



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This revised Amendment, which now includes the early procurement items and construction costs, dated the 6th day of May in the year 2024, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 24th day of January in the year 2024 (the "Agreement")
(In words, indicate day, month, and year.)

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

Coppell Fire Station No. 5
157 S. Moore Road
Coppell, Texas 75019

THE OWNER:
(Name, legal status, and address)

City of Coppell
255 Parkway Blvd.
Coppell, Texas 75019

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

Thos. S. Byrne, Inc. dba Byrne Construction Services
551 E. Berry Street
Fort Worth, Texas 76110

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eleven Million One Hundred Ninety Four Thousand Six Hundred Ninety Dollars (\$

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

Init.

11,194,690), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

See Exhibit A.1 – Cost Summary Sheet

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
See Exhibit A.2 - Alternates.	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
See Exhibit A.2 - Alternates		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
See Exhibit A.3 – Unit Costs		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Date of Commencement shall be determined when a Notice to Proceed has been issued and a building demolition permit is available for issuance.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

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User Notes:

(926173305)

Not later than () calendar days from the date of commencement of the Work.

By the following date: See Exhibit A.4 – Project Schedule

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

Portion of Work	Substantial Completion Date
See Exhibit A.4 – Project Schedule	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
See Exhibit A.5 – Contract Documents			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Exhibit A.5 – Contract Documents List

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See Exhibit A.5 – Contract Documents List

Number	Title	Date
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§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner’s and Construction Manager’s roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
Not Applicable		

Other identifying information:

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

Item

Price

See Exhibit A.6 - Allowances

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

See Exhibit A.7 – Qualifications and Assumptions

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Not Applicable

ARTICLE A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

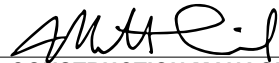
§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

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

OWNER (Signature)

Mike Land, City Manager City of Coppell
(Printed name and title)



CONSTRUCTION MANAGER (Signature)

Matthew Avila, CEO Byrne Construction Services
(Printed name and title)

Exhibit “A.1”

Cost Summary

See attached Cost Summary dated May 6, 2024.

Cost Estimate Summary Sheet

Coppell Fire Station #5

GMP01

Date: May 6, 2024

12,080 sqft

Bid Package #	Bid Package Description	Early Release Package ERP02	GMP01	Total	Cost/SF	Notes
010020	Temporary Construction	\$ 53,244	\$ 236,220	\$ 289,464	\$ 23.96	
023000	Demolition	\$ 160,700	\$ -	\$ 160,700	\$ 13.30	
033000	Concrete		\$ 822,514	\$ 822,514	\$ 68.09	Wrangler Concrete
036500	Polished & Stained Concrete		\$ 123,816	\$ 123,816	\$ 10.25	Johnson & Sons
044000	Masonry		\$ 855,001	\$ 855,001	\$ 70.78	Shirley Masonry
051000	Structural Steel		\$ 488,629	\$ 488,629	\$ 40.45	Plyier Fabrication
061000	Rough Carpentry		\$ 53,550	\$ 53,550	\$ 4.43	Byrne
062000	Architectural Woodwork		\$ 345,708	\$ 345,708	\$ 28.62	Anton Cabinetry
071000	Waterproofing & Sealants		\$ 127,642	\$ 127,642	\$ 10.57	Mobile Enterprises
074100	Roofing		\$ 229,704	\$ 229,704	\$ 19.02	Anchor Roofing
081000	Doors, Frames & Hardware		\$ 138,175	\$ 138,175	\$ 11.44	Ace Door
083300	Overhead Doors		\$ 179,916	\$ 179,916	\$ 14.89	TX Overhead Door
084000	Glass & Glazing		\$ 193,635	\$ 193,635	\$ 16.03	Sunbelt or Advanced
092100	Drywall & Acoustical		\$ 369,240	\$ 369,240	\$ 30.57	GMI
093000	Tile		\$ 54,960	\$ 54,960	\$ 4.55	Business Flooring
096200	Rubber Athletic Flooring		w/BP-096500	\$ -	\$ -	
096500	Resilient Flooring & Base		\$ 12,096	\$ 12,096	\$ 1.00	Business Flooring
099100	Painting		\$ 92,359	\$ 92,359	\$ 7.65	Carroo Painting
100000	Specialties		\$ 25,975	\$ 25,975	\$ 2.15	Specialties Direct
101000	Flagpoles		\$ 16,000	\$ 16,000	\$ 1.32	Betsy Ross Flagpoles
101400	Signage		\$ 64,212	\$ 64,212	\$ 5.32	TBD
105300	Canopies & Awnings		\$ 72,565	\$ 72,565	\$ 6.01	Canopy Solutions
110000	Specialty Equipment/Turnout Gear		\$ 20,587	\$ 20,587	\$ 1.70	Gear Grid
114300	Residential Equipment		\$ 79,162	\$ 79,162	\$ 6.55	Amundsen
114300	Food Service Equipment		w/BP-114300	\$ -	\$ -	
115200	AV Equipment		w/BP-274000	\$ -	\$ -	
116500	Athletic Equipment		\$ 63,396	\$ 63,396	\$ 5.25	Marathon Fitness
122000	Window Treatment		\$ 5,875	\$ 5,875	\$ 0.49	Barber
210000	Fire Protection		\$ 65,450	\$ 65,450	\$ 5.42	TBD
220000	Plumbing		w/BP-230000	\$ -	\$ -	
230000	HVAC		\$ 1,919,534	\$ 1,919,534	\$ 158.90	SkIHi
236000	Test & Balance		\$ 15,000	\$ 15,000	\$ 1.24	Delta-T
237000	Commissioning of HVAC		\$ 22,500	\$ 22,500	\$ 1.86	Campos
260000	Electrical		\$ 661,534	\$ 661,534	\$ 54.76	TBD
265000	Generator & Switchgear	\$ 234,258	\$ -	\$ 234,258	\$ 19.39	Groves Electric
270000	Communications		\$ 107,203	\$ 107,203	\$ 8.87	TBD
274000	Audio / Video Systems		\$ 70,500	\$ 70,500	\$ 5.84	TBD
280000	Security & Access Control		\$ 102,000	\$ 102,000	\$ 8.44	TBD
285000	Station Alert System		\$ 143,312	\$ 143,312	\$ 11.86	US Digital Designs
310000	Earthwork		\$ 58,000	\$ 58,000	\$ 4.80	Melville Excavating
310001	Enabling		\$ 74,964	\$ 74,964	\$ 6.21	Byrne
313116	Termite Treatment		\$ 2,034	\$ 2,034	\$ 0.17	TBD
316600	Auger Cast Piles		\$ 344,753	\$ 344,753	\$ 28.54	Wrangler Concrete
321720	Pavement Markings		\$ 9,004	\$ 9,004	\$ 0.75	Semper FI
321410	Fencing & Gates		\$ 90,715	\$ 90,715	\$ 7.51	Triple C Fence
323000	Site Improvements		EXCLUDED	\$ -	\$ -	
329000	Landscape & Irrigation		\$ 136,552	\$ 136,552	\$ 11.30	TBD
330000	Site Utilities		\$ 402,055	\$ 402,055	\$ 33.28	Maverick Utilities
	Cost of Work Subtotal	\$ 448,202	\$ 8,896,047	\$ 9,344,249	\$ 773.53	
	Design Completion Factor	0.00%	\$ -	\$ -		
	Market Volatility Contingency	2.00%	\$ 8,964	\$ 88,960	\$ 97,925	Calc per Cost of Work
	Owner's Contingency	0.00%	\$ -	\$ 280,327	\$ 280,327	Calc per Cost of Work
	Contractor Contingency	3.00%	\$ 13,446	\$ 266,881	\$ 280,327	Calc per Cost of Work
	Building Permit	EXCLUDED	EXCLUDED	\$ -		
	Construction Costs Subtotal	\$ 470,612	\$ 9,532,216	\$ 10,002,828	\$ 828.05	
	CGL & Umbrella Insurance	\$ 5,920	\$ 101,661	\$ 107,581		
	Builder's Risk	\$ 881	\$ 15,128	\$ 16,009		
	Payment & Performance Bond	\$ 9,757	\$ 85,610	\$ 95,367		
	Construction Costs & Insurance Subtotal	\$ 487,170	\$ 9,734,615	\$ 10,221,785	\$ 846.17	
	General Conditions & General Requirements	\$ 109,421	\$ 486,896	\$ 596,317		
	Subtotal	\$ 596,591	\$ 10,221,511	\$ 10,818,102	\$ 895.54	
	Preconstruction Fee	w/Base	\$ 25,000	\$ 25,000		
	Fee	3.25%	\$ 19,389	\$ 332,199	\$ 351,588	
	Project SubTotal	\$ 615,980	\$ 10,578,710	\$ 11,194,690	\$ 926.71	

Exhibit “A.2”

Alternates

No Alternates are included in this GMP.

Exhibit “A.3”

Unit Costs

The following Unit Costs are included in this GMP.

Auger Cast Pile	Add (per lf)	Deduct (per lf)
P1 – 18”	\$77.91	(\$13.25)
P2 – 24”	\$124.40	(\$24.09)

These unit costs are subcontractor costs and do not include Byrne markups for insurances, bonds, fee, etc.

Exhibit “A.4”

Project Schedule

See attached Project Schedule dated May 7, 2024.

Activity ID	Activity	OD	RD	Start	Finish	2024			2025		
						Q2	Q3	Q4	Q1	Q2	Q3
Coppell Fire Station # 5											
PreConstruction											
Programming & Schematic Design											
A1015	Schematic Design	30	0	17-Aug-23 A	20-Oct-23 A						
A1035	CMAR - NTP for PreConstruction	0	0	18-Oct-23 A							
A1025	Approval of SD Estimate to Move to DD	5	0	23-Oct-23 A	27-Oct-23 A						
A1020	SD Estimate	15	0	25-Oct-23 A	30-Nov-23 A						
A1010	SD Drawings Issued for Pricing	0	0		25-Oct-23 A						
Design Development											
A1030	Design Development	25	0	28-Nov-23 A	30-Jan-24 A						
A1040	DD Drawings Issued for Pricing	0	0		24-Jan-24 A						
A1055	Approval of DD Estimate to move to Construction Document	1	0	30-Jan-24 A	30-Jan-24 A						
A1050	DD Estimate	15	0	31-Jan-24 A	16-Feb-24 A						
Early Procurement											
A2730	Early Procurement Package Issued	0	0		16-Jan-24 A						
A2820	Public Advertisement # 1 (Early Package)	0	0		17-Jan-24 A						
A2830	Public Advertisement # 2 (Early Package)	0	0		24-Jan-24 A						
A2840	Bid Day (Early Package)	0	0		13-Feb-24 A						
A2850	Subcontractor Bids Scope Review (Early Package)	5	0	14-Feb-24 A	20-Feb-24 A						
A2740	Early Procurement Package Approved by Council (Early)	0	0		27-Feb-24 A						
A2790	Issue LOI's / Sub Buyout & Purchasing (Early)	15	0	28-Feb-24 A	13-Mar-24 A						
A2800	Generator Procurement	240	240	07-May-24	17-Apr-25						
A2810	Electrical Gear Procurement	120	120	07-May-24	24-Oct-24						
Construction Document Design											
A1120	100% For Construction Drawings Development	15	0	07-Mar-24 A	27-Mar-24 A						
A1070	100% For Construction Dwgs Issued for Pricing (Design Team)	0	0		28-Mar-24 A						
Project Permitting w/ City											
A1080	Permit Dwg Review by City of Coppell (4 Wks)	20	0	28-Mar-24 A	03-May-24 A						
GMP Development & Approval											
A2135	Finalize Trade Package Documents for Bidding	8	0	29-Mar-24 A	09-Apr-24 A						
A2140	Public Advertisement # 1	0	0		29-Mar-24 A						
A2670	Public Advertisement # 2	0	0		05-Apr-24 A						
A2720	Issue Documents for Subcontractor Bidding	7	0	10-Apr-24 A	18-Apr-24 A						
A1090	PreBid & Outreach Meeting	1	0	15-Apr-24 A	15-Apr-24 A						
A1100	Bid Day	0	0		17-Apr-24 A						
A1110	Subcontractor Bids Scope Review	10	0	19-Apr-24 A	02-May-24 A						
A1138	FGMP Draft Review with Owner/Design Team	5	0	03-May-24 A	06-May-24 A						
A1140	City of Coppell- FGMP Approved by Council	1	1	14-May-24	14-May-24						
A1150	NTP Issued for Construction	1	1	15-May-24	15-May-24						
Construction											
Key Dates / Milestones											
A1160	Construction	255	255	15-May-24	16-May-25						
A1170	Project Closeout	20	20	19-May-25	16-Jun-25						
Mobilization and Buyout											
A1270	Issue LOI's / Sub Buyout & Purchasing	30	30	15-May-24	26-Jun-24						
A1285	Mobilization	10	10	16-May-24	30-May-24						



■ Remaining Level of Effort
■ Actual Level of Effort
■ Actual Work
■ Remaining Work
■ Critical Remaining Work

Coppell Fire Station # 5
GMP Schedule 5.7.24

Project Start Date: 17-Aug-23
Project Finish Date: 16-Jun-25
Data Date: 07-May-24
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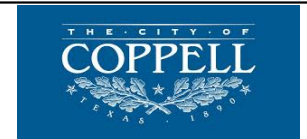


Activity ID	Activity	OD	RD	Start	Finish	2024			2025		
						Q2	Q3	Q4	Q1	Q2	Q3
A1310	Project / Safety Kick-Off Meeting - Owner / Design Team	1	1	22-May-24	22-May-24						
A1290	SWPPP - Erosion Control	2	2	22-May-24	23-May-24						
A1320	Site Survey & Dimension Control	2	2	24-May-24	28-May-24						
Major Submittals and Procurement											
A1305	Foundation Rein Shop Dwgs - A/E Review	10	10	22-May-24	05-Jun-24						
A1315	Site Utility Submittals - A/E Review	10	10	22-May-24	05-Jun-24						
A1295	BIM Shop Dwg Coord UG Bldg & Site Generate	15	15	30-May-24	19-Jun-24						
A1355	Structural Steel Shop Dwgs - Generate	15	15	06-Jun-24	26-Jun-24						
A1345	BIM Shop Dwg Coord - UG Bldg & Site A/E Review	10	10	20-Jun-24	03-Jul-24						
A1365	Structural Steel Shop Dwgs - A/E Review	10	10	27-Jun-24	11-Jul-24						
A1325	BIM Shop Dwg Coord - Overhead MEP - Generate	15	15	05-Jul-24	25-Jul-24						
A1385	Structural Steel Fabrication	15	15	12-Jul-24	01-Aug-24						
A1335	BIM Shop Dwg Coord - Overhead MEP - A/E Review	10	10	26-Jul-24	08-Aug-24						
A1395	Overhead MEP Procurement (Ductwork, lighting, etc)	15	15	09-Aug-24	29-Aug-24						
A1405	Structural Steel Delivery	0	0	11-Oct-24							
Site											
Existing Building Demo											
A2780	Asbestos Inspection Report (no abatement)	0	0		24-Oct-23						
A2770	SWPPP for Demo	4	4	07-May-24	10-May-24						
A1300	Temporary Site Fencing	2	2	07-May-24	08-May-24						
A2760	Demo Existing Building	10	10	13-May-24	24-May-24						
A2860	Ground Breaking Event	1	1	28-May-24	28-May-24						
Excavation											
A1700	Tree Protection Installation	2	2	28-May-24	29-May-24						
A1710	Site Strip / Cut / Tree Removal / Demolition	5	5	28-May-24	03-Jun-24						
A1330	Site and Building Pad Grading	5	5	04-Jun-24	10-Jun-24						
A1720	Install Construction Entrances	1	1	04-Jun-24	04-Jun-24						
A1730	Remobilize for Site Paving Grading & Prep	8	8	17-Jan-25	28-Jan-25						
Utilities											
A1340	Sanitary Sewer & Sand Oil Separator	8	8	11-Jun-24	20-Jun-24						
A1770	Oncor Primary Power & Xmfr / Conduit	5	5	11-Jun-24	17-Jun-24						
A1780	Transformer & Generator Pad Construction	5	5	18-Jun-24	24-Jun-24						
A1750	Storm Drain	7	7	19-Jun-24	27-Jun-24						
A2020	Water	5	5	28-Jun-24	05-Jul-24						
A1790	Set Transformer for Permanent Power	1	1	10-Jul-24	10-Jul-24						
Paving & Site Structures											
A2040	Dumpster Foundation & Slab	8	8	21-Aug-24	30-Aug-24						
A1360	Site Paving	15	15	29-Jan-25	18-Feb-25						
A1980	Sidewalks	5	5	19-Feb-25	25-Feb-25						
A1990	Site Perimeter Fencing	10	10	03-Mar-25	14-Mar-25						
Irrigation & Landscaping											
A2030	Import and Spread Topsoil	3	3	26-Feb-25	28-Feb-25						
A1430	Irrigation	10	10	03-Mar-25	14-Mar-25						
A1350	Landscaping	10	10	17-Mar-25	28-Mar-25						
A1970	Hardscape Amenities	5	5	24-Mar-25	28-Mar-25						
Building Structure											



Coppell Fire Station # 5
GMP Schedule 5.7.24

Project Start Date: 17-Aug-23
Project Finish Date: 16-Jun-25
Data Date: 07-May-24
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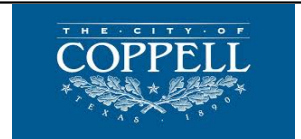


Activity ID	Activity	OD	RD	Start	Finish	2024			2025		
						Q2	Q3	Q4	Q1	Q2	Q3
A1375	Perform Test Auger Cast Pile	2	2	17-Jun-24	18-Jun-24						
A1380	Drilled Auger Cast Piles	12	12	19-Jun-24	05-Jul-24						
A1660	Grade Beams	15	15	08-Jul-24	26-Jul-24						
A1680	Underground MEP (Plumb Void)	12	12	24-Jul-24	08-Aug-24						
A1800	Slab on Void (Pour 1)	5	5	07-Aug-24	13-Aug-24						
A1670	Slab on Void (Pour 2)	5	5	14-Aug-24	20-Aug-24						
A1550	Foundation Cure Time	5	5	21-Aug-24	27-Aug-24						
A2010	Grind Pol Concrete Areas (Initial Grind 10 Days Post Pour)	5	5	05-Sep-24	11-Sep-24						
A2000	Install Floor Protection In all Exposed Conditions	4	4	12-Sep-24	17-Sep-24						
A1390	Structural CMU Walls	20	20	16-Sep-24	11-Oct-24						
A1400	Steel Structure, Pan Stairs & Roofing Supports	20	20	11-Oct-24	07-Nov-24						
A1690	Form Rein Pour Structural Level 2 Slab	5	5	08-Nov-24	14-Nov-24						
A1650	Roof Decking & Steel Trim out	5	5	08-Nov-24	14-Nov-24						
Exterior Facade and Roofing											
A1830	Exterior Wall Framing / Sheathing / WP	15	15	01-Nov-24	21-Nov-24						
A1410	Roofing (Less Cap Sheet)	15	15	13-Nov-24	05-Dec-24						
A1370	Stone Veneer & Siding (Includes Scaff Setup & Removal)	40	40	15-Nov-24	16-Jan-25						
A1570	Roofing Dried-In	0	0		05-Dec-24						
A1560	Final Roof Cap Sheet	3	3	06-Dec-24	10-Dec-24						
A1420	Glass & Glazing	10	10	10-Jan-25	23-Jan-25						
A1810	Overhead Exterior Doors / 4-Fold Doors	10	10	10-Jan-25	23-Jan-25						
A1580	Building Dried-In	0	0		23-Jan-25						
Interior											
A1850	Delivery of Exterior & Interior HM Door Frames	1	1	09-Sep-24	09-Sep-24						
A1820	Interior Partition Layout	1	1	27-Nov-24	27-Nov-24						
A1590	Overhead MEP Rough-In	20	20	02-Dec-24	31-Dec-24						
A1840	Frame Interior Walls	10	10	16-Dec-24	31-Dec-24						
A1860	In Wall MEP/Security/AV & Data Rough-In	10	10	23-Dec-24	08-Jan-25						
A1870	One Side Interior Partitions	10	10	09-Jan-25	22-Jan-25						
A1880	In-Wall Inspection	1	1	23-Jan-25	23-Jan-25						
A1890	Close Walls	7	7	24-Jan-25	03-Feb-25						
A1940	Hard Ceilings and Interior Soffits	7	7	24-Jan-25	03-Feb-25						
A1620	Tape, Bed, Float and Paint (First Coat)	15	15	30-Jan-25	19-Feb-25						
A1610	Ceiling Systems	15	15	13-Feb-25	05-Mar-25						
A1900	Ceramic Tile	12	12	20-Feb-25	07-Mar-25						
A1910	Ceiling Grid	7	7	20-Feb-25	28-Feb-25						
A1950	IT / Data OH Wire Pull	7	7	03-Mar-25	11-Mar-25						
A1540	Millwork	10	10	06-Mar-25	19-Mar-25						
A1630	Toilet Accessories & Specialties	5	5	10-Mar-25	14-Mar-25						
A1920	Drop Ceiling Tile & Linear Wood Ceilings	7	7	10-Mar-25	18-Mar-25						
A1530	Flooring - Final Grind Polished Concrete	10	10	20-Mar-25	02-Apr-25						
A1930	Paint (Final Coat)	10	10	03-Apr-25	16-Apr-25						
A1960	Rubber Flooring Fitness Room	2	2	03-Apr-25	04-Apr-25						
A1600	MEP Trim Out	15	15	14-Apr-25	02-May-25						
Start-Up & Closeout											
A1450	Permanent Power	0	0		03-Feb-25						



Coppell Fire Station # 5
GMP Schedule 5.7.24

Project Start Date: 17-Aug-23
Project Finish Date: 16-Jun-25
Data Date: 07-May-24
Page 3 of 4



Activity ID	Activity	OD	RD	Start	Finish	2024			2025		
						Q2	Q3	Q4	Q1	Q2	Q3
A1440	Conditioned Air	0	0		06-Feb-25				◆ Conditioned Air		
A1740	Test and Balance	10	10	02-Apr-25	15-Apr-25				■ Test and Balance		
A1760	Commissioning	5	5	16-Apr-25	22-Apr-25				■ Commissioning		
A1460	Byrne Punchlist	10	10	17-Apr-25	30-Apr-25				■ Byrne Punchlist		
A1480	Owner Training	5	5	01-May-25	07-May-25				■ Owner Training		
A1470	Architect Punchlist	10	10	01-May-25	14-May-25				■ Architect Punchlist		
A1510	Final Inspections	5	5	05-May-25	09-May-25				■ Final Inspections		
A1500	Substantial Completion	5	5	12-May-25	16-May-25				■ Substantial Completion		
A1640	Final Completion	20	20	19-May-25	16-Jun-25				■ Final Completion		
A1490	Owner FF&E	15	15	19-May-25	09-Jun-25				■ Owner FF&E		
A1520	Grand Opening / Station Active	0	0		09-Jun-25				◆ Grand Opening		



Remaining Level of Effort ◆ ◆ Mile...
 Actual Level of Effort
 Actual Work
 Remaining Work
 Critical Remaining Work

Coppell Fire Station # 5
GMP Schedule 5.7.24

Project Start Date: 17-Aug-23
 Project Finish Date: 16-Jun-25
 Data Date: 07-May-24
 Page 4 of 4

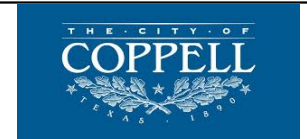


Exhibit “A.5”

Contract Documents

See attached Contract Documents List dated May 6, 2024.

Contract Documents List

Coppell Fire Station #5
157 S Moore Road, Coppell, Texas 75019
100% Construction Documents For Bid

Date: 5/6/2024

Sheet	Original Date	Sheet Name
BID PACKAGE MANUAL		
Bid Package Manual	03/27/24	Invitation to Bid
Bid Package Manual	03/27/24	Instructions to Bidders
Bid Package Manual	03/27/24	Summary of Work
Bid Package Manual	03/27/24	Bid Package List
Bid Package Manual	03/27/24	Sample Subcontract Agreement
Bid Package Manual	03/27/24	Supplemental Subcontract Conditions
Bid Package Manual	03/27/24	Exhibit A – Contract Documents
Bid Package Manual	03/27/24	Exhibit B – Subcontractor Safety Responsibilities
Bid Package Manual	03/27/24	Exhibit C – Safety Policy for Drugs, Alcohol, and Other Prohibited Articles
Bid Package Manual	03/27/24	Exhibit D – Project Schedule
Bid Package Manual	03/27/24	Exhibit E - Bid Package Forms (for each trade)
Bid Package Manual	03/27/24	Subcontractor's Payment Bond Form
Bid Package Manual	03/27/24	Subcontractor's Performance Bond Form
Bid Package Manual	03/27/24	Applications & Certificate for Payment Form
Bid Package Manual	03/27/24	Schedule of Values Form
Bid Package Manual	03/27/24	Final Payment Release
Bid Package Manual	03/27/24	Subcontractor Daily Report Form
Bid Package Manual	03/27/24	Job Hazard Analysis (JHA) Form
Bid Package Manual	03/27/24	Warranty Form
Bid Package Manual	03/27/24	TWCC Form 83
Bid Package Manual	03/27/24	Sample ACORD Certificate of Insurance
SPECIFICATIONS		
00 01 01	03/27/24	Title Page
00 01 07	03/27/24	Seals Page
00 01 10	03/27/24	Table of Contents
00 26 00	03/27/24	Procurement Substitution Procedures - Procurement Substitution Request Form
00 31 32	03/27/24	Geotechnical Data - Geotechnical Report
00 80 04	03/27/24	Implementation of House Bill 1925
00 80 05	03/27/24	House Bill 89 Verification Form
00 80 06	03/27/24	Company Information Form
00 80 07	03/27/24	Conflict of Interest Questionnaire
00 80 08	03/27/24	Boycott Energy Companies Form
00 80 09	03/27/24	Prohibition of Discrimination Against Firearm Entities and - Firearm Trade Associations Form
01 10 00	03/27/24	Summary
01 25 00	03/27/24	Substitution Procedures - Substitution Request Form
01 26 00	03/27/24	Contract Modification Procedures
01 29 00	03/27/24	Payment Procedures
01 31 00	03/27/24	Project Management and Coordination
01 32 00	03/27/24	Construction Progress Documentation
01 32 33	03/27/24	Photographic Documentation
01 33 00	03/27/24	Submittal Procedures
01 35 13.55	03/27/24	Special Project Procedures for Storm Shelters
01 40 00	03/27/24	Quality Requirements
01 42 00	03/27/24	References
01 42 19	03/27/24	Reference Standards (C)
01 43 39	03/27/24	Mockups
01 50 00	03/27/24	Temporary Facilities and Controls
01 56 39	03/27/24	Temporary Tree and Plant Protection
01 57 13	03/27/24	Erosion and Sedimentation Control
01 60 00	03/27/24	Product Requirements
01 73 00	03/27/24	Execution
01 77 00	03/27/24	Closeout Procedures
01 78 23	03/27/24	Operation and Maintenance Data
01 78 39	03/27/24	Project Record Documents
01 79 00	03/27/24	Demonstration and Training

Contract Documents List

Coppell Fire Station #5
157 S Moore Road, Coppell, Texas 75019
100% Construction Documents For Bid

Date: 5/6/2024

Sheet	Original	Sheet Name
02 41 13	03/27/24	Selective Site Demolition (C)
03 10 00	03/27/24	Concrete Forming and Accessories (S)
03 20 00	03/27/24	Concrete Reinforcing (S)
03 30 00	03/27/24	Cast-In-Place Concrete (S)
03 30 35	03/27/24	Under Slab Sheet Vapor Retarder
03 35 43	03/27/24	Polished Concrete Finishing
04 20 05	03/27/24	Unit Masonry
04 42 00	03/27/24	Exterior Stone Cladding
05 10 00	03/27/24	Structural Steel Framing (S)
05 21 00	03/27/24	Steel Joist and Joist Girders (S)
05 30 00	03/27/24	Metal Decking (S)
05 40 00	03/27/24	Cold-Formed Metal Framing (S)
05 50 00	03/27/24	Metal Fabrications
05 51 13	03/27/24	Metal Pan Stairs
05 52 13	03/27/24	Pipe and Tube Railings
06 10 53	03/27/24	Miscellaneous Rough Carpentry
06 16 43	03/27/24	Gypsum Sheathing
06 41 13	03/27/24	Wood-Veneer-Faced Architectural Cabinets
06 64 00	03/27/24	Plastic Paneling
07 21 00	03/27/24	Thermal Insulation
07 27 26	03/27/24	Fluid-Applied Membrane Air Barriers
07 42 10.11	03/27/24	Composite Metal Hybrid Subframing System
07 52 16	03/27/24	Styrene-Butadiene-Styrene (SBS) Modified Bituminous Membrane Roofing
07 62 00	03/27/24	Sheet Metal Flashing and Trim
07 62 10	03/27/24	Flexible Flashing
07 72 00	03/27/24	Roof Accessories
07 84 13	03/27/24	Penetration Firestopping
07 84 43	03/27/24	Joint Firestopping
07 91 00	03/27/24	Preformed Joint Seals
07 92 00	03/27/24	Joint Sealants
07 92 19	03/27/24	Acoustical Joint Sealants
08 11 13	03/27/24	Hollow Metal Doors and Frames
08 11 69	03/27/24	Metal Storm Doors and Frames
08 14 16	03/27/24	Flush Wood Doors
08 31 13	03/27/24	Access Doors and Frames
08 33 23	03/27/24	Overhead Coiling Doors
08 33 26	03/27/24	Overhead Coiling Grilles
08 35 13.39	03/27/24	Four-Fold Doors
08 41 13	03/27/24	Aluminum-Framed Entrances and Storefronts
08 51 13	03/27/24	Aluminum Windows
08 71 00	03/27/24	Door Hardware - Door Hardware Schedule
08 80 00	03/27/24	Glazing
08 83 00	03/27/24	Mirrors
08 91 19	03/27/24	Fixed Louvers
09 22 16	03/27/24	Non-Structural Metal Framing
09 29 00	03/27/24	Gypsum Board
09 30 13	03/27/24	Ceramic Tiling
09 51 13	03/27/24	Acoustical Panel Ceilings
09 54 26	03/27/24	Linear Wood Ceiling Panels
09 61 16	03/27/24	Concrete Floor Sealing
09 65 13	03/27/24	Resilient Base and Accessories
09 81 16	03/27/24	Acoustical Blanket Insulation
09 91 13	03/27/24	Exterior Painting
09 91 23	03/27/24	Interior Painting
09 93 00	03/27/24	Staining and Transparent Finishing
09 96 00	03/27/24	High-Performance Coatings
10 11 00	03/27/24	Visual Display Units

Contract Documents List

Coppell Fire Station #5
157 S Moore Road, Coppell, Texas 75019
100% Construction Documents For Bid

Date: 5/6/2024

Sheet	Original	Sheet Name
10 14 00	03/27/24	Signage
10 14 16	03/27/24	Plaques
10 14 19	03/27/24	Dimensional Letter Signage
10 14 24	03/27/24	Storm Shelter Signage
10 21 13.14	03/27/24	Stainless-Steel Toilet Compartments
10 28 00	03/27/24	Toilet, Bath, and Laundry Accessories
10 41 00	03/27/24	Fire Department Access Lock and Vault
10 43 17	03/27/24	First Aid Kits
10 44 13	03/27/24	Fire Protection Cabinets
10 44 16	03/27/24	Fire Extinguishers
10 73 17	03/27/24	Prefabricated Metal Canopies
10 75 16	03/27/24	Ground-Set Flagpoles
10 99 00	03/27/24	Miscellaneous Specialties
11 30 13	03/27/24	Residential Appliances
11 52 24	03/27/24	Flat Screen TV Mounts
12 24 13	03/27/24	Roller Window Shades
12 36 61.16	03/27/24	Solid Surfacing Countertops
00 01 01	03/27/24	Title Page
00 01 07	03/27/24	Seals Page
00 01 10	03/27/24	Table of Contents
21 00 00	03/27/24	Fire Suppression
21 05 00	03/27/24	Common Work Results for Fire Suppression
21 13 13	03/27/24	Wet Pipe Fire Sprinkler Systems
22 00 00	03/27/24	Plumbing
22 05 00	03/27/24	Common Work Results for Plumbing
22 05 53	03/27/24	Identification for Plumbing Equipment and Piping
22 07 00	03/27/24	Plumbing Insulation
22 11 16	03/27/24	Domestic Water Piping System
22 11 23	03/27/24	Natural Gas Piping System
22 13 16	03/27/24	Sanitary Waste and Vent System
22 14 00	03/27/24	Storm Drainage System
22 21 13	03/27/24	Plumbing Piping Systems
22 30 00	03/27/24	Domestic Water Heating Equipment and Accessories
22 42 00	03/27/24	Plumbing Fixtures
23 00 00	03/27/24	Heating, Ventilating, and Air Conditioning (HVAC) Work
23 05 00	03/27/24	Common Work Results for HVAC
23 05 13	03/27/24	Common Motor Requirements for HVAC
23 05 14	03/27/24	Common Motor Starter Requirements for HVAC Equipment
23 05 48	03/27/24	Vibration and Seismic Controls for HVAC Piping and Equipment
23 05 53	03/27/24	Identification for HVAC Ductwork, Equipment and Piping
23 05 93	03/27/24	Mechanical Systems Testing, Adjusting, and Balancing (TAB)
23 07 00	03/27/24	Insulation
23 08 00	03/27/24	Mechanical Systems Commissioning
23 09 00	03/27/24	Controls and Instrumentation
23 21 13	03/27/24	Condensate Piping
23 23 00	03/27/24	Refrigerant Piping
23 30 00	03/27/24	HVAC Air Distribution
23 34 00	03/27/24	Exhaust and Supply Air Fans
23 35 16	03/27/24	Multi-Gas Detection and Control System
23 55 33	03/27/24	Heat Generation - Gas Fired Appliances
23 72 23	03/27/24	Roof Mounted Packaged Dedicated Outside Air Units (Gas)
23 81 26	03/27/24	Variable Refrigerant Flow (VRF) Air Conditioning Units
23 81 27	03/27/24	Duct-Free Split Systems
23 82 39	03/27/24	Heat Generation - Electric
26 00 00	03/27/24	Electrical
26 05 19	03/27/24	Low Voltage Electrical Power Conductors and Cables
26 05 20	03/27/24	Cable Connections

Contract Documents List

Coppell Fire Station #5
157 S Moore Road, Coppell, Texas 75019
100% Construction Documents For Bid

Date: 5/6/2024

Sheet	Original	Sheet Name
26 05 23	03/27/24	Control - Voltage Electrical Power Cables
26 05 26	03/27/24	Grounding and Bonding for Electrical Systems
26 05 29	03/27/24	Hangers and Supports for Electrical Systems
26 05 32	03/27/24	Raceways
26 05 43	03/27/24	Underground Ducts and Raceways for Electrical Systems
26 05 53	03/27/24	Identification for Electrical Systems
26 05 73	03/27/24	Electric Power System Analysis
26 09 13	03/27/24	Electrical Power Monitoring and Control
26 24 16	03/27/24	Panelboard
26 27 16	03/27/24	Electrical Cabinets and Enclosures
26 27 26	03/27/24	Wiring Devices
26 28 13	03/27/24	Fuses
26 28 16	03/27/24	Enclosed Switches and Circuit Breakers
26 32 14	03/27/24	Diesel Engine Driven Generator Sets
26 36 23	03/27/24	Automatic Transfer Switches
26 36 25	03/27/24	Generator Quick Connect Switches
26 43 13	03/27/24	Surge Suppression Devices
26 51 01	03/27/24	Interior Lighting
26 51 02	03/27/24	Exterior Lighting
26 51 05	03/27/24	Networked Lighting Controls
26 51 07	03/27/24	Emergency Inverters
27 00 00	03/27/24	Communications (LV)
27 05 26	03/27/24	Grounding and Bonding for Communications Systems (LV)
27 05 28	03/27/24	Pathways for Communications Systems (LV)
27 11 00	03/27/24	Communications Room Fittings (LV)
27 15 00	03/27/24	Communications Horizontal Cabling (LV)
28 00 00	03/27/24	Electronic Security (LV)
28 09 00	03/27/24	Electrical Systems Monitoring by Building Management System
28 10 00	03/27/24	Access Control and Intrusion Detection (LV)
28 23 00	03/27/24	Video Surveillance (LV)
28 31 00	03/27/24	Fire Alarm Multiplex System (Performance Specification)
31 22 00	03/27/24	Grading (C)
31 25 00	03/27/24	Erosion and Sedimentation Controls (C)
31 31 16	03/27/24	Termite Control
31 32 13.13	03/27/24	Lime Stabilization (C)
31 63 16	03/27/24	Auger Cast Grout Piles (S)
32 13 16	03/27/24	Decorative Concrete Paving
32 17 13	03/27/24	Parking Bumpers
32 17 23	03/27/24	Pavement Markings
32 31 19	03/27/24	Decorative Metal Fences and Gates
32 31 30	03/27/24	Welded Metal Gates
32 84 00	03/27/24	Planting Irrigation
32 92 23	03/27/24	Sod
32 93 00	03/27/24	Trees, Shrubs, and Groundcovers
33 10 00	03/27/24	Water Utilities (C)
33 30 00	03/27/24	Sanitary Sewerage Utilities (C)
33 40 00	03/27/24	Storm Drainage Utilities (C)
Drawings		
G0.00	03/27/24	COVER SHEET
G0.01	03/27/24	GENERAL PROJECT INFORMATION & SHEET INDEX
G0.02	03/27/24	PROJECT CODE SHEET
G0.10	03/27/24	LIFE SAFETY CODE ANALYSIS
G0.11	03/27/24	ADA STANDARDS
G0.12	03/27/24	ADA STANDARDS
G0.56	03/27/24	STORM SHELTER INFORMATION
C01.01	03/27/24	SITE PLAN

Contract Documents List

Coppell Fire Station #5
157 S Moore Road, Coppell, Texas 75019
100% Construction Documents For Bid

Date: 5/6/2024

Sheet	Original	Sheet Name
C02.01	03/27/24	GENERAL NOTES
C02.02	03/27/24	GENERAL NOTES
C03.01	03/27/24	DEMOLITION PLAN
C04.01	03/27/24	DIMENSION CONTROL PLAN
C05.01	03/27/24	PAVING PLAN
C05.02	03/27/24	PRIVATE PAVING DETAILS
C05.03	03/27/24	PUBLIC PAVING DETAILS
C06.01	04/15/24	GRADING PLAN
C07.01	03/27/24	PRE-DEVELOPED DRAINAGE AREA MAP
C07.02	03/27/24	POST-DEVELOPED DRAINAGE AREA MAP
C07.03	03/27/24	REFERENCE DRAINAGE MAPS
C07.04	03/27/24	REFERENCE DRAINAGE MAPS
C08.01	04/15/24	STORM SEWER PLAN
C09.01	04/15/24	UTILITY PLAN
C10.01	03/27/24	EROSION CONTROL PLAN
C10.02	03/27/24	EROSION CONTROL DETAILS
L1.01	03/27/24	LANDSCAPE PLAN - COLOR
L1.02	03/27/24	LANDSCAPE PLAN
L1.03	03/27/24	LANDSCAPE DETAILS
TP1.01	03/27/24	TREE PRESERVATION PLAN
IR1.01	03/27/24	IRRIGATION PLAN
IR1.02	03/27/24	TREE IRRIGATION PLAN
IR1.03	03/27/24	IRRIGATION SCHEDULE AND NOTES
IR1.04	03/27/24	IRRIGATION DETAILS
S1.00	03/27/24	STRUCTURAL ABBREVIATIONS AND LEGEND
S1.01	03/27/24	GENERAL NOTES
S1.02	03/27/24	GENERAL NOTES (CONTINUED)
S1.03	03/27/24	SPECIAL INSPECTIONS
S1.04	03/27/24	SPECIAL INSPECTION (CONTINUED)
S2.01	04/15/24	FOUNDATION PLAN
S2.01R	03/27/24	FOUNDATION PLAN SLAB REINFORCING
S2.02	03/27/24	LEVEL 2 / LOW ROOF FRAMING PLAN
S2.03	03/27/24	ROOF FRAMING PLAN
S3.01	03/27/24	TYPICAL DETAILS - FOUNDATION AND SLAB-ON-VOID
S3.02	04/15/24	TYPICAL DETAILS - FOUNDATION AND SLAB-ON-VOID
S3.03	03/27/24	TYPICAL DETAILS - STEEL FRAMING
S3.04	03/27/24	TYPICAL DETAILS - STEEL FRAMING
S3.05	03/27/24	TYPICAL DETAILS - COMPOSITE SLAB
S3.06	03/27/24	TYPICAL DETAILS - COMPOSITE SLAB
S3.07	03/27/24	SLAB SCHEDULES AND DETAIL
S3.08	03/27/24	TYPICAL NON-LOAD BEARING CMU WALL DETAILS
S4.01	03/27/24	FOUNDATION DETAILS
S4.02	04/15/24	FOUNDATION DETAILS
S5.01	04/15/24	STEEL FRAMING DETAILS
S5.02	03/27/24	STEEL FRAMING DETAILS
S5.10	03/27/24	CMU WALL ELEVATIONS
S5.11	03/27/24	STORM SHELTER CMU WALL ELEVATIONS
S5.12	03/27/24	LOAD BEARING CMU WALL DETAILS
S6.01	03/27/24	BRACED FRAME ELEVATIONS
A0.01	03/27/24	TYPICAL MOUNTING HEIGHTS
A0.10	03/27/24	PARTITION TYPES
A0.20	04/30/24	MATERIAL LEGEND & FINISH SCHEDULE
A0.30	04/15/24	DOOR SCHEDULE
A0.35	03/27/24	DOOR DETAILS
A0.36	03/27/24	DOOR DETAILS
A0.40	03/27/24	WINDOW & LOUVER TYPES
A0.45	03/27/24	WINDOW DETAILS

Contract Documents List

Coppell Fire Station #5
157 S Moore Road, Coppell, Texas 75019
100% Construction Documents For Bid

Date: 5/6/2024

Sheet	Original	Sheet Name
A0.46	03/27/24	WINDOW & LOUVER DETAILS
A0.50	04/15/24	SIGNAGE DRAWINGS
A1.01	03/27/24	SITE PLAN
A2.10	03/27/24	OVERALL FLOOR PLAN - FIRST FLOOR
A2.15	03/27/24	OVERALL FLOOR PLAN - SECOND FLOOR
A2.20	03/27/24	FURNITURE PLAN
A2.30	03/27/24	OVERALL ROOF PLAN
A3.10	04/15/24	OVERALL REFLECTED CEILING PLAN - FIRST FLOOR
A3.20	04/15/24	OVERALL REFLECTED CEILING PLAN - SECOND FLOOR
A4.01	04/15/24	ENLARGED FLOOR PLAN
A4.02	04/15/24	ENLARGED FLOOR PLAN
A4.10	04/15/24	ENLARGED REFLECTED CEILING PLAN
A5.01	03/27/24	PLAN DETAILS
A5.05	03/27/24	ROOF DETAILS
A5.11	03/27/24	INTERIOR DETAILS
A6.01	03/27/24	EXTERIOR BUILDING ELEVATIONS
A6.02	03/27/24	EXTERIOR BUILDING ELEVATIONS - COLOR
A6.10	03/27/24	ENLARGED BUILDING ELEVATIONS
A7.01	03/27/24	BUILDING SECTIONS
A7.02	03/27/24	BUILDING SECTIONS
A7.50	03/27/24	WALL SECTIONS
A7.51	03/27/24	WALL SECTIONS
A7.52	03/27/24	WALL SECTIONS
A7.53	03/27/24	WALL SECTIONS
A7.70	03/27/24	WALL SECTION DETAILS
A7.75	03/27/24	VERTICAL CIRCULATION SECTIONS
A7.81	03/27/24	STAIR DETAILS
A8.01	04/15/24	INTERIOR ELEVATIONS
A8.02	03/27/24	INTERIOR ELEVATIONS
A8.03	04/15/24	INTERIOR ELEVATIONS
A8.04	04/15/24	INTERIOR ELEVATIONS
A8.05	04/15/24	INTERIOR ELEVATIONS
A8.65	03/27/24	CASEWORK DETAILS
A8.66	03/27/24	CASEWORK DETAILS
A8.67	04/15/24	CASEWORK DETAILS
A8.68	03/27/24	CASEWORK DETAILS
A9.00	03/27/24	WALL SYSTEMS
A9.01	03/27/24	PROJECT OVERVIEW
A9.20	03/27/24	PLAN CUTAWAY
A9.21	03/27/24	MOCK UP
AD1.00	03/27/24	DEMOLITION SITE PLAN
MEPE1.01	04/15/24	SITE PLAN - MPE
MEPE2.01	04/15/24	ROOF PLAN - MPE
MEPE2.02	04/15/24	STORM SHELTER REQUIREMENTS
M0.01	04/15/24	GENERAL NOTES & LEGEND - MECHANICAL
M2.11	04/15/24	FLOOR PLANS - LEVEL 1 - HVAC
M2.21	04/15/24	FLOOR PLANS - LEVEL 2 - HVAC
M3.11	04/15/24	FLOOR PLANS - LEVEL 1 - HVAC PIPING
M3.12	03/27/24	FLOOR PLANS - LEVEL 2 - HVAC PIPING
M4.01	04/15/24	ENLARGED FLOOR PLANS
M4.02	04/15/24	SECTIONS & ENLARGED FLOOR PLANS
M5.01	03/27/24	DETAILS - MECHANICAL
M5.02	03/27/24	DETAILS - MECHANICAL
M5.03	03/27/24	DETAILS - MECHANICAL
M6.01	04/15/24	SCHEDULES - MECHANICAL
M8.01	04/15/24	HOOD INFORMATION 1
M8.02	04/15/24	HOOD INFORMATION 2

Contract Documents List

Coppell Fire Station #5
157 S Moore Road, Coppell, Texas 75019
100% Construction Documents For Bid

Date: 5/6/2024

Sheet	Original	Sheet Name
M8.03	04/15/24	HOOD INFORMATION 3
MZ1.01	03/27/24	FIRST FLOOR PLAN - OVERALL - HVAC ZONING
P0.01	03/27/24	GENERAL NOTES, LEGENDS, & SCHEDULES - PLUMBING
P2.01	04/30/24	UNDERFLOOR PLANS - PLUMBING
P2.11	04/30/24	FLOOR PLANS - LEVEL 1 - PLUMBING
P2.21	04/15/24	FLOOR PLANS - LEVEL 2 - PLUMBING
P3.01	04/15/24	ENLARGED UNDERFLOOR PLANS - PLUMBING
P3.02	04/15/24	ENLARGED UNDERFLOOR PLANS - PLUMBING
P4.01	03/27/24	DETAILS - PLUMBING
P4.02	03/27/24	DETAILS - PLUMBING
P4.03	03/27/24	DETAILS - PLUMBING
P5.01	04/15/24	RISER DIAGRAMS - PLUMBING
FP0.01	03/27/24	DETAILS AND SECTIONS - FIRE PROTECTION
FP2.10	03/27/24	FLOOR PLANS - LEVEL 1 - FIRE PROTECTION
FP2.21	03/27/24	FLOOR PLANS - LEVEL2 - FIRE PROTECTION
E0.01	03/27/24	GENERAL NOTES & LEGENDS - ELECTRICAL
E1.11	04/15/24	FLOOR PLANS - LEVEL 1 - POWER
E1.21	04/15/24	FLOOR PLANS - LEVEL 2 - POWER
E2.11	04/15/24	FLOOR PLANS - LEVEL 1 - LIGHTING
E2.21	04/15/24	FLOOR PLANS - LEVEL 2 - LIGHTING
E3.11	03/27/24	FLOOR PLANS - LEVEL 1 - FIRE ALARM
E3.21	03/27/24	FLOOR PLANS - LEVEL 2 - FIRE ALARM
E4.01	04/15/24	ENLARGED FLOOR PLANS - ELECTRICAL
E5.01	04/15/24	DETAILS - ELECTRICAL
E5.02	03/27/24	DETAILS - ELECTRICAL
E6.01	03/27/24	ONE-LINE DIAGRAM - ELECTRICAL
E7.01	04/15/24	SCHEDULES - ELECTRICAL
AV0.01	03/27/24	LEGEND AND NOTES - AUDIOVISUAL
AV2.10	03/27/24	OVERALL FLOOR PLANS - AUDIOVISUAL
AV5.01	03/27/24	GENERAL DETAILS - AUDIOVISUAL
T0.01	03/27/24	LEGEND AND NOTES - COMMUNICATIONS
T1.01	03/27/24	SITE PLAN - COMMUNICATIONS
T2.10	03/27/24	OVERALL GROUND LEVEL FLOOR PLAN - COMMUNICATIONS
T2.20	03/27/24	OVERALL SECOND LEVEL FLOOR PLAN - COMMUNICATIONS
T2.30	03/27/24	OVERALL ROOF PLAN - COMMUNICATIONS
T4.01	03/27/24	TELECOM ROOM DETAILS - COMMUNICATIONS
T5.01	03/27/24	GENERAL DETAILS - COMMUNICATIONS
SC0.01	03/27/24	LEGEND AND NOTES - SECURITY
SC1.01	03/27/24	SITE PLAN - SECURITY
SC2.10	03/27/24	OVERALL GROUND LEVEL FLOOR PLAN - SECURITY
SC2.20	03/27/24	OVERALL SECOND LEVEL FLOOR PLAN - SECURITY
SC2.30	03/27/24	OVERALL ROOF PLAN - SECURITY
Addenda		
Addendum 1	04/15/24	Addendum 1
Addendum 2	04/30/24	Addendum 2

Exhibit “A.6”

Allowances

The allowances indicated below are included in this GMP.

- | | |
|--|----------|
| 1. Coordination with Atmos for Gas Meter | \$25,000 |
|--|----------|

Exhibit “A.7”

Qualifications &

Clarifications

See attached Qualifications & Clarifications dated May 6, 2024.

Qualifications & Clarifications

Coppell Fire Station #5

GMP01

Date: May 6, 2024

General Conditions:	
1	Various Construction Contingencies are included in this estimate, and is intended for construction use only. - Design Completion Factor is excluded. - Market Volatility is included at 1% of Cost of Work. - Contractor Contingency is included at 3% of Cost of Work. - Owner contingency is included at 3%.
2	A construction fee of 3.25% 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 fee is included in this estimate.
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, in addition to any and all utility entities are specifically excluded. An allowance for gas service has been included within Site Utilities, as noted.
8	Building permit cost is excluded, and to be paid By Owner if applicable.
9	Testing Lab services for materials, mock-ups, or delegated engineering components are to be provided by the Owner, and are excluded.
10	Testing of building components for water or air intrusion is not included and is to be provided by the Owner.
11	
12	The General Conditions included in this estimate are based upon approximately 12 months to substantial completion. Overall project completion is 13 months.
13	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.
14	The CM does not warrant of 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.
15	All initial and final survey's and plats required by the City are by the Owner.
16	All electrical costs associated with construction is included.
17	All water costs associated with construction is included.
18	This estimate is to be reviewed as a whole; not as individual line items.
Temporary Construction Cost of Work Items:	
1	Sales tax is excluded.
2	This estimate 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 estimate, unless specifically noted in the estimate detail.
4	All hazardous or contaminated material and soil testing, remediation, investigation, and abatement is excluded.
5	Site is assumed to be free of any contaminants, unencumbered, and ready to begin excavation work.
6	CM excludes responsibility for compliance and/or viability of point selections with regard to the design components or specifications.

Qualifications & Clarifications

Coppell Fire Station #5

GMP01

Date: May 6, 2024

7	Initial design models shall be provided by the design team to Byrne. BIM coordination and clash detection is included for structure and M/E/P during construction.
8	All costs associated with temporary fencing and gates is included.
General Comment:	
1	This estimate is based upon the information made available. Quantities and selections of materials and components are gathered or assumed per interpretation of the available documents.
2	Material and Labor Shortages – If serious or unusual price escalation, or material and/or labor shortages are experienced due to causes beyond the Contractor's control following the execution of this Contract, and to the extent such escalation and/or shortages increase the cost of construction or cause the Contractor to incur delays to the critical path that cannot be avoided despite the exercise of reasonable professional diligence, Contractor shall provide Owner with notice of such shortages and their potential cost and/or schedule impact and a change order shall issue to adjust the Contract Sum and Contract Time accordingly.
3	We cannot guarantee lifability of existing trees to remain due to utility work within root zone.
Division 2 - Existing Conditions:	
1	Building and site demolition is included per the Early Release Package (ERP01).
Division 3 - Concrete:	
1	Building and site concrete is included per the design as shown.
2	Concrete paving is included with 1" additional thickness in lieu of lime stabilization.
Division 4 - Masonry:	
1	Included per the available documents.
Division 5 - Metals:	
1	Included per the available documents.
2	AESS is excluded. Referenced in specs, but none shown in drawings.
Division 6 - Wood, Plastics and Composites:	
1	Included per the available documents.
Division 7 - Thermal and Moisture Protection:	
1	Included per the available documents.
2	Composite metal hybrid subframing system Greengirts are excluded.
Division 8 - Openings:	
1	Included per the available documents.
2	Air infiltration rating at Overhead Coiling Doors per Spec Section 08 33 23 paragraph 2.3.A.3 is not available on non-insulated doors and is excluded.
3	Warranty is excluded on finish at white door hardware.
Division 9 - Finishes:	
1	Included per the available documents.
Division 10 - Specialties:	
1	Included per the available documents.

Qualifications & Clarifications

Coppell Fire Station #5

GMP01

Date: May 6, 2024

Division 11 - Equipment:	
1	Included per the available documents.
2	Installation of Owner Furnished Gear Extractor and Drying Cabinet are included.
3	Floor scrubber Clarke MA50 15B is included.
4	Athletic equipment is included per Owner directed vendor Marathon Fitness.
Division 12 - Furnishings:	
1	Included per the available documents.
2	FFE to be provided by the Owner is excluded (dining table, recliners, chairs, mattresses, etc.).
Division 21 - Fire Suppression:	
1	Included per the available documents.
2	Dry pipe sprinkler excluded at the Patio.
Division 22 - Plumbing:	
1	Included per the available documents.
2	Coordination with ATMOS for gas meter allowance is included at \$25,000.
3	Compressed air piping is included as copper pipe due to no spec provided.
Division 23 - Heating, Ventilating and Air Conditioning:	
1	Included per the available documents.
2	Commissioning of mechanical equipment is included.
3	HVAC test and balance is included.
4	Mechanical cleaning of ducts is excluded.
Division 26 - Electrical:	
1	Included per the available documents.
Division 27 - Communications & Audio Visual:	
1	Included per the available documents.
Division 28 - Electronic Safety and Security:	
1	Included per the available documents.
2	Fire alarm is included in Division 26 Electrical.
3	Station Alert System is included per Owner directed vendor USDD.
Division 31 - Earthwork:	
1	Site demolition is carried in Division 02 Demolition as part of Early Release Package.
2	Included per the available documents.
3	Site Enabling includes tree protection, SWPPP, and construction entrances.
4	Concrete paving is included with 1" additional thickness in lieu of lime stabilization.
Division 32 - Exterior Improvements:	
1	Included per the available documents.
2	Site Improvements are excluded.
Division 33 - Utilities:	
1	Included per the available documents.

