



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 18th day of March in the year 2026 , 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. 3
133 E. Parkway Blvd
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 Seven Million Three Hundred Twenty-Three Thousand One Hundred Eight 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.

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7,323,108.00), 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 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:

(725052724)

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.)

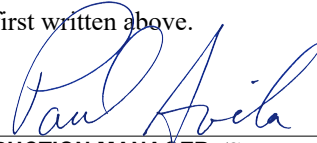
See Exhibit A.8 – Site Logistics Plan

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)

Paul Avila, COO Byrne Construction Services
(Printed name and title)

Exhibit “A.1”

Cost Summary

See attached Cost Summary dated March 18, 2026.

Cost Estimate Summary Sheet

Coppell Fire Station #3 - Addition & Renovation

Guaranteed Maximum Price

Date: March 18, 2026

Bid Package #	Bid Package Description	Guaranteed Maximum Price Cost	Notes
010020	Temporary Construction	\$ 237,452	
012000	Allowances	\$ 75,000	Site Feature Walls
023000	Demolition	\$ 70,120	
033000	Concrete	\$ 500,943	
036500	Polished & Stained Concrete	\$ 70,750	
044000	Masonry	\$ 335,004	
051000	Structural Steel	\$ 181,729	
061000	Rough Carpentry	\$ 33,670	
062000	Architectural Woodwork	\$ 255,705	
071000	Waterproofing & Sealants	\$ 75,940	
074100	Roofing	\$ 185,159	
081000	Doors, Frames & Hardware	\$ 103,210	
083300	Overhead Doors	Not Applicable	
084000	Glass & Glazing	\$ 97,290	
089000	Louvers & Vents	w/ 084000	
092100	Drywall & Acoustical	\$ 531,299	
093000	Tile	\$ 52,217	
096500	Resilient Flooring & Base	\$ 24,441	
096723	Resinous Flooring	\$ 10,157	
099100	Painting	\$ 81,582	
100000	Specialties	\$ 27,510	
101400	Signage	\$ 18,912	
105300	Canopies & Awnings	\$ 58,548	
110000	Specialty Equipment	w/ 114300	
114300	Residential Equipment	\$ 59,704	
114300	Food Service Equipment	w/ 114300	
116500	Athletic Equipment	Excluded	
122000	Window Treatment	\$ 10,016	
210000	Fire Protection	\$ 66,425	
220000	Plumbing	\$ 514,161	
230000	HVAC	\$ 621,832	
236000	Test & Balance	\$ 18,100	
237000	Commissioning of HVAC	\$ 14,750	
260000	Electrical	\$ 1,078,972	
270000	Communications	\$ 72,792	
274000	Audio / Video Systems	\$ 120,000	Allowance
280000	Security & Access Control	\$ 95,370	
310000	Earthwork	\$ 69,500	
310001	Enabling	\$ 43,254	
313116	Termite Treatment	\$ 950	
321720	Pavement Markings	\$ 4,300	
321410	Fencing & Gates	w/ 061000	

Cost Estimate Summary Sheet

Coppell Fire Station #3 - Addition & Renovation

Guaranteed Maximum Price

Date: March 18, 2026

Bid Package #	Bid Package Description		Guaranteed Maximum Price Cost	Notes
323000	Site Improvements		Excluded	
329000	Landscape & Irrigation		\$ 60,620	
330000	Site Utilities		\$ 43,838	
Cost of Work Subtotal			\$ 5,921,222	
	Design Completion Factor	0.00%	\$ -	
	Market Volatility Contingency	1.00%	\$ 59,212	
	Contractor Contingency	3.00%	\$ 177,637	
	Owner Contingency	3.00%	\$ 177,637	
	Building Permit		Excluded	
Construction Costs Subtotal			\$ 6,335,708	
	CGL & Umbrella Insurance	0.96%	\$ 70,375	
	Builder's Risk	Calc.	\$ 9,667	
	Payment & Performance Bond	Calc.	\$ 63,512	
Construction Costs & Insurance Subtotal			\$ 6,479,262	
	General Conditions & General Requirements		\$ 613,337	
Subtotal			\$ 7,092,599	
	Preconstruction Fee		Via Separate Agreement	
	Fee	3.25%	\$ 230,509	
Project Total			\$ 7,323,108	
Alt #1	Alternate Patio Canopy		TBD	Awaiting Design
Alt #2	Re-shingle Apparatus Bay		\$ 27,836	
Alt #3	New Paint & Carpet in Existing Fitness		\$ 11,101	
Alt #4	New Paint in Existing Training		\$ 7,762	
Alt #5	Utilize Aluminum i.l.o. Copper at >100A		\$ (22,845)	
			Guaranteed Maximum Price Cost	

Exhibit “A.2”

Alternates

Alternate	Description	Value	Expiration Date to avoid Schedule Impact
1	Alternate Patio Canopy	\$TBD	Awaiting Design
2	Re-shingle Apparatus Bay	\$27,836	09.25.26
3	New Paint & Carpet in Existing Fitness	\$11,101	08.12.26
4	New Paint in Existing Training	\$7,762	10.16.26
5	Utilize Aluminum i.l.o. Copper at > 100A	(\$22,845)	04.15.26

Exhibit "A.3"

Unit Costs

The following Unit Costs are included in this GMP.

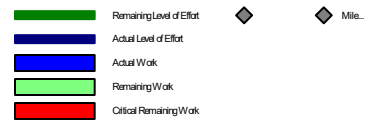
	DESCRIPTION	ADD	DEDUCT	NOTES
1	18" Drilled Piers	\$ 66.22	\$ (10.78)	per linear foot
2	24" Drilled Piers	\$ 95.86	\$ (19.17)	per linear foot
3	18" Temporary Casing	\$ 101.98	\$ (15.16)	per linear foot
4	24" Temporary Casing	\$ 142.15	\$ (24.84)	per linear foot
5	Deduct temporary casing per single drilled pier - 18"	N/A	\$ (1,399.00)	per each
6	Deduct temporary casing per single drilled pier - 24"	N/A	\$ (1,636.00)	per each

Exhibit “A.4”

Project Schedule

See attached Project Schedule dated March 13, 2026.

Activity ID	Activity	OD	RD	Start	Finish	2026			2027		
						Q2	Q3	Q4	Q1	Q2	Q3
Coppell Fire Station # 3 Reno & Addition											
PreConstruction											
Programming & Schematic Design											
A1035	CMAR - NTP for PreConstruction	0	0	04-Apr-25 A							
A1015	Schematic Design	30	0	04-Apr-25 A	01-Aug-25 A						
A1010	SD Drawings Issued for Pricing	0	0		01-Aug-25 A						
A1020	SD Estimate	15	0	04-Aug-25 A	21-Aug-25 A						
A1025	Approval of SD Estimate to Move to DD	5	0	22-Aug-25 A	28-Aug-25 A						
Design Development											
A1030	Design Development	25	0	28-Aug-25 A	15-Oct-25 A						
A1040	DD Drawings Issued for Pricing	0	0		15-Oct-25 A						
A1050	DD Estimate	15	0	16-Oct-25 A	05-Nov-25 A						
A1055	Approval of DD Estimate to move to Construction Documents	1	0	05-Nov-25 A	10-Nov-25 A						
Construction Document Design											
A1120	100% For Construction Drawings Development	49	0	10-Nov-25 A	22-Jan-26 A						
A1070	100% For Construction Dwgs Issued for Pricing (Design Team)	0	0		23-Jan-26 A						
Project Permitting w/ City											
A1080	Permit Dwg Review by City of Coppell (4 Wks)	10	13	05-Feb-26 A	31-Mar-26						
GMP Development & Approval											
A2135	Finalize Trade Package Documents for Bidding	8	0	23-Jan-26 A	05-Feb-26 A						
A2720	Issue Documents for Subcontractor Bidding	7	0	05-Feb-26 A	13-Feb-26 A						
A2140	Public Advertisement # 1	0	0		05-Feb-26 A						
A2670	Public Advertisement # 2	0	0		11-Feb-26 A						
A1090	PreBid & Outreach Meeting	1	0	11-Feb-26 A	11-Feb-26 A						
A1100	Bid Day	0	0		25-Feb-26 A						
A1110	Subcontractor Bids Scope Review	12	0	06-Feb-26 A	13-Mar-26 A						
A1138	FGMP Draft Review with Owner/Design Team	4	4	13-Mar-26 A	18-Mar-26						
A1140	City of Coppell - FGMP Approved by Council	1	1	14-Apr-26	14-Apr-26						
A1150	NTP Issued for Construction (Issue Subcontracts)	1	1	15-Apr-26	15-Apr-26						
Construction											
Key Dates / Milestones											
A1180	Owner Demobilized & Relocates from Facility	10	10	15-Apr-26	28-Apr-26						
A1160	Construction	247	247	29-Apr-26	08-Apr-27						
A1170	Project Closeout	20	20	06-Apr-27	03-May-27						
Mobilization and Buyout											
A1270	Issue LOI's / Sub Buyout & Purchasing	30	30	15-Apr-26	26-May-26						
A1285	Mobilization	10	10	29-Apr-26	12-May-26						
A1720	Install Construction Entrances	1	1	05-May-26	05-May-26						
A1310	Project / Safety Kick-Off Meeting - Owner / Design Team	1	1	05-May-26	05-May-26						
A1290	Site Fencing & SWPPP - Erosion Control	2	2	05-May-26	06-May-26						
A1320	Site Survey & Dimension Control	2	2	07-May-26	08-May-26						
Major Submittals and Procurement											
A1485	PGAL Releases Special Shapes with ACME Via Email	1	0	04-Mar-26 A	04-Mar-26 A						
A1475	ACME Brick Special Shape Procurement (9 Months)	172	165	04-Mar-26 A	29-Oct-26						
A1305	Foundation Rein Shop Dwgs - A/E Review	10	10	22-Apr-26	05-May-26						
A1315	Site Utility Submittals - A/E Review	10	10	22-Apr-26	05-May-26						

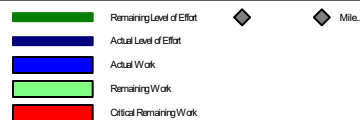


Coppell Fire Station No. 3
Addition & Renovation
GMP Schedule

Project Start Date: 04-Apr-25
Project Finish Date: 06-May-27
Data Date: 13-Mar-26
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Activity ID	Activity	OD	RD	Start	Finish	2026			2027		
						Q2	Q3	Q4	Q1	Q2	Q3
A1295	BIM Shop Dwg Coord UG Bldg & Site Generate	15	15	29-Apr-26	19-May-26	■ BIM Shop Dwg Coord UG Bldg & Site Generate					
A1355	Structural Steel Shop Dwg - Generate	15	15	06-May-26	26-May-26	■ Structural Steel Shop Dwg - Generate					
A1375	Light Gauge Framing Shop Drawings - Generate	15	15	06-May-26	26-May-26	■ Light Gauge Framing Shop Drawings - Generate					
A1345	BIM Shop Dwg Coord - UG Bldg & Site A/E Review	10	10	20-May-26	02-Jun-26	■ BIM Shop Dwg Coord - UG Bldg & Site A/E Review					
A1365	Structural Steel Shop Dwg - A/E Review	10	10	27-May-26	09-Jun-26	■ Structural Steel Shop Dwg - A/E Review					
A1415	Light Gauge Framing Shop Drawings - A/E Review	10	10	27-May-26	09-Jun-26	■ Light Gauge Framing Shop Drawings - A/E Review					
A1455	Storm Shelter Door Frame Procurement (10 Weeks)	50	50	27-May-26	04-Aug-26	■ Storm Shelter Door Frame Procurement (10 Weeks)					
A1325	BIM Shop Dwg Coord - Overhead MEP - Generate	15	15	03-Jun-26	23-Jun-26	■ BIM Shop Dwg Coord - Overhead MEP - Generate					
A1385	Misc. Structural Steel Fabrication	15	15	10-Jun-26	30-Jun-26	■ Misc. Structural Steel Fabrication					
A1425	Light Gauge Framing - Fabrication	35	35	10-Jun-26	28-Jul-26	■ Light Gauge Framing - Fabrication					
A1465	ACME Brick Special Shape Shop Drawing A/E Review	14	14	10-Jun-26	29-Jun-26	■ ACME Brick Special Shape Shop Drawing A/E Review					
A1335	BIM Shop Dwg Coord - Overhead MEP - A/E Review	10	10	24-Jun-26	07-Jul-26	■ BIM Shop Dwg Coord - Overhead MEP - A/E Review					
A1445	New Generator Procurement (34 Weeks)	170	170	24-Jun-26	16-Feb-27	■ New Generator Procurement (34 Weeks)					
A1395	Overhead MEP Procurement (Ductwork, lighting, etc)	15	15	08-Jul-26	28-Jul-26	■ Overhead MEP Procurement (Ductwork, lighting, etc)					
A1435	Light Gauge Framing & Truss - Delivery	1	1	29-Jul-26	29-Jul-26	Light Gauge Framing & Truss - Delivery					
A1405	Misc. Structural Steel Delivery	0	0	21-Aug-26		◆ Misc. Structural Steel Delivery					
Site											
Existing Building Demo											
A2790	10 Day State Notification for Demo	10	10	20-Apr-26	01-May-26	■ 10 Day State Notification for Demo					
A2780	Make Site and Building Safe for Demo	3	3	04-May-26	06-May-26	Make Site and Building Safe for Demo					
A2770	Extend Temporary Power to Existing Training Center	3	3	06-May-26	08-May-26	Extend Temporary Power to Existing Training Center					
A2760	Demo Existing Living Quarters Wing & Site Amenities	10	10	11-May-26	22-May-26	■ Demo Existing Living Quarters Wing & Site Amenities					
A2860	Ground Breaking Event	1	1	25-May-26	25-May-26	Ground Breaking Event					
Excavation											
A1700	Tree Protection Installation & Relocation	2	2	05-May-26	06-May-26	Tree Protection Installation & Relocation					
A1330	Site and Building Pad Grading	2	2	25-May-26	26-May-26	Site and Building Pad Grading					
A1710	Site Strip / Cut	3	3	25-May-26	27-May-26	Site Strip / Cut					
A1810	Slab Moisture Conditioning (Includes Existing Pier Demo)	8	8	28-May-26	08-Jun-26	■ Slab Moisture Conditioning (Includes Existing Pier Demo)					
A1730	Remobilize for Site Paving Grading & Prep	8	8	04-Dec-26	15-Dec-26	■ Remobilize for Site Paving Grading & Prep					
Utilities											
A2050	Remove Generator & Delivery to Coppel Future Project	5	5	04-May-26	08-May-26	■ Remove Generator & Delivery to Coppel Future Project					
A1340	Sanitary Sewer	5	5	27-May-26	02-Jun-26	■ Sanitary Sewer					
A1750	Storm Drain	7	7	01-Jun-26	09-Jun-26	■ Storm Drain					
A2020	Water	5	5	10-Jun-26	16-Jun-26	■ Water					
A1780	Install New Generator	1	1	06-Aug-26	06-Aug-26	Install New Generator					
A1770	Primary Power Rereed	5	5	04-Jan-27	08-Jan-27	■ Primary Power Rereed					
A1790	Energize Permanent Power	1	1	11-Jan-27	11-Jan-27	Energize Permanent Power					
Paving & Site Structures											
A2090	Relocation of Fiber Optics Through FS3	3	0	05-Nov-25 A	10-Nov-25 A	Relocation of Fiber Optics Through FS3					
A2070	Protect Existing Monument Wall	2	2	13-May-26	14-May-26	Protect Existing Monument Wall					
A2040	Furnish and Install New Generator Pad (Relocated)	5	5	30-Jul-26	05-Aug-26	■ Furnish and Install New Generator Pad (Relocated)					
A2120	Dumpster Screen Wall	5	5	04-Dec-26	10-Dec-26	■ Dumpster Screen Wall					
A1980	Sidewalks	5	5	16-Dec-26	22-Dec-26	■ Sidewalks					
A2080	Pavement Striping	2	2	23-Dec-26	24-Dec-26	Pavement Striping					
A1990	Site Perimeter Fencing	10	10	28-Dec-26	08-Jan-27	■ Site Perimeter Fencing					
A2060	Reinstall Flag Pole	2	2	18-Jan-27	19-Jan-27	Reinstall Flag Pole					



Coppel Fire Station No. 3
Addition & Renovation
GMP Schedule

Project Start Date: 04-Apr-25
Project Finish Date: 06-May-27
Data Date: 13-Mar-26
Page 2 of 4



Activity ID	Activity	OD	RD	Start	Finish	2026			2027		
						Q2	Q3	Q4	Q1	Q2	Q3
Irrigation & Landscaping											
A2100	Investigate & Cap off Existing Irrigation System for future Tie-In	3	3	04-May-26	06-May-26						
A2030	Import and Spread Topsoil	3	3	23-Dec-26	25-Dec-26						
A1430	Irrigation	10	10	28-Dec-26	08-Jan-27						
A1350	Landscaping	5	5	11-Jan-27	15-Jan-27						
A1970	Hardscape Amenities	5	5	11-Jan-27	15-Jan-27						
Building Foundation & Structure											
A1560	Project Mock Up	20	20	13-Mar-26	09-Apr-26						
A1380	Drilled Piers	8	8	09-Jun-26	18-Jun-26						
A1660	Grade Beams	15	15	16-Jun-26	06-Jul-26						
A1680	Underground MEP (Plumb Void)	15	15	02-Jul-26	22-Jul-26						
A1800	Slab on Grade (Single Pour)	7	7	21-Jul-26	29-Jul-26						
A1550	Foundation Cure Time & Saw Joint Slab	5	5	30-Jul-26	05-Aug-26						
A2010	Grind Pol Concrete Areas (Initial Grind 10 Days Post Pour)	5	5	13-Aug-26	19-Aug-26						
A2000	Install Floor Protection In all Exposed Conditions	4	4	20-Aug-26	25-Aug-26						
A1390	Storm Shelter - Decon - Struct. CMU Walls & Concrete Roof	20	20	24-Aug-26	18-Sep-26						
A1400	Heavy Gauge Steel Structure, Misc. Steel & Roofing Supports	25	25	16-Sep-26	20-Oct-26						
A1650	Roof Decking & Trimout	5	5	21-Oct-26	27-Oct-26						
Exterior Facade and Roofing											
A1830	Exterior Wall Framing / Sheathing / WP	15	15	14-Oct-26	03-Nov-26						
A1410	Shingle Roofing	15	15	26-Oct-26	13-Nov-26						
A1370	Masonry Veneer (Includes Scaff Setup & Removal)	25	25	30-Oct-26	03-Dec-26						
A1570	Roofing Dried-In	0	0		13-Nov-26						
A1420	Glass & Glazing	8	8	27-Nov-26	08-Dec-26						
A1580	Building Dried-In	0	0		08-Dec-26						
Interior											
A1850	Delivery of Exterior & Interior HM Door Frames	1	1	17-Aug-26	17-Aug-26						
A1820	Interior Partition Layout	1	1	09-Nov-26	09-Nov-26						
A1590	Overhead MEP Rough-In	15	15	10-Nov-26	30-Nov-26						
A1840	Frame Interior Walls	10	10	17-Nov-26	30-Nov-26						
A1860	In Wall MEP/Security/AV & Data Rough-In	10	10	24-Nov-26	07-Dec-26						
A1870	One Side Interior Partitions	10	10	09-Dec-26	22-Dec-26						
A1880	In-Wall Inspection	1	1	23-Dec-26	23-Dec-26						
A1890	Close Walls	7	7	24-Dec-26	01-Jan-27						
A1940	Hard Ceilings and Interior Soffits	7	7	24-Dec-26	01-Jan-27						
A1620	Tape, Bed, Float and Paint (First Coat)	15	15	30-Dec-26	19-Jan-27						
A2110	Field Measure for Millwork & Countertops	1	1	04-Jan-27	04-Jan-27						
A1610	Ceiling Systems	10	10	13-Jan-27	26-Jan-27						
A1900	Ceramic Tile	10	10	20-Jan-27	02-Feb-27						
A1910	Ceiling Grid	7	7	20-Jan-27	28-Jan-27						
A1540	Millwork	8	8	27-Jan-27	05-Feb-27						
A1950	IT / Data OH Wire Pull	7	7	29-Jan-27	08-Feb-27						
A1630	Toilet Accessories & Specialties	5	5	03-Feb-27	09-Feb-27						
A1920	Drop Ceiling Tile & Misc Specialty Ceilings	5	5	05-Feb-27	11-Feb-27						
A1530	Flooring - Final Grind Polished Concrete	9	9	12-Feb-27	24-Feb-27						
A1930	Paint (Final Coat)	9	9	25-Feb-27	09-Mar-27						



Coppell Fire Station No. 3
Addition & Renovation
GMP Schedule

Project Start Date: 04-Apr-25
Project Finish Date: 06-May-27
Data Date: 13-Mar-26
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Activity ID	Activity	OD	RD	Start	Finish	2026			2027			
						Q2	Q3	Q4	Q1	Q2	Q3	
A1960	Rubber Flooring Fitness Room	2	2	25-Feb-27	26-Feb-27							
A1600	MEP Trim Out	5	5	05-Mar-27	11-Mar-27							
A1670	Window Shades	2	2	05-Mar-27	08-Mar-27							
Start-Up & Closeout												
A1450	Permanent Power Reestablished	0	0		11-Jan-27							◆ Permanent Power Reestablished
A1440	Conditioned Air	0	0		18-Jan-27							◆ Conditioned Air
A1740	Test and Balance	10	10	26-Feb-27	11-Mar-27							■ Test and Balance
A1460	Byrne Punchlist	10	10	10-Mar-27	23-Mar-27							■ Byrne Punchlist
A1760	Commissioning	5	5	12-Mar-27	18-Mar-27							■ Commissioning
A1510	Final Inspections	7	7	24-Mar-27	01-Apr-27							■ Final Inspections
A1480	Owner Training	5	5	24-Mar-27	30-Mar-27							■ Owner Training
A1470	Architect Punchlist	10	10	24-Mar-27	06-Apr-27							■ Architect Punchlist
A1500	Substantial Completion	5	5	02-Apr-27	08-Apr-27							■ Substantial Completion
A1640	Final Completion	20	20	09-Apr-27	06-May-27							■ Final Completion
A1490	Owner FF&E	10	10	09-Apr-27	22-Apr-27							■ Owner FF&E
A1520	Grand Opening	0	0		22-Apr-27							◆ Grand Opening



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

Mile

Coppell Fire Station No. 3
Addition & Renovation
GMP Schedule

Project Start Date: 04-Apr-25
Project Finish Date: 06-May-27
Data Date: 13-Mar-26
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Exhibit “A.5”

Contract Documents

See attached Contract Documents List dated March 18, 2026.

Contract Documents List
Coppell Fire Station #3 - Addition & Renovation
133 E Parkway Blvd, Coppell, TX 75019
Issue for Permit Drawings (For Bid)

Date: 3/18/2026

SPECIFICATIONS		
00 01 01	01/22/26	Title Page
00 01 07	01/22/26	Seals Page
00 01 10	01/22/26	Table of Contents
00 26 00	01/22/26	Procurement Substitution Procedures and Procurement Substitution Request Form
00 31 32	01/22/26	Geotechnical Data and Geotechnical Report
00 72 00	01/22/26	General Conditions
00 73 00	01/22/26	Supplementary Conditions
00 80 04	01/22/26	Implementation of House Bill 1925
00 80 05	01/22/26	House Bill 89 Verification Form
00 80 06	01/22/26	Company Information Form
00 80 07	01/22/26	Conflict of Interest Questionnaire
00 80 08	01/22/26	Boycott Energy Companies Form
00 80 09	01/22/26	Prohibition of Discrimination Against Firearm Entities and Firearm Trade Associations Form
01 10 00	01/22/26	Summary
01 25 00	01/22/26	Substitution Procedures and Substitution Request Form
01 22 00	01/22/26	Unit Prices
01 23 00	01/22/26	Alternatives
01 26 00	01/22/26	Contract Modification Procedures
01 29 00	01/22/26	Payment Procedures
01 31 00	01/22/26	Project Management and Coordination
01 32 00	01/22/26	Construction Progress Documentation
01 32 33	01/22/26	Photographic Documentation
01 33 00	01/22/26	Submittal Procedures
01 35 13.55	01/22/26	Special Project Procedures for Storm Shelters
01 35 16	01/22/26	Alteration Project Procedures
01 40 00	01/22/26	Quality Requirements
01 42 00	01/22/26	References
01 42 19	01/22/26	Reference Standards (C)
01 43 39	01/22/26	Mockups
01 50 00	01/22/26	Temporary Facilities and Controls
01 56 39	01/22/26	Temporary Tree and Plant Protection
01 57 13	01/22/26	Erosion and Sedimentation Control
01 60 00	01/22/26	Product Requirements
01 73 00	01/22/26	Execution
01 77 00	01/22/26	Closeout Procedures
01 78 23	01/22/26	Operation and Maintenance Data
01 78 39	01/22/26	Project Record Documents
01 79 00	01/22/26	Demonstration and Training
02 41 13	01/22/26	Selective Site Demolition (C)
03 10 00	01/22/26	Concrete Forming and Accessories (S)
03 20 00	01/22/26	Concrete Reinforcing (S)
03 30 00	01/22/26	Cast-In-Place Concrete (S)
03 30 35	01/22/26	Under Slab Sheet Vapor Retarder
03 35 43	01/22/26	Polished Concrete Finishing
04 10 00	01/22/26	Mortar and Grout (S)
04 20 00	01/22/26	Unit Masonry
05 10 00	01/22/26	Structural Steel Framing (S)
05 21 00	01/22/26	Steel Joist and Joist Girders (S)
05 30 00	01/22/26	Metal Decking (S)
05 40 00	01/22/26	Cold-Formed Metal Framing (S)
05 50 00	01/22/26	Metal Fabrications
06 10 53	01/22/26	Miscellaneous Rough Carpentry
06 16 43	01/22/26	Gypsum Sheathing
06 41 13	01/22/26	Wood-Veneer-Faced Architectural Cabinets
06 64 00	01/22/26	Plastic Paneling
07 21 00	01/22/26	Thermal Insulation
07 22 10	01/22/26	Sloped Roof Deck Insulation
07 27 26	01/22/26	Fluid-Applied Membrane Air Barriers

Contract Documents List
Coppell Fire Station #3 - Addition & Renovation
133 E Parkway Blvd, Coppell, TX 75019
Issue for Permit Drawings (For Bid)

Date: 3/18/2026

07 31 13	01/22/26	Asphalt Shingles
07 42 10.11	01/22/26	Composite Metal Hybrid Subframing System
07 52 16	01/22/26	Styrene-Butadiene-Styrene (SBS) and Modified Bituminous Membrane Roofing
07 62 00	01/22/26	Sheet Metal Flashing and Trim
07 62 10	01/22/26	Flexible Flashing
07 72 00	01/22/26	Roof Accessories
07 84 13	01/22/26	Penetration Firestopping
07 84 43	01/22/26	Joint Firestopping
07 91 00	01/22/26	Preformed Joint Seals
07 92 00	01/22/26	Joint Sealants
07 92 19	01/22/26	Acoustical Joint Sealants
08 11 13	01/22/26	Hollow Metal Doors and Frames
08 11 69	01/22/26	Metal Storm Doors and Frames
08 14 16	01/22/26	Flush Wood Doors
08 31 13	01/22/26	Access Doors and Frames
08 41 13	01/22/26	Aluminum-Framed Entrances and Storefronts
08 51 13	01/22/26	Aluminum Windows
08 71 00	01/22/26	Door Hardware and Door Hardware Schedule
08 80 00	01/22/26	Glazing
08 83 00	01/22/26	Mirrors
08 91 19	01/22/26	Fixed Louvers
09 22 16	01/22/26	Non-Structural Metal Framing
09 29 00	01/22/26	Gypsum Board
09 30 13	01/22/26	Ceramic Tiling
09 51 13	01/22/26	Acoustical Panel Ceilings
09 51 26	01/22/26	Linear Wood Ceilings
09 61 16	01/22/26	Concrete Floor Sealing
09 65 13	01/22/26	Resilient Base and Accessories
09 65 66	01/22/26	Resilient Athletic Flooring
09 67 23	01/22/26	Resinous Flooring
09 81 16	01/22/26	Acoustical Blanket Insulation
09 91 13	01/22/26	Exterior Painting
09 91 23	01/22/26	Interior Painting
09 93 00	01/22/26	Staining and Transparent Finishing
09 96 00	01/22/26	High-Performance Coatings
10 11 00	01/22/26	Visual Display Units
10 14 00	01/22/26	Signage
10 14 16	01/22/26	Plaques
10 14 19	01/22/26	Dimensional Letter Signage
10 14 24	01/22/26	Storm Shelter Signage
10 21 13.14	01/22/26	Stainless-Steel Toilet Compartments
10 21 13.17	01/22/26	Phenolic Core Urinal Screens
10 28 00	01/22/26	Toilet, Bath, and Laundry Accessories
10 41 00	01/22/26	Fire Department Access Lock and Vault
10 43 17	01/22/26	First Aid Kits
10 44 13	01/22/26	Fire Protection Cabinets
10 44 16	01/22/26	Fire Extinguishers
10 73 17	01/22/26	Prefabricated Metal Canopies
10 75 16	01/22/26	Ground-Set Flagpoles
11 30 13	01/22/26	Residential Appliances
11 52 24	01/22/26	Flat Screen TV Mounts
12 24 13	01/22/26	Roller Window Shades
12 36 61.19	01/22/26	Quartz Agglomerate Countertops
21 00 00	01/22/26	Fire Protection
21 02 01	01/22/26	Coordination Drawings
21 05 29	01/22/26	Hangers and Supports for Fire Suppression Piping and Equipment
21 13 13	01/22/26	Wet Pipe Sprinkler System
21 13 16	01/22/26	Dry Pipe Sprinkler Systems
21 13 50	01/22/26	Wet Pipe Sprinkler System, Corrosion Mitigation Program

Contract Documents List
Coppell Fire Station #3 - Addition & Renovation
133 E Parkway Blvd, Coppell, TX 75019
Issue for Permit Drawings (For Bid)

Date: 3/18/2026

22 02 00	01/22/26	Basic Materials and Methods for Plumbing
22 02 01	01/22/26	Coordination Drawings
22 03 00	01/22/26	Plumbing Demolition for Remodeling
22 05 13	01/22/26	Common Motor Requirements for Plumbing Equipment
22 05 16	01/22/26	Expansion Fittings and Loops for Plumbing Piping
22 05 29	01/22/26	Hangers and Support for Plumbing Piping and Equipment
22 05 48	01/22/26	Vibration and Seismic Controls for Plumbing Piping
22 05 53	01/22/26	Identification for Plumbing Piping and Equipment
22 07 16	01/22/26	Plumbing Equipment Insulation
22 07 19	01/22/26	Plumbing Piping Insulation
22 08 00	01/22/26	Commissioning of Plumbing Systems
22 10 00	01/22/26	Plumbing Piping
22 11 19	01/22/26	Plumbing Specialties
22 11 21	01/22/26	Natural Gas Piping Systems
22 30 00	01/22/26	Plumbing Equipment
22 40 00	01/22/26	Plumbing Fixtures
23 02 00	01/22/26	Basic Materials and Methods for HVAC
23 03 00	01/22/26	Mechanical Demolition for Remodeling
23 05 13	01/22/26	Common Motor Requirements for HVAC Equipment
23 05 29	01/22/26	Hangers and Supports for Piping and Equipment - HVAC
23 05 48	01/22/26	Vibration and Seismic Controls for HVAC Piping and Equipment
23 05 53	01/22/26	Identification for HVAC Piping and Equipment
23 05 93	01/22/26	Testing, Adjusting, and Balancing
23 07 13	01/22/26	Duct Insulation
23 07 19	01/22/26	HVAC Piping Insulation
23 08 00	01/22/26	Commissioning of HVAC Systems
23 23 00	01/22/26	Refrigerant Piping
23 31 13	01/22/26	Metal Ductwork
23 33 00	01/22/26	Ductwork Accessories
23 34 00	01/22/26	HVAC Fans
23 37 13	01/22/26	Air Distribution Devices
23 41 00	01/22/26	Air Filters
23 74 33	01/22/26	100% Outside Air Rooftop Unit with Gas Heat
23 81 26	01/22/26	Split System Air-Conditioners
23 81 29	01/22/26	Variable Refrigerant Flow HVAC Systems
23 82 39	01/22/26	Electric Unit Heaters
26 01 60.13	01/22/26	Maintenance Services for Electrical Distribution Equipment - Schneider Electric ECO CARE
26 02 00	01/22/26	Basic Materials and Methods for Electrical
26 03 13	01/22/26	Electrical Demolition for Remodeling
26 05 19	01/22/26	Wire, Cable and Related Materials
26 05 26	01/22/26	Grounding
26 05 33	01/22/26	Raceways
26 05 73	01/22/26	Short Circuit Coordination Study Arc Flash Hazard Analysis
26 06 34	01/22/26	Low Voltage Raceway System
26 08 00	01/22/26	Commissioning of Electrical Systems
26 09 13	01/22/26	Electrical Power Monitoring and Control
26 09 36	01/22/26	Lighting Controls (Stand-Alone)
26 21 13	01/22/26	Electrical Service Entrance
26 24 16	01/22/26	Panelboards
26 27 26	01/22/26	Wiring Devices
26 28 13	01/22/26	Fuses
26 28 16	01/22/26	Safety and Disconnect Switches
26 29 01	01/22/26	Motors and Starters
26 29 26	01/22/26	Miscellaneous Electrical Controls and Wiring
26 31 00	01/22/26	Photovoltaic Collectors
26 32 13.14	01/22/26	Diesel Engine-Driven Standby Generating System (200 KW)
26 36 13	01/22/26	Manual Transfer Switch and Docking Station
26 41 13.13	01/22/26	Lighting Protection System
26 43 13.13	01/22/26	Surge Protective Devices (SPD) - Standard Interrupting

Contract Documents List
Coppell Fire Station #3 - Addition & Renovation
133 E Parkway Blvd, Coppell, TX 75019
Issue for Permit Drawings (For Bid)

Date: 3/18/2026

26 43 13	01/22/26	Surge Protective Device (SPD) - Service Entrance
26 51 19	01/22/26	Lighting Fixtures Light Emitting Diode (LED)
27 02 00	01/22/26	Basic Materials and Methods for Communications Systems
27 05 26	01/22/26	Grounding and Bonding for Communications Systems
27 05 28	01/22/26	Pathways for Communications Systems
27 11 00	01/22/26	Communications Room Fittings
27 15 00	01/22/26	Communications Horizontal Cabling
27 41 16	01/22/26	Integrated Audio-Video System and Equipment
27 53 19	01/22/26	Distributed Antenna System (DAS)
28 02 00	01/22/26	Basic Materials and Methods for Safety and Security Systems
28 05 00	01/22/26	Basic Materials and Methods for Fire Alarm
28 10 00	01/22/26	Access Control System
28 20 00	01/22/26	Video Surveillance System
28 46 00	01/22/26	Fire Alarm System with Electronic Audio and Visual Devices
31 10 00	01/22/26	Site Clearing (C)
31 20 00	01/22/26	Earth Moving (C)
31 22 00	01/22/26	Grading (C)
31 23 03	01/22/26	Excavating, Backfilling and Compacting for the Building PAD (S)
31 23 33	01/22/26	Trenching and Backfilling (C)
31 25 00	01/22/26	Erosion and Sedimentation Controls (C)
31 31 16	01/22/26	Termite Control
31 63 29	01/22/26	Drilled Piers (S)
32 01 13	01/22/26	Pavement Sealing (C)
32 01 17	01/22/26	Flexible Pavement Repair (C)
32 01 17.61	01/22/26	Crack and Joint Sealing for Asphaltic Pavements (C)
32 12 16	01/22/26	Asphalt Paving (C)
32 13 13	01/22/26	Concrete Paving (C)
32 16 13.13	01/22/26	Cast-In-Place Concrete Curbs and Gutters (C)
32 17 13	01/22/26	Parking Bumpers
32 17 23	01/22/26	Pavement Markings
32 17 23.13	01/22/26	Painted Pavement Markings (C)
32 84 00	01/22/26	Planting Irrigation (LA)
32 92 23	01/22/26	SOD (LA)
32 93 00	01/22/26	Trees, Shrubs, and Groundcovers (LA)
33 10 00	01/22/26	Water Utilities (C)
33 30 00	01/22/26	Sanitary Sewerage Utilities (C)
33 40 00	01/22/26	Storm Drainage Utilities (C)
Drawings		
G0.00	01/22/26	COVER SHEET
G0.01	01/22/26	PROJECT INFORMATION & SHEET INDEX
G0.02	01/22/26	PROJECT CODE SHEET
G0.10	01/22/26	LIFE SAFETY PLAN
G0.11	01/22/26	ADA STANDARDS
G0.12	01/22/26	ADA STANDARDS
G0.56	01/22/26	STORM SHELTER INFORMATION
C00.00	01/22/26	CIVIL COVER SHEET
C00.01	01/22/26	SITE PLAN
C00.02	01/22/26	PRELIMINARY ENGINEERING PLAN
C01.00	01/22/26	DEMOLITION PLAN
C02.00	01/22/26	PAVING PLAN
C03.00	01/22/26	GRADING PLAN
C04.00	01/22/26	UTILITY PLAN
C05.00	01/22/26	GENERAL NOTES
C05.01	01/22/26	PAVING DETAILS
L1.01	01/22/26	LANDSCAPE PLAN - COLOR
L1.02	01/22/26	LANDSCAPE PLAN
L1.03	01/22/26	LANDSCAPE NOTES AND DETAILS
T1.01	01/22/26	TREE PRESERVATION PLAN
IR1.01	01/22/26	IRRIGATION PLAN

Contract Documents List
Coppell Fire Station #3 - Addition & Renovation
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Date: 3/18/2026

IR1.02	01/22/26	TREE IRRIGATION PLAN
IR1.03	01/22/26	IRRIGATION SCHEDULE AND NOTES
IR1.04	01/22/26	IRRIGATION DETAILS
S0.00	01/22/26	STRUCTURAL ABBREVIATIONS AND LEGEND
S1.01	01/22/26	GENERAL NOTES
S1.02	01/22/26	GENERAL NOTES - CONT
S1.03	01/22/26	SPECIAL INSPECTIONS
S1.04	01/22/26	SPECIAL INSPECTIONS - CONT
S2.01	01/22/26	FOUNDATION PLAN
S2.02	01/22/26	ROOF FRAMING PLAN
S2.03	01/22/26	DEMOLITION PLANS
S3.01	01/22/26	TYPICAL FOUNDATION DETAILS
S3.02	01/22/26	TYPICAL STEEL FRAMING DETAILS
S3.03	01/22/26	TYPICAL STEEL FRAMING DETAILS
S3.04	01/22/26	TYPICAL DETAILS - COMPOSITE SLAB
S3.05	01/22/26	TYPICAL COLD FORM METAL DETAILS
S3.06	01/22/26	TYPICAL COLD FORM METAL DETAILS
S4.01	01/22/26	FOUNDATION DETAILS
S4.02	01/22/26	FOUNDATION DETAILS
S5.01	01/22/26	FRAMING DETAILS
S5.02	01/22/26	FRAMING DETAILS
S5.03	01/22/26	FRAMING DETAILS
S5.10	01/22/26	STORM SHELTER CMU WALL ELEVATIONS
S5.11	01/22/26	LOAD BEARING CMU WALL DETAILS
S5.12	01/22/26	EXISTING CMU WALL DETAILS
S6.01	01/22/26	BRACED FRAME ELEVATIONS
S6.02	01/22/26	BRACED FRAME DETAILS
A0.01	01/22/26	TYPICAL MOUNTING HEIGHTS
A0.10	01/22/26	PARTITION TYPES
A0.20	01/22/26	MATERIAL LEGEND & FINISH SCHEDULE
A0.30	01/22/26	DOOR SCHEDULES & ASSEMBLY TYPES
A0.35	01/22/26	DOOR DETAILS
A0.40	01/22/26	WINDOW SCHEDULE & ASSEMBLY TYPES
A0.41	01/22/26	WINDOW SCHEDULE & ASSEMBLY TYPES
A0.45	01/22/26	WINDOW DETAILS
A0.46	01/22/26	WINDOW DETAILS
A0.47	01/22/26	LOUVER DETAILS
A0.55	01/22/26	SIGNAGE DETAILS
A1.01	01/22/26	OVERALL SITE PLAN
A1.20	01/22/26	SITE PLAN DETAILS
AD.11	01/22/26	DEMOLITION SITE PLAN
AD.21	01/22/26	DEMOLITION FLOOR PLAN
A2.00	01/22/26	OVERALL PLANS - 1/16" SCALE
A2.01	01/22/26	OVERALL PLAN
A2.10	01/22/26	FLOOR PLAN - EXISTING
A2.11	01/22/26	FLOOR PLAN - ADDITION
A2.21	01/22/26	FF&E PLAN - EXISTING
A2.22	01/22/26	FF&E PLAN - ADDITION
A2.31	01/22/26	FINISH PLAN - EXISTING
A2.32	01/22/26	FINISH PLAN - ADDITION
A2.51	01/22/26	ROOF PLAN - ADDITION
A3.01	01/22/26	REFLECTED CEILING PLAN - EXISTING
A3.02	01/22/26	REFLECTED CEILING PLAN - ADDITION
A4.01	01/22/26	ENLARGED FLOOR PLANS - EXISTING
A4.02	01/22/26	ENLARGED FLOOR PLANS - EXISTING
A4.03	01/22/26	ENLARGED FLOOR PLANS - ADDITION
A4.50	01/22/26	ENLARGED REFLECTED CEILING PLAN - ADDITION
A5.01	01/22/26	PLAN DETAILS
A5.50	01/22/26	CEILING DETAILS

Contract Documents List
Coppell Fire Station #3 - Addition & Renovation
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Issue for Permit Drawings (For Bid)

Date: 3/18/2026

A6.00	01/22/26	EXTERIOR ELEVATIONS
A6.01	01/22/26	EXTERIOR ELEVATIONS
A7.00	01/22/26	BUILDING SECTIONS
A7.01	01/22/26	BUILDING SECTIONS
A7.20	01/22/26	WALL SECTIONS
A7.21	01/22/26	WALL SECTIONS
A7.22	01/22/26	WALL SECTIONS
A7.23	01/22/26	WALL SECTIONS
A7.30	01/22/26	WALL SECTION DETAILS
A7.31	01/22/26	WALL SECTION DETAILS
A7.32	01/22/26	WALL SECTION DETAILS
A7.50	01/22/26	ROOF DETAILS
A8.00	01/22/26	INTERIOR ELEVATIONS
A8.01	01/22/26	INTERIOR ELEVATIONS
A8.02	01/22/26	INTERIOR ELEVATIONS
A8.03	01/22/26	INTERIOR ELEVATIONS
A8.50	01/22/26	INTERIOR DETAILS
A8.80	01/22/26	MILLWORK DETAILS
A8.81	01/22/26	MILLWORK DETAILS
A8.82	01/22/26	MILLWORK DETAILS
A8.83	01/22/26	MILLWORK DETAILS
A9.00	01/22/26	WALL SYSTEMS
A9.01	01/22/26	PROJECT OVERVIEW
A9.20	01/22/26	PLAN CUTAWAY
A9.30	01/22/26	MOCKUP
M0.01	01/22/26	MECHANICAL SYMBOL LEGEND
M0.11	01/22/26	MECHANICAL GENERAL NOTES
MD2.00	01/22/26	OVERALL DEMO MECHANICAL PLAN
MD2.10	01/22/26	DEMO MECHANICAL PLAN LEVEL 1 - ADDITION
MD2.11	01/22/26	DEMO MECHANICAL PLAN LEVEL 1 - EXISTING
M2.00	01/22/26	OVERALL MECHANICAL PLAN LEVEL 1
M2.10	01/22/26	MECHANICAL PLAN LEVEL 1 - ADDITION
M2.11	01/22/26	MECHANICAL PLAN LEVEL 1 - EXISTING
M2.20	01/22/26	MECHANICAL PLAN LEVEL 1 - ADDITION - PIPING
M2.31	01/22/26	MECHANICAL ROOF PLAN
M5.01	01/22/26	MECHANICAL SCHEDULES
M6.01	01/22/26	MECHANICAL DETAILS
M6.02	01/22/26	MECHANICAL DETAILS
M6.03	01/22/26	MECHANICAL DETAILS
M6.04	01/22/26	MECHANICAL DETAILS
M6.05	01/22/26	MECHANICAL DETAILS
P0.01	01/22/26	PLUMBING SYMBOL LEGEND
P0.11	01/22/26	PLUMBING GENERAL NOTES
PD2.00	01/22/26	OVERALL DEMO PLUMBING PLAN LEVEL 1
PD2.10	01/22/26	DEMO PLUMBING PLAN UNDERFLOOR & LEVEL 1 -ADDITION
PD2.11	01/22/26	DEMO PLUMBING PLAN UNDERFLOOR & LEVEL 1 -EXISTING
PSD0.21	01/22/26	DEMO PLUMBING SITE PLAN
PS0.21	01/22/26	PLUMBING SITE PLAN
P2.00	01/22/26	OVERALL PLUMBING PLAN LEVEL 1
P2.10	01/22/26	UNDERFLOOR PLUMBING PLAN - ADDITION
P2.11	01/22/26	UNDERFLOOR PLUMBING PLAN - EXISTING
P2.20	01/22/26	PLUMBING PLAN LEVEL 1 - ADDITION
P2.21	01/22/26	PLUMBING PLAN LEVEL 1 - EXISTING
P2.31	01/22/26	PLUMBING ROOF PLAN
P3.01	01/22/26	ENLARGED PLUMBING PLANS
P4.01	01/22/26	PLUMBING RISERS AND SCHEMATICS
P4.02	01/22/26	PLUMBING RISERS AND SCHEMATICS
P4.03	01/22/26	PLUMBING RISERS AND SCHEMATICS
P5.01	01/22/26	PLUMBING SCHEDULES

Contract Documents List
Coppell Fire Station #3 - Addition & Renovation
133 E Parkway Blvd, Coppell, TX 75019
Issue for Permit Drawings (For Bid)

Date: 3/18/2026

P6.01	01/22/26	PLUMBING DETAILS
P6.02	01/22/26	PLUMBING DETAILS
E0.01	01/22/26	ELECTRICAL SYMBOL LEGEND
E0.11	01/22/26	ELECTRICAL GENERAL NOTES
ED2.02	01/22/26	DEMO ELECTRICAL PLAN LEVEL 1 - ADDITION
ESD0.2	01/22/26	ELECTRICAL DEMO SITE PLAN
ES0.21	01/22/26	ELECTRICAL SITE PLAN
EL2.10	01/22/26	ELECTRICAL LIGHTING PLAN LEVEL 1 - ADDITION
EL2.11	01/22/26	ELECTRICAL LIGHTING PLAN LEVEL 1 - EXISTING
EL2.12	01/22/26	ELECTRICAL LIGHTING PLAN LEVEL 1 - BID ALTERNATE
EP2.10	01/22/26	ELECTRICAL POWER PLAN LEVEL 1 - ADDITION
EP2.11	01/22/26	ELECTRICAL POWER PLAN LEVEL 1 - EXISTING
EP2.12	01/22/26	ELECTRICAL POWER PLAN LEVEL 1 - BID ALTERNATE
E2.31	01/22/26	ELECTRICAL ROOF PLAN
E3.01	01/22/26	ENLARGED ELECTRICAL PLAN
E4.01	01/22/26	ELECTRICAL ONE-LINE DIAGRAM
E5.01	01/22/26	ELECTRICAL SCHEDULES
E5.02	01/22/26	ELECTRICAL SCHEDULES
E6.01	01/22/26	ELECTRICAL DETAILS
E6.02	01/22/26	ELECTRICAL DETAILS
T0.01	01/22/26	TECHNOLOGY SYMBOL LEGEND
TD2.01	01/22/26	OVERALL DEMO TECHNOLOGY PLAN LEVEL 1
T0.21	01/22/26	TECHNOLOGY SITE PLAN
T0.31	01/22/26	TECHNOLOGY ROUTING PLAN
T2.01	01/22/26	OVERALL TECHNOLOGY PLAN LEVEL 1
T3.01	01/22/26	TECHNOLOGY ENLARGED PLAN
T6.01	01/22/26	TECHNOLOGY DETAILS
T6.02	01/22/26	SECURITY DETAILS
Addenda		
1	02/13/26	Addendum 1
2	02/18/26	Addendum 2

Exhibit “A.6”

Allowances

The allowances indicated below are included in this GMP.

1. Site Monument Walls	\$75,000
2. Audio Visual Systems	\$120,000
3. Replace Existing Irrigation Controller	\$7,500
4. Additional Lighting Controls Scope	\$6,000

Exhibit “A.7”

Qualifications &

Clarifications

See attached Qualifications & Clarifications dated March 18, 2026.

Qualifications & Clarifications

Coppell Fire Station #3 - Addition & Renovation

Guaranteed Maximum Price

Date: March 18, 2026

General Conditions:	
1	Various Construction Contingencies are included in this GMP. - Market Volatility is included at 1% of Cost of Work. - Contractor Contingency is included at 3% of Cost of Work, and intended for construction use only. - Owner Contingency is included at 3% of Cost of Work.
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 excluded from this GMP and billed under a separate agreement.
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	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.
12	The CM does not warrant or guarantee functionality of the design with the Owner's requirements. The CM relies upon the designers to provide and implement the Owner's requirements into the design documents.
13	All initial and final survey's and plats required by the City are by the Owner.
14	All electrical, natural gas, & water costs associated with construction are excluded, as existing utilities are to remain in place.
15	This GMP 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 GMP is based upon electronic design document files and models being available to all subcontractors at no additional cost.
3	All furnishings, fixtures, and equipment are excluded from this GMP.
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	Initial design models shall be provided by the design team to Byrne. BIM coordination and clash detection is included for the structure and M/E/P during construction (new addition only).
7	All costs associated with temporary fencing and gates are included. See attached site logistics plan.

Qualifications & Clarifications

Coppell Fire Station #3 - Addition & Renovation

Guaranteed Maximum Price

Date: March 18, 2026

General Comments:	
1	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.
2	We cannot guarantee livability of existing trees to remain due to utility work within root zone(s).
3	Moving costs associated with existing FF&E items is not included in this GMP.
4	An allowance of \$75,000 is included for: tear down of site monument wall at the adjacent CVS retail store property and re-build of new site monument walls/landscaping/etc.. Design to be provided for final pricing at a later date.
Division 2 - Existing Conditions:	
1	Demolition of the existing living quarters building and site items are included as defined. Existing exterior pad-mounted HVAC and emergency generator equipment will be decommissioned and made safe by Byrne for removal from site by the Owner.
2	No recycling of demolished materials except for minimal amount of equipment items to be salvaged as specified by the Owner (i.e. kitchen stove/range).
3	The removal of vermin-infested or any dangerous materials encountered is excluded from this GMP.
4	\$5,000 is included for the rental of a storage container for the Owner's use to store existing FF&E during construction.
Division 3 - Concrete:	
1	Concrete work is included as shown and specified.
2	Temporary encasement at all drilled pier locations is included.
3	Protection of polished concrete surfaces is included. Maintenance of floor protection throughout construction is included.
Division 4 - Masonry:	
1	Included as shown and specified.
Division 5 - Metals:	
1	Included as shown and specified.
2	AESS is excluded (not shown).
Division 6 - Wood, Plastics and Composites:	
1	AWI quality control program and certificates are excluded. Architectural woodwork will be fabricated and installed by an AWI certified contractor.
Division 7 - Thermal and Moisture Protection:	
1	Included as shown and specified.
2	Fireproofing is excluded (not shown).
3	Sprayed insulation is excluded (not shown).
Division 8 - Openings:	
1	Included as shown and specified.
Division 9 - Finishes:	
1	Included as shown and specified.

Qualifications & Clarifications

Coppell Fire Station #3 - Addition & Renovation

Guaranteed Maximum Price

Date: March 18, 2026

Division 10 - Specialties:	
1	Included as shown and specified.
Division 11 - Equipment:	
1	Included as shown and specified.
2	The washer/extractor unit, turnout gear drying cabinet, and gear lockers are included as OFCI.
Division 12 - Furnishings:	
1	Included as shown and specified.
2	FFE to be provided by the Owner is excluded (dining table, recliners, chairs, mattresses, etc.).
Division 21 - Fire Suppression:	
1	Includes complete new dry fire sprinkler system for addition which will tie into existing dry system.
2	Includes sprinkler replacement in apparatus bay and replacement of existing riser.
3	BIM coordination is included.
Division 22 - Plumbing:	
1	Included as shown and specified.
2	BIM coordination is included.
Division 23 - Heating, Ventilating and Air Conditioning:	
1	HVAC test and balance is included, independent of HVAC contractor.
2	HVAC commissioning is included, independent of test and balance contractor.
3	HVAC controls for the new building addition are included as stand-alone and do not tie into a BMS. Existing controls at the apparatus bay and training center will be decoupled and remain in communication as is.
4	Mechanical cleaning of ducts is excluded.
5	BIM coordination is included.
Division 26 - Electrical:	
1	Included as shown and specified.
2	BIM coordination is included.
3	Specification Section 260160.13 - Maintenance Services for Electrical Distribution Equipment is excluded.
4	Concrete encasement of secondary feeders is excluded per 6/E6.02.
Division 27 - Communications & Audio Visual:	
1	Communications work is included per bid received from Network Cabling Services, which was coordinated utilizing the current set of permit documents and further clarification provided by the Owner's Information Technology Department. Pricing included is based upon NCS's bid letter dated March 12, 2026.
2	Audio Visual is included as an allowance of \$120,000.
3	Infrastructure cabling for alerting system is included. Station alerting system and final tie-in is excluded.
4	This GMP assumes the fiber optic communications line running under the existing building will be relocated prior to construction.
5	Distributed antenna system is excluded.
Division 28 - Electronic Safety and Security:	
1	Fire alarm is included in Division 26 Electrical. No new devices are included in apparatus bay or training center.
2	Communications work is included per bid received from Entech Sales and Service, which was coordinated utilizing the current set of permit documents and further clarification provided by the Owner's Information Technology Department. Pricing included is based upon Entech's bid letter dated March 11, 2026.

Qualifications & Clarifications

Coppell Fire Station #3 - Addition & Renovation

Guaranteed Maximum Price

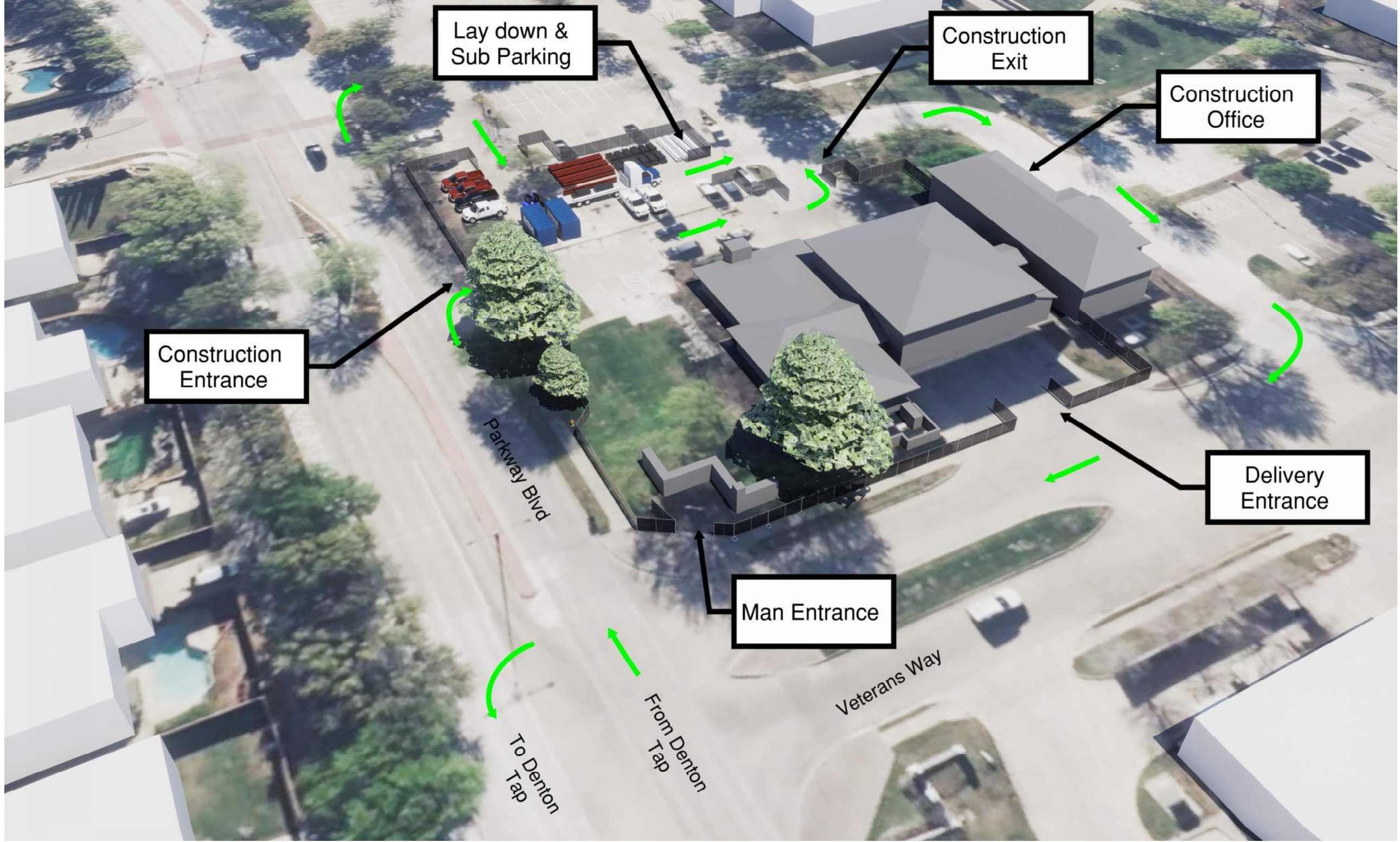
Date: March 18, 2026

Division 31 - Earthwork:	
1	Included as shown and specified.
2	Site demolition is carried in Division 02 Demolition. Earthwork includes clear and grub/removal of trees.
3	Site Enabling includes tree protection, SWPPP, and construction entrances.
Division 32 - Exterior Improvements:	
1	Included as shown and specified.
2	Site improvements are excluded (i.e. bike racks, benches, trash cans, etc.).
3	An allowance of \$7,500 is included to replace the existing irrigation controller if it is found the existing controller cannot be expanded.
Division 33 - Utilities:	
1	Included as shown and specified.

Exhibit “A.8”

Site Logistics Plan

See attached Qualifications & Clarifications dated March 18, 2026.



**City of Coppell
Fire Station #3**
133 Parkway Blvd.
Coppell, Texas



ISSUE
3-11-2026

Site Logistics Plan

