUNICATIONS
T302	03/21/16	STORAGE- IT CABINET DETAILS- COMMUNICATIONS
T401	03/21/16	GENERAL DETAILS- COMMUNICATIONS
Addenda		
1	03/21/16	ADDENDUM NO. 1

GMP Amendment Clarifications & Assumptions

Qualifications & Clarifications

Richland Hills Activity Center
100% CD Estimate

Date: April 12, 2016

General Conditions:	
1	A Contractor's Construction Contingency of 1% is included in this estimate, and is intended for construction use only. Owner contingency is excluded from this estimate.
2	A construction fee of 2.75% is included on the cost summary, and is based upon the total construction cost.
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 pre-construction services lump sum fee of \$20,150 is included in this budget.
7	The General Conditions included in this estimate are based upon approximately 11 months to substantial completion. Overall project completion is 12 months. These are also based upon the general conditions description as outlined in the RFP documents.
8	This budget is to be reviewed as a whole; not as individual line items.
9	Scope of work for "Phase 1" is included. All work indicated and previously discussed as "Phase 2" is excluded.
Construction Cost of Work Items:	
1	Sales tax is excluded.
2	This budget is based upon electronic design document files and models being available to all subcontractors at no additional cost. BIM files will only be available to subcontractors after bidding and award of the project.
3	All costs associated with water/sewer tap fees, building permits and plan check fees, or similar, required by any governing agency to include County, City, State, or Federal entities, in addition to any and all utility entities are specifically excluded.
4	All FF&E, OFE, and furnishings are excluded from this budget, unless specifically noted in the budget detail and qualifications below.
5	All hazardous or contaminated material and soil testing, remediation, investigation, and abatement is excluded. (See accepted Alternate A)
6	Site is assumed to be free of any contaminates, unencumbered, and ready to begin excavation work. (See accepted Alternate A)
7	Testing Lab services for materials, mock-ups, or delegated engineering components are to be provided by the Owner, and are excluded.
8	Testing of building components for water or air intrusion is excluded and is to be provided by the Owner.
9	Commissioning Agent and Services are to be provided by the Owner.
10	Design Fees or services are excluded. Where required in the specifications, the Construction Manager (CM) will provide design calculations and information provided by the Trade Contractors to the Architect and Engineer for approval and acceptance of the design.
11	The CM does not warrant or guarantee functionality of the design with the Owner's requirements. The CM relies upon the designers to include and detail the Owner's requirements into the design documents.
12	The CM will provide oversight and review of submittals for compliance with the contract documents, however, the design team shall bear the full responsibility for acceptance and approval of all submittals.
13	All building utilities including, but not limited to gas, electric, water, etc. are assumed to be by owner.
Division 2 - Existing Conditions:	
1	Asbestos or hazardous material abatement is excluded.

Qualifications & Clarifications

Richland Hills Activity Center

100% CD Estimate

Date: April 12, 2016

2	Demolition of the existing One-Story ("Retail") Building and the existing One-Story ("Community Center") Building on site is included within the demolition line item.
3	Demolition of site scopes of work scheduled for removal, are included in the division 31 earthwork line item.
Division 3 - Concrete:	
1	Piers are included at a depth of 56', plus 5' or 7' penetration, as indicated on structural drawings.
2	Sidewalks at site are included at thicknesses indicated on hardscape paving drawings with recompacted subgrade (lime stabilization or colored concrete at sidewalks are excluded).
3	Site paving at site are included at thicknesses indicated on paving drawings, including lime stabilization as indicated in the contract documents.
4	Monument sign foundations allowance is included as 2 ea, for a total cost of \$6,000.
5	60 mil vapor barrier system is included in lieu of the specified 21 mil underslab vapor barrier (per accepted Alternate A).
6	Concrete spoils haul-off to Class 2 landfill, or lesser, is included (per accepted Alternate A). Haul-off to Class 1 landfill site is excluded.
Division 4 - Masonry:	
1	Stone Veneer, Split and Smooth faced CMU and Masonry are included as indicated in the contract documents.
2	Masonry at ornamental fencing columns near the existing tennis court are included as indicated in contract documents.
3	Metal fencing material at ornamental fencing near the existing tennis court are included in the division 5 Ornamental Metals line item.
Division 5 - Metals:	
1	Ornamental iron railing at courtyard area is included as indicated in the contract documents.
2	Allowance of \$10,000 included for engineering, fabrication and installation of the monkey bars indicated on drawings.
Division 6 - Wood, Plastics and Composites:	
1	A lump sum allowance \$12,500 for miscellaneous wood blocking is included.
2	Gallery Art Display System at Arts & Crafts Classroom 116 is included as a furnish and install allowance of \$10,000.
3	Decorative architectural panels are included as a furnish and install allowance of \$40,000.
4	Ballet Barre is included in the division 11 Gymnasium Equipment line item.
Division 7 - Thermal and Moisture Protection:	
1	Waterproofing and sealants scopes of work are included as indicated in the contract documents.
2	No expansion joints were found in documents, therefore excluded as previously discussed/ directed.
3	Fireproofing of steel structure is excluded, as previously discussed/ directed.
4	Metal wall panels are included as indicated in the contract documents.
5	Vapor barrier and vent system is included (per accepted Alternate A) as a GMP allowance amount of \$120,000.
Division 8 - Openings:	
1	All exterior glazing systems are included as indicated in contract documents.
2	Overhead Coiling Grilles are included as a furnish/ install allowance of \$10,000.
Division 9 - Finishes:	
1	All areas scheduled to receive high-performance painting are included in the estimate, as required of the contract documents.

Qualifications & Clarifications

Richland Hills Activity Center
 100% CD Estimate

Date: April 12, 2016

2	Suspended fabric leaves are included as a furnish and installed allowance of \$500.
Division 10 - Specialties:	
1	Fire extinguisher cabinets are included as indicated in the contract documents.
2	Exterior building name signage is included as indicated in the contract documents.
3	Room signage is included as indicated in the contract documents.
4	Folding panel partitions are included as STC-54 rating, with anodized aluminum track.
5	Graphics at folding panel partitions are included as a furnish and installed allowance of \$10,000.
6	Knox box is included as (1 ea) furnish and install.
Division 11 - Equipment:	
1	One scoreboard is included, as indicated in the contract documents.
2	Undercounter Commercial Dishwasher is included, as indicated in the contract documents.
3	Undercounter Residential Dishwasher is included, as indicated in the contract documents.
4	Rangehood is included, as indicated in the contract documents.
5	Exhaust Hood (excluding Ansul Fire Protection System) is included, as indicated in the contract documents.
6	Hand Wash Sink is included, as indicated in the contract documents.
7	Drop-in Stainless Steel Prep Sink is included, as indicated in the contract documents.
8	Drop-in Stainless Steel Pot Wash Sink is included, as indicated in the contract documents.
9	Microwave Oven is included, as indicated in the contract documents.
10	Ice Machine with Bin and Filter is included, as indicated in the contract documents.
11	Refrigerator/ Freezer is included, as indicated in the contract documents.
12	Stainless Steel Work Table is included, as indicated in the contract documents.
13	Cargo net between Gym and Weight/Cardio Room is assumed to be by others, and is excluded.
14	Acrylic climbing wall is included as furnish/ install allowance of \$8,500.
Division 12 - Furnishings:	
1	All window treatments are included as indicated in the contract documents.
Division 13 - Special Construction:	
	No Special Construction items included.
Division 14 - Conveying Equipment:	
	No Conveying Equipment items included.
Division 21 - Fire Suppression:	
1	Dry-system scope is excluded, as it is assumed that all canopies or overhangs at the exterior of the building are not large enough to require fire protection.
2	Ansul system at Kitchen exhaust hood is excluded, based on previous discussion/ direction provided.
Division 22 - Plumbing:	
1	Natural gas scope at building and site is included, as indicated in the contract documents.
2	Plumbing scope of work is included, as indicated in the contract documents.
3	All underground plumbing scope, outside of 5' from building pad, are included in Site Utilities scope (with the exception of the grease waste/trap and natural gas scopes of work).
4	Plumbing line item includes a furnish and installed allowance for all type UCL sink fixtures of \$42,800.
5	Plumbing spoils haul-off to Class 2 landfill, or lesser, is included (per accepted Alternate A). Haul-off to Class 1 landfill site is excluded.
Division 23 - Heating, Ventilating and Air Conditioning:	
1	HVAC scope of work is included, as indicated in the contract documents.

Qualifications & Clarifications

Richland Hills Activity Center

100% CD Estimate

Date: April 12, 2016

2	Testing and Balancing of HVAC system is included, as indicated in the contract documents.
Division 26, 27 & 28 - Electrical, Communications, Audio/Visual and Security:	
1	No generator equipment indicated in contract documents, and therefore is excluded.
2	Fire Alarm System scope of work is included, as indicated on drawings and required for code compliance. This includes conduit, wiring, control panel, strobes, horns, pull stations, etc.
3	Telephone and data scope of work is included, as indicated on drawings. This includes furnish and installation of conduit, cable trays, wiring, voice/data outlets, etc.
4	Telephone and data scope of work does not included furnish or installation of wireless access points, server equipment (other than racks and cable trays), or cabling to existing Police Station IT room, per previous conversations
5	A total of 3 ea, 4" conduits to exterior wall of existing Police Station are included for telephone, IT and future provisions (no cabling included in these conduit runs).
6	Security and Access Control scope of work is included, as indicated on drawings. This includes furnish and installation of conduit, wiring, camera units, card readers, etc.
7	Security and Access Control scope of work does not include furnish or installation of cameras or card reader devices. Assumed to be by others, per previous conversations.
8	Audio/Video scope of work is included, as indicated on drawings. This includes furnish and installation of conduit, wiring, projection screens, television units and mounts, etc.
9	Lighting and Lighting Controls scopes of work allowance is included, as indicated in the contract documents.
10	Fiber backbone cabling is based on notes and details on drawing page T101. Requirements on Page T101 differ somewhat from specifications in section 271300
11	Electrical line item includes a furnish and installed allowance of \$10,500 for electrical raceway and a separate allowance of \$10,500 for data raceway, both for future monument sign provisions.
Division 31 - Earthwork:	
1	Termite pre-treatment is included prior to pouring building slab.
2	Earthwork spoils haul-off to Class 2 landfill, or lesser, is included (per accepted Alternate A). Haul-off to Class 1 landfill site is excluded.
Division 32 - Exterior Improvements:	
1	All landscaping areas are included, as indicated in contract documents.
2	Greenscreen is included as a furnish and installed allowance of \$5,340.
3	Spray garden allowance is included.
Division 33 - Utilities:	
1	Storm drainage scope of work is included, as indicated in contract documents.
2	Fire Hydrants are included as indicated in contract documents. This includes one existing fire hydrant scheduled to be relocated, which is assumed to be in acceptable condition for relocation per the city fire marshall/ inspector.
3	Natural gas main line relocation is not included (not indicated in 100% CD documents).
4	Natural gas service line to building is assumed to tie-in at location along Baker Blvd existing gas line, as indicated in contract documents.
5	Provisions included under specification section 33 4613.13 Foundation and Drainage are excluded, as it does not appear they are required of the installations on this project.
6	Site Utilities spoils haul-off to Class 2 landfill, or lesser, is included (per Accepted Alternate A). Haul-off to Class 1 landfill site is excluded.

GMP Amendment Estimated Cost of the Work



NINE DECADES OF EXCELLENCE
2601 Scott Avenue Suite 300
Fort Worth, Texas 76103
Phone: (817) 335-3394
Fax: (817) 877-5507

Cost Estimate Summary Sheet
Richland Hills Activity Center
100% CD Estimate

Date: April 12, 2016

Building Area: 26,087

Bid Package #	Bid Package Description	50% CD	Cost	100% CD	Cost	100% CD vs- 50% CD	Cost/SF	Notes
	General Requirements		\$ 444,647		\$ 444,647	\$ 0	\$ 17.04	
BP-024000	Demolition		\$ 15,000		\$ 27,805	\$12,805	\$ 1.07	
BP-033000	Turnkey Concrete		\$ 1,630,507		\$ 1,920,401	\$289,894	\$ 73.62	Incl. Alt 4 scope
BP-042616	Masonry		\$ 505,094		\$ 504,184	(\$910)	\$ 19.33	
BP-055000	Structural Steel Fabrication		\$ 686,204		\$ 897,753	\$211,549	\$ 34.41	
	Structural Steel Erection	w/ Str. Steel Fabrication		w/ Str. Steel Fabrication				
BP-055213	Ornamental Iron		\$ 53,400		\$ 75,292	\$21,892	-	
BP-046400	Architectural Wood Casework		\$ 219,165		\$ 383,341	\$164,176	\$ 14.69	
BP-071000	Dampproofing & Waterproofing		\$ 161,119		\$ 119,997	(\$41,122)	\$ 4.60	
BP-072100	Spray Insulation		\$ 47,219		\$ 7,200	(\$40,019)	\$ 0.28	
BP-075400	Roofing		\$ 315,327		\$ 378,900	\$63,573	\$ 14.52	
BP-074213	Metal Soffit Panels		\$ 53,885		\$ 48,390	(\$5,495)	\$ 1.85	
BP-081000	Doors, Frames and Hardware		\$ 66,150		\$ 53,000	(\$13,150)	\$ 2.03	
BP-084000	Glass & Glazing		\$ 652,720		\$ 501,095	(\$151,625)	\$ 19.21	
BP-086200	Unit Skylights	w/ Glass & Glazing		w/ Glass & Glazing				
BP-083326	Overhead Ceiling Grilles	w/ Operable Partitions			\$ 10,000		\$ 0.38	
BP-092000	Drywall		\$ 589,101		\$ 443,148	(\$145,953)	\$ 16.99	
	Rough Carpentry		\$ 12,500		\$ 12,500	\$ 0	\$ 0.48	ALLOWANCE
BP-095600	Acrylic Plaster Ceilings	w/ Drywall		w/ Drywall				
BP-093000	Tile		\$ 163,644		\$ 98,944	(\$64,700)	\$ 3.79	
BP-096500	Resilient Flooring & Carpet		\$ 37,837		\$ 33,688	(\$4,149)	\$ 1.29	
BP-124813	Entrance Mats	w/ Resilient Flooring & Carpet		w/ Resilient Flooring & Carpet				
BP-098566	Athletic Flooring		\$ 142,363		\$ 112,000	(\$30,363)	\$ 4.29	
BP-099100	Painting & Wallcoverings		\$ 133,809		\$ 167,821	\$34,012	\$ 6.43	
BP-099600	Sealed Concrete	w/ Painting & Wallcoverings			\$ 5,000		\$ 0.19	
BP-101000	Specialties		\$ 87,315		\$ 60,941	(\$26,374)	\$ 2.34	
BP-105129	Phenolic Lockers	w/ Specialties		w/ Specialties				
BP-101400	Signage		\$ 21,700		\$ 29,645	\$7,945	\$ 1.14	
BP-102213	Wire Mesh Partitions	w/ Specialties			\$ 9,920		\$ 0.38	
BP-102226	Folding Panel Partitions		\$ 60,637		\$ 65,730	\$5,093	\$ 2.52	
BP-114000	Foodservices Equipment		\$ 36,850		\$ 40,434	\$3,584	\$ 1.55	
BP-116623	Gymnasium Equipment		\$ 52,505		\$ 43,936	(\$8,569)	\$ 1.68	
BP-122400	Window Shades		\$ 26,136		\$ 27,191	\$1,055	\$ 1.04	
BP-210000	Fire Suppression		\$ 57,860		\$ 51,475	(\$6,385)	\$ 1.97	
BP-220000	Plumbing		\$ 383,799		\$ 1,168,027	\$196,851	\$ 44.77	
BP-230000	HVAC		\$ 587,377					
BP-260000	Electrical	w/ Plumbing		w/ Plumbing				
BP-270000	Communications		\$ 828,747		\$ 762,007	(\$66,740)	\$ 29.21	
BP-270000	Communications		\$ 93,009		\$ 40,295	(\$52,714)	\$ 1.54	
BP-274716	Audio-Visual Systems		\$ 82,604		\$ 129,912	\$47,308	\$ 4.98	
BP-280000	Electronic Security		\$ 30,432		\$ 53,700	\$23,268	\$ 2.06	
BP-310000	Earthwork		\$ 347,181		\$ 212,162	(\$135,019)	\$ 8.13	Incl. Alt 4 scope
BP-312500	SWPPP Management	w/ Earthwork			\$ 4,419		\$ 0.17	
BP-313116	Termite Control		\$ 2,672		\$ 1,930	(\$742)	\$ 0.07	
BP-321723	Pavement Markings		\$ 4,226		\$ 9,310	\$5,084	\$ 0.36	
BP-322000	Miscellaneous Outdoor Equipment		\$ 72,000		\$ 72,000	\$ 0	\$ 2.76	ALLOWANCE
BP-323113	Fences & Gates	w/ Ornamental Metals		w/ Ornamental Metals				
BP-329223	Landscaping & Irrigation		\$ 118,735		\$ 279,384	\$160,649	\$ 10.71	Incl. Alt 4 scope
BP-331000	Site Utilities		\$ 304,555		\$ 265,547	(\$39,008)	\$ 10.18	Incl. Alt 4 scope
	Deduct for Alternate 4 scope above		\$ -		\$ (218,583)			Remove Alt. 4 scope for "apples-to-apples" comparison
	Cost of Work Subtotal		\$ 9,128,031		\$ 9,354,488	\$ 226,457	\$ 358.59	
	Contractor's Contingency Building Permit	3.00%	\$ 273,841	1.00%	\$ 93,545	(\$180,296)	\$ 3.59	
	Construction Costs Subtotal		\$ 9,401,872		\$ 9,448,033	\$ 46,161	\$ 362.17	
	CGL & Umbrella Insurance	0.69%	\$ 67,993	0.69%	\$ 68,326	\$333	\$ 2.62	
	Professional Liability	0.15%	\$ 14,781	0.15%	\$ 14,853	\$72	\$ 0.57	
	Builder's Risk	0.09%	\$ 8,869	0.09%	\$ 8,912	\$43	\$ 0.34	
	Payment & Performance Bond	0.83%	\$ 81,788	0.83%	\$ 82,189	\$401	\$ 3.15	
	Construction Costs & Insurance Subtotal		\$ 9,575,302		\$ 9,622,313	\$ 47,011	\$ 368.85	
	Preconstruction Fee		\$ 20,150		\$ 20,150	\$ 0	\$ 0.77	
	Fee	2.75%	\$ 258,551	2.75%	\$ 259,821	\$1,269	\$ 9.96	
	Project Subtotal		\$ 9,854,004		\$ 9,902,284	\$ 48,280	\$ 379.59	"apples-to-apples" 50% CD to 100% CD comparison
	Acceptance of Alternate 4 (50% CD)		\$ 202,902		\$ 202,902	\$ 0	\$ 7.78	
	Insurances, Bonds and Fee on above		\$ 15,681		\$ 9,315	(\$6,366)	\$ 0.36	
	Project Subtotal (w/ above accepted)		\$ 10,072,587		\$ 10,114,501	\$ 41,914	\$ 387.72	
	Acceptance of Alternate 1 - Spray Garden		\$ 118,450		\$ 291,207	\$172,757	\$ 11.16	
	Insurances, Bonds and Fee on above		\$ 5,438		\$ 13,369	\$7,931	\$ 0.51	
	Project Subtotal (w/ above accepted)		\$ 10,196,475		\$ 10,419,077	\$ 222,602	\$ 399.40	
	Acceptance of Alternate 2 - North Entrance Canopy		\$ 57,362		\$ 32,069	(\$25,293)	\$ 1.23	
	Insurances, Bonds and Fee on above		\$ 2,633.42		\$ 1,472	(\$1,161)	\$ 0.06	
	Project Subtotal (w/ above accepted)		\$ 10,256,470		\$ 10,452,618	\$ 196,148	\$ 400.68	
	Acceptance of Alternate 3 - Community Room Canopy		\$ 142,887		\$ 93,378	(\$49,509)	\$ 3.58	
	Insurances, Bonds and Fee on above		\$ 6,559.78		\$ 4,287	(\$2,273)	\$ 0.16	
	Project Subtotal (w/ above accepted)		\$ 10,405,917		\$ 10,550,283	\$ 144,366	\$ 404.43	
	Alternate A - Soil Remediation	n/a			\$ 138,423		\$ 5.31	Class 1 landfill = 2x -> 3x this
	Alt. A - Additional Haul-off Concrete Costs per 4/13/16	n/a			\$ 142,250		\$ 5.45	Class 1 landfill = 2x -> 3x this
	Alt. A - Additional Haul-off Earthwork Costs per 4/13/16	n/a			\$ 56,600		\$ 2.17	Class 1 landfill = 2x -> 3x this
	Insurances, Bonds and Fee on above	n/a			\$ 15,484		\$ 0.59	Incl. "Class 2" Landfill for Haul-off
	GMP TOTAL (w/ above accepted alternates)		\$ 10,405,917		\$ 10,903,040	\$ 497,123	\$ 417.95	



	\$	10,114,501	COST VALUE OPTIONS LOG
Pending	\$	-	Richland Hills Activity Center
Accepted	\$	788,539	100% Construction Documents
Potential Savings	\$	0	
Current Estimate	\$	10,903,040	

No.	Date	Description	Value	Pending	Accepted	Rejected	Notes
ALTERNATES							
Alt. 1		Spray Garden	\$ 304,576		\$ 304,576		Includes Insurances, Bonds and Fees
Alt. 2		Extended Entry Canopy at North Entrance	\$ 33,541		\$ 33,541		Includes Insurances, Bonds and Fees
Alt. 3		Extended Canopy at Community Room	\$ 97,665		\$ 97,665		Includes Insurances, Bonds and Fees
Alt. A		Soil Remediation	\$ 352,757		\$ 352,757		Includes Insurances, Bonds and Fees
Total			\$ 788,539	\$ -	\$ 788,539	\$ -	

ALTERNATES

Alt. 1	Spray Garden	Qty	UM	Sub	Labor	Material	Sub Total	Lab. Total	Mat Total	Total	
	Spray Garden ALLOWANCE	1.00	LSUM	\$ 291,207.00			\$ 291,207	\$ -	\$ -	\$ 291,207	
							\$ -	\$ -	\$ -	\$ -	
									Sub Total	\$ 291,207	
									Contingency	\$ 0	
Alt. 1										Grand Total	\$ 291,207

* Above does NOT include Insurances, Bonds and Fees

Alt. 2	Extended Entry Canopy at North Entrance	Qty	UM	Sub	Labor	Material	Sub Total	Lab. Total	Mat Total	Total	
	Concrete SUB	1.00	LSUM	\$ 7,965.00			\$ 7,965	\$ -	\$ -	\$ 7,965	
	Masonry SUB	1.00	LSUM	\$ 2,136.00			\$ 2,136	\$ -	\$ -	\$ 2,136	
	Steel Column - 6x6x1/2, 18' Height (1 EA, 18 LF)	0.32	TONS	\$ 1,425.60			\$ 452	\$ -	\$ -	\$ 452	
	Spray Insulation SUB	1.00	LSUM	\$ 900.00			\$ 900	\$ -	\$ -	\$ 900	
	Roofing SUB	1.00	LSUM	\$ 7,613.00			\$ 7,613	\$ -	\$ -	\$ 7,613	
	Drywall SUB	1.00	LSUM	\$ 11,685.00			\$ 11,685	\$ -	\$ -	\$ 11,685	
	Fire Protection SUB	1.00	LSUM	\$ 550.00			\$ 550	\$ -	\$ -	\$ 550	
	HVAC/ Plumbing SUB	1.00	LSUM	\$ 5,150.00			\$ 5,150	\$ -	\$ -	\$ 5,150	
	Electrical SUB	1.00	LSUM	\$ 200.00			\$ 200	\$ -	\$ -	\$ 200	
	Site Utilities SUB	1.00	LSUM	\$ 1,856.00			\$ 1,856	\$ -	\$ -	\$ 1,856	
							\$ -	\$ -	\$ -	\$ -	
									Sub Total	\$ 30,542	
									Contingency	\$ 1,527	
Alt. 2										Grand Total	\$ 32,069

* Above does NOT include Insurances, Bonds and Fees

Alt. 3	Extended Canopy at Community Room	Qty	UM	Sub	Labor	Material	Sub Total	Lab. Total	Mat Total	Total	
	Concrete SUB	1.00	LSUM	\$ 23,785.00			\$ 23,785	\$ -	\$ -	\$ 23,785	
	Masonry SUB	1.00	LSUM	\$ 2,340.00			\$ 2,340	\$ -	\$ -	\$ 2,340	
	Steel Column - 6x6x1/2, 18' Height (3 EA, 54 LF)	0.95	TONS	\$ 4,276.80			\$ 4,065	\$ -	\$ -	\$ 4,065	
	Spray Insulation SUB	1.00	LSUM	\$ 1,200.00			\$ 1,200	\$ -	\$ -	\$ 1,200	
	Roofing SUB	1.00	LSUM	\$ 16,545.00			\$ 16,545	\$ -	\$ -	\$ 16,545	
	Drywall SUB	1.00	LSUM	\$ 22,934.00			\$ 22,934	\$ -	\$ -	\$ 22,934	
	Fire Protection SUB	1.00	LSUM	\$ 4,100.00			\$ 4,100	\$ -	\$ -	\$ 4,100	
	HVAC/ Plumbing SUB	1.00	LSUM	\$ 8,900.00			\$ 8,900	\$ -	\$ -	\$ 8,900	
	Electrical SUB	1.00	LSUM	\$ 600.00			\$ 600	\$ -	\$ -	\$ 600	
	Site Utilities SUB	1.00	LSUM	\$ 4,463.00			\$ 4,463	\$ -	\$ -	\$ 4,463	
							\$ -	\$ -	\$ -	\$ -	
									Sub Total	\$ 88,932	
									Contingency	\$ 4,447	
Alt. 3										Grand Total	\$ 93,378

* Above does NOT include Insurances, Bonds and Fees

Alt. A	Soil Remediation	Qty	UM	Sub	Labor	Material	Sub Total	Lab. Total	Mat Total	Total
	Vapor Barrier and Vent SUB	1.00	LSUM	\$ 120,000.00			\$ 120,000	\$ -	\$ -	\$ 120,000
	Concrete SUB	1.00	LSUM	\$ 80,500.00			\$ 80,500	\$ -	\$ -	\$ 80,500
	HVAC/ Plumbing SUB	1.00	LSUM	\$ 9,800.00			\$ 9,800	\$ -	\$ -	\$ 9,800
	Earthwork SUB (Class 2 Landfill, at maximum)	1.00	LSUM	\$ 81,600.00			\$ 81,600	\$ -	\$ -	\$ 81,600
	Site Utilities SUB (Class 2 Landfill, at maximum)	1.00	LSUM	\$ 29,312.00			\$ 29,312	\$ -	\$ -	\$ 29,312
							\$ -	\$ -	\$ -	\$ -
									Sub Total	\$ 321,212
									Contingency	\$ 16,061
Alt. A	Grand Total									\$ 337,273

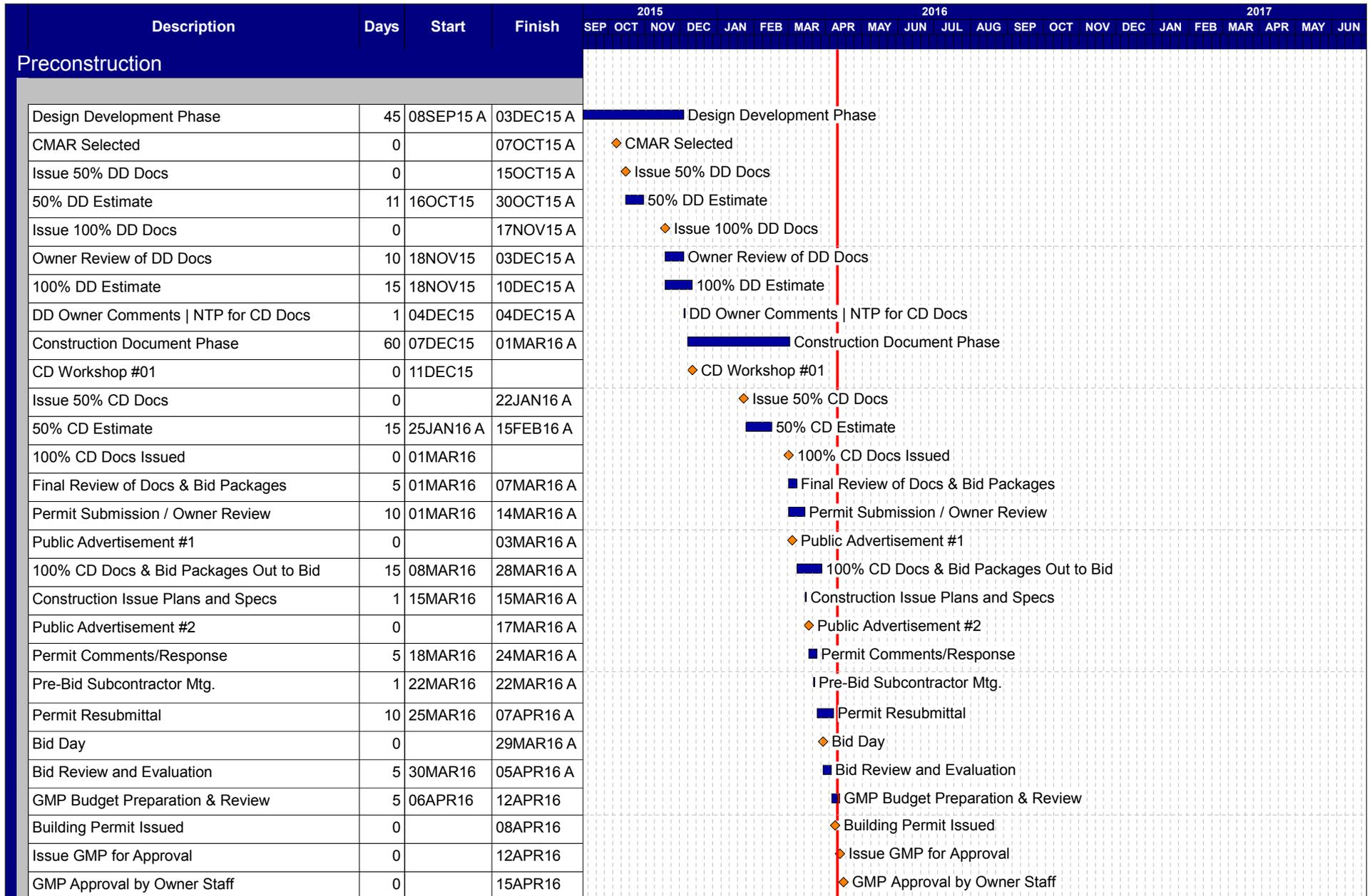
* Above does NOT include Insurances, Bonds and Fees

GMP Amendment Schedule

Control Estimate #1 assumed the activity durations shown in Exhibit B- Construction Manager's Project Schedule, which is appropriate for the scope in Control Estimate # 1, but does not have the level of detail subsequent Control Estimates will require.

Control Estimate #2 and subsequent Control Estimates will contain updated Construction Manager's Project Schedules which, when approved by the Owner, will supersede Exhibit B- Construction Manager's Project Schedule, and as well as any schedules shown in previous Control Estimates.

Exhibit Y – Guaranteed Maximum Price Amendment will also contain an updated Construction Manager's Project Schedule which will, when approved by the Owner, will also supersede Exhibit B- Construction Manager's Project Schedule, as well as the schedules shown in all previous Control Estimates.



- Early bar
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point

**Richland Hills Activities Center
Construction Manager's Project Schedule - GMP Amendment
Byrne Construction Services**

Run date	13APR16
Data date	11APR16
Page number	1A
Page count	4A
Project name	RHAC
Number/Version	GMP
© Primavera Systems, Inc.	

GMP Amendment Contingencies

Contingencies

Byrne recommends the following contingencies be carried.

Preconstruction Contingency Fund

- 100% Schematic Design Phase – 9% contingency
- 50% Design Development Phase – 5-7% contingency
- 100% Design Development Phase – 3-5% contingency
- 50% CD Phase – 1-3% contingency

Construction Contingency Fund – 1% contingency

Preconstruction Contingency Fund shall fall within the range shown, as mutually agreed by the Owner and Contractor, and will depend on the level of detail shown in the drawings and specifications at each phase.

The Construction Contingency Fund will not exceed the 1% shown.