

AIA Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

City of Coppell-Rolling Oaks Memorial Center Phase II Expansion
400 Freeport Pkwy
Coppell, TX 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)

WB Kibler Construction Co., Ltd.
9722 Abernathy
Dallas, Texas 75220

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Seven Million Seven hundred and Fifty thousand Four hundred and Eighteen dollars and no cents (\$ 7,750,418.00), 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, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.

(Provide below or reference an attachment.)

Exhibit A

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

Exhibit E

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

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

Item	Price (\$0.00)
Exhibit B	

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

Exhibit C

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

Document	Title	Date	Pages
Exhibit E & F			

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Section	Title	Date	Pages
Exhibit A			

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

Number	Title	Date
Exhibit A		

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

ARTICLE A.2

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

Exhibit D

OWNER (Signature)

John Elias
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Jason D. Sturgeon
(Printed name and title)

12/4/2019

Init.

Additions and Deletions Report for

AIA® Document A133™ – 2009 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:57:26 ET on 12/02/2019.

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City of Coppell-Rolling Oaks Memorial Center Phase II Expansion
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255 Parkway Blvd
Coppell, Texas 75019

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WB Kibler Construction Co., Ltd.
9722 Abernathy
Dallas, Texas 75220

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Seven Million Seven hundred and Fifty thousand Four hundred and Eighteen dollars and no cents (\$ 7,750,418.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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Exhibit A

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Exhibit E
PAGE 2

Exhibit B

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Exhibit C

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Exhibit E & F

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Exhibit A

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Exhibit A

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Exhibit D

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John Elias

Jason D. SturgeonExecutive Vice Presidnet

[illegible]

[illegible]

[illegible]

Current Drawing Log

W B Kibler Construction Co Ltd.

Date: 10/31/2019

19-842 Rolling Oaks Memorial Cntr II

Number	Title	Date	Revision	Sketch	Comments
Architectural					
AC1.1	Columbarium Floor Plan	9/27/19			
AL1.1	Lake Shelter Architectural Floor Plan	9/27/19			
AL2.1	Lake Shelter Exterior Elevations	9/27/19			
AL3.1	Lake Shelter Building Sections	9/27/19			
AL4.1	Lake Shelter Roof & Ceiling Plans	9/27/19			
AM1.1	Mausoleum Architectural Floor Plan	9/27/19			
AM2.1	Mausoleum Exterior Elevations	9/27/19			
AM3.1	Mausoleum Building Sections	9/27/19			
AM3.2	Masoleum Building Sections	9/27/19			
AM4.1	Mausoleum Wall Sections	9/27/19			
AM5.1	Mausoleum Roof Plan	9/27/19			
AM6.1	Mausoleum Reflected Ceiling Plan	9/27/19			
AM7.1	Mausoleum Schedules & Details	9/27/19			
AN1.1	N. Shelter Architectural Floor Plan	9/27/19			
AN2.1	N, Shelter Exterior Elevations	9/27/19			
AN3.1	N. Shelter Building Sections	9/27/19			
AO1.1	Office/Shop Architectural Floor Plan	10/9/19			Addendum 1
AO1.2	Office/Shop Enlarged Floor Plans	10/9/19			Addendum 1
AO2.1	Office/Shop Exterior Elevations	9/27/19			
AO3.1	Office/Shop Building Sections	9/27/19			
AO4.1	Office/Shop Wall Sections	9/27/19			
AO4.2	Office/Shop Wall Sections	9/27/19			
AO5.1	Office/Shop Roof Plan	9/27/19			
AO6.1	Office/Shop Schedules & Opening Details	9/27/19			

Current Drawing Log

W B Kibler Construction Co Ltd.

Date: 10/31/2019

19-842 Rolling Oaks Memorial Cntr II

Number	Title	Date	Revision	Sketch	Comments
Architectural					
AO6.2	Office/Shop Opening Details	9/27/19			
AO7.1	Office/Shop Reflected Ceiling Plan	9/27/19			
AO8.1	Office/Shop Interiors	9/27/19			
AO8.2	Office/Shop Interior Elevations	10/9/19			Addendum 1
AO8.3	Office/Shop Interior Details	10/9/19			Addendum 1
AW1.1	W. Shelter Architectural Floor Plan	9/27/19			
AW2.1	W. Shelter Exterior Elevations	9/27/19			
AW3.1	W. Shelter Building Sections	9/27/19			
Civil					
C1	Title Sheet	9/27/19			
C2	General Notes	9/27/19			
C3	Site Plan	9/27/19			
C4	Overall Grading Plan	9/27/19			
C5	Over Excavation Plan	9/27/19			
C6	North Grading Plan	9/27/19			
C7	South Grading Plan	9/27/19			
C8	Lake Retaining Wall Plan	9/27/19			
C9	Lake Retaining Wall Plan	9/27/19			
C10	Lake Details	9/27/19			
C11	Lake Details	9/27/19			
C12	Pedestrian Bridge Details	9/27/19			
C13	Primary Outfall Structure Details	9/27/19			
C14	Overall Utility Plan	9/27/19			
C15	Waterline 1	9/27/19			
C16	Storm Water Sewer Line 1	9/27/19			

Current Drawing Log

W B Kibler Construction Co Ltd.

Date: 10/31/2019

19-842 Rolling Oaks Memorial Cntr II

Number	Title	Date	Revision	Sketch	Comments
Civil					
C17	Storm Water Sewer Line 1 Cont.	9/27/19			
C18	Storm Water Sewer Line 2	9/27/19			
C19	Mausoleum Rainleader plan	9/27/19			
C20	Storm Water Sewer Details	9/27/19			
C21	Office Shop Utility Plan	9/27/19			
C22	Garden Of Memories Marker Layout Plan	9/27/19			
C23	Garden Of Legacy Marker Layout Plan	9/27/19			
C24	Overall Paving Plan	9/27/19			
C25	Road 1 Paving Plan	9/27/19			
C26	Road 1 Paving Plan	9/27/19			
C27	Road 1 Paving Plan	9/27/19			
C28	Road 1 Paving Plan	9/27/19			
C29	Road 2 Paving Plan	9/27/19			
C30	Road 2 Paving Plan	9/27/19			
C31	Road 3 Paving Plan	9/27/19			
C32	Office Shop Paving Plan	9/27/19			
C33	Office Shop Paving Plan	9/27/19			
C34	Office Shop Paving Plan	9/27/19			
C35	Shelters & Sidewalk Plans	9/27/19			
C36	Paving Details	9/27/19			
C37	Erosion Control Plan	9/27/19			
Electrical					
E0.1	Electrical Coversheet	9/27/19			
E0.2	One-Line Diagram & Schedules	10/9/19			Addendum 1

Current Drawing Log

W B Kibler Construction Co Ltd.

Date: 10/31/2019

19-842 Rolling Oaks Memorial Cntr II

Number	Title	Date	Revision	Sketch	Comments
Electrical					
E0.3	Lighting Schedules	9/27/19			
E0.4	Electrical Schedules	10/9/19			Addendum 1
E0.5	Electrical Details	9/27/19			
E0.6	Electrical Site Plan	9/27/19			
EL1.1	Electrical Plan-Lake Shelter	10/9/19			Addendum 1
EM1.1	Electrical Plan-Mausoleum	10/9/19			Addendum 1
EN1.1	Electrical Plan - North Shelter	10/9/19			Addendum 1
EO1.1	Lighting Plan- Office/Shop Building	9/27/19			
EO1.2	Power Plan-Office/Shop Building	10/9/19			Addendum 1
EW1.1	Electrical Plan-West Shelter	10/9/19			Addendum 1

Landscape

L-1	Tree Disposition NW	9/27/19			
L-2	Tree Disposition Plan - CW	9/27/19			
L-3	Tree Disposition Plan - NE	9/27/19			
L-4	Tree Disposition Plan - CE	9/27/19			
L-5	Tree Disposition Plan - SE	9/27/19			
L-6	Tree Disposition Plan 900-1093	9/27/19			
L-7	Tree Disposition Plan 1094-1288	9/27/19			
L-8	Tree Disposition Plan 1289-1484	9/27/19			
L-9	Tree Disposition Plan 1485-1679	9/27/19			
L-10	Tree Disposition Plan 1680-1873	9/27/19			
L-11	Tree Disposition Plan 1874-2062	9/27/19			
L-12	Tree Disposition Plan 2063-2083	9/27/19			
L-13	N. Gardens Legacy, Memories Irrigation Plans	9/27/19			

Current Drawing Log

W B Kibler Construction Co Ltd.

Date: 10/31/2019

19-842 Rolling Oaks Memorial Cntr II

Number	Title	Date	Revision	Sketch	Comments
Landscape					
L-14	Irrigation Details	9/27/19			
L-15	Irrigation Notes, Details	9/27/19			
L-16	Love & Legacy Features	9/27/19			
L-17	Honor & Flag Area Features	9/27/19			
L-18	N. Gardens Legacy, Memories Planting Plan	9/27/19			
L-19	Planting Details, Notes	9/27/19			
L-20	Childrens Garden Layout Plan	9/27/19			
L-21	Childrens Garden Grading	9/27/19			
L-22	Children's Garden Fountain Wall	9/27/19			
L-23	Children's Garden Short Walls, Site Details	9/27/19			
L-24	Children's Garden Irrigation Plan	9/27/19			
L-25	Children's Garden Planting	9/27/19			
L-26	Children's Garden Infill Wall	9/27/19			
L-27	Lake/Office Irrigation	9/27/19			
L-28	Office Area Planting	9/27/19			
L-29	W. Shelter Mausoleum Estates	9/27/19			
Mechanical					
M0.1	Mechanical Coversheet	9/27/19			
M1.1	Office/Shop BLDG MECH Plan	9/27/19			
M1.2	Mausoleum Mech Plan	9/27/19			
M2.1	Mechanical Details	9/27/19			
M3.1	Mechanical Schedules	9/27/19			

Plumbing

Current Drawing Log

W B Kibler Construction Co Ltd.

Date: 10/31/2019

19-842 Rolling Oaks Memorial Cntr II

Number	Title	Date	Revision	Sketch	Comments
Plumbing					
P1.1	Office/Shop PLBG Plan- Waste & Vent	9/27/19			
P1.2	Office/Shop PLBG Roof Plan	9/27/19			
P1.3	Office/Shop PLBG Plan- Water & Gas	9/27/19			
P1.4	Mausoleum Plumbing Floor Plan	9/27/19			
P2.1	Plumbing Details	9/27/19			
P2.2	Plumbing Details	9/27/19			
P3.1	Plumbing Schedules	9/27/19			
Structural					
S0.1	Location Plan	9/27/19			
S0.2	Structural General Notes	9/27/19			
SL1.1	Lake Shelter FNDN. & Framing Plans	9/27/19			
SL2.1	Lake Shelter FNDN. FRMG. Sections	9/27/19			
SM1.1	Mausoleum Foundation Plan	9/27/19			
SM2.1	Mausoleum Level 2,3 & 4 Slab Plan	9/27/19			
SM2.2	Mausoleum Level 5 & 6 Slab Plan	9/27/19			
SM2.3	Mausoleum Roof Slab Plan	9/27/19			
SM3.1	Mausoleum Roof Framing Plan	9/27/19			
SM4.1	Mausoleum Floor Slab Sections	9/27/19			
SM5.1	Mausoleum Building Sections	9/27/19			
SM5.2	Mausoleum Building Sections	9/27/19			
SM5.3	Mausoleum Building Section	9/27/19			
SM6.1	Mausoleum Roof Framing Sections	9/27/19			

Current Drawing Log

W B Kibler Construction Co Ltd.

Date: 10/31/2019

19-842 Rolling Oaks Memorial Cntr II

Number	Title	Date	Revision	Sketch	Comments
Structural					
SN1.1	North Shelter FNDN. & Framing Plans	9/27/19			
SN2.1	North Shelter FNDN. & FRMG Sections	9/27/19			
SO1.1	Office/Shop Foundation Plan	9/27/19			
SO2.1	Office/Shop Roof Framing Plan	9/27/00			
SO3.1	Office/Shop Foundation Sections	9/27/19			
SO3.2	Office/Shop Foundation Details	9/27/19			
SO4.1	Office/Shop Roof Framing Sections	9/27/19			
SO4.2	Office/Shop Roof Framing Sections	9/27/19			
SW1.1	West Shelter FNDN. & Framing Plans	9/27/19			
SW2.1	West Shelter FNDN. & FRMG. Sections	9/27/19			

EXHIBIT B

ALLOWANCES

City of Coppel – Rolling Oaks Memorial Center Phase II Expansion

We have included allowances as follows:

Testing Lab – By Owner

Offsite Drainage Improvements C6 - \$5,000

We have included contingencies as follows:

Owner Contingency - \$213,109

Construction Manager Contingency - \$146,335

Exhibit "C"

WBK W.B. KIBLER CONSTRUCTION CO., LTD. GENERAL CONTRACTORS

December 4, 2019

City of Coppell – Rolling Oaks Memorial Center Phase II Expansion

400 Freeport Parkway

Coppell, Texas 75019

Attn: John Elias, Park Project Manager

Re: City of Coppell – Rolling Oaks Memorial Center Phase II Expansion

Dear John,

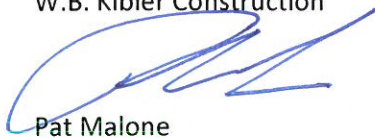
We are pleased to confirm our proposed GMP of \$ 7,750,418 (seven million seven hundred fifty thousand four hundred and eighteen dollars) for the referenced project.

- 1) This proposal is based upon the Plans:
 - a) As prepared by MKEC Engineering Success. Based on the GMP drawings; See attached drawing log, Addendums 1 & 2 as shown in Exhibit "A"
- 2) We presumed the following in preparation of this Proposal:
 - a) Work will be completed during normal working hours, under normal working conditions.
 - b) Plans and Specifications are in full compliance with all applicable codes, ordinances and regulations in accordance with governing authorities.
- 3) Exclusions / Clarifications
 - a) Please see attached Bid Clarifications.

If we can be of further assistance or you require more clarifications please do not hesitate to contact the undersigned.

Kindest Regards,

W.B. Kibler Construction



Pat Malone

Senior Vice President Estimating and Pre-Construction

pmalone@wbkltd.com

Exhibit "C"

WBK W.B. KIBLER CONSTRUCTION CO., LTD.
GENERAL CONTRACTORS
BID CLARIFICATIONS

Clarifications:

- City of Coppell – Rolling Oaks Memorial Center Phase II Expansion
- Date of commencement for the purposes of establishing a start date will be fixed by the later of evidence of funding from Owner, required pre-construction meeting by City if necessary, Contractor's receipt of all required permits to be issued, release by City, and Notice to Proceed from Owner.
- This estimate is based upon the assumption that all drawings will be completed in full compliance with all governing codes and standards. Any changes to the scope of work not specifically represented on the drawings to provide compliance to these codes is specifically excluded.
- It is the responsibility of the architect/engineer to correctly draw and incorporate the accepted VE into a final complete set of construction documents as coordinated with the general manager.
- The correctness and completeness of the contract documents is the sole responsibility of those who have prepared them. This proposal covers only that work that is adequately shown, described, and/or detailed in the above referenced contract documents.
- Contractor shall not be responsible for any costs, damages or repairs caused or made necessary by the quality of the water supply at the Project including, but not limited to, excessive corrosion.
- A construction contingency for the construction manager has been included in the GMP. At the completion of the project, an accounting of the use of this contingency will be made and any amounts not used will be considered cost savings under the contract. This contingency is for the use of the construction manager at his sole discretion for items to be incorporated into the work.
- This estimate makes no allowances and specifically excludes any provisions for moisture testing of the slab or slabs. This testing is assumed to be included in the owner testing budget. In addition, this GMP excludes moisture resistant adhesives that may affect floor covering.
- This estimate excludes all developmental impact fees, capitol recovery fees, plan review fees, city business license fees, tap fees, meter fees or special permits.
- This estimate excludes the supply or installation of the Electric Utility electrical transformer, meter, relocation of existing electrical poles or other Utility charges required for primary power. These costs, if any, are to be by the owner.
- This estimate excludes the supply or installation of the Natural Gas main transmission lines to deliver Natural Gas to the buildings.
- This estimate excludes the removal, haul off or disposal of hazardous or contaminated materials, asbestos, mold, buried trash or debris (including concrete, brick, wood, metal etc...) or underground tanks.
- This estimate excludes locating, relocating, or capping of unknown or unidentified existing utility lines.
- This estimate excludes latent damages to underground, unidentified lines or services (this includes septic systems and water wells, abandon or operational)

Exhibit "C"

WBK W.B. KIBLER CONSTRUCTION CO., LTD. GENERAL CONTRACTORS

- This estimate excludes belled piers and pier casing.
- This estimate excludes monies for independent testing laboratory services.
- This estimate excludes asbestos / mold testing, surveys or abatement.
- This estimate excludes data systems and data equipment such as computers or equipment for owner usage.
- This estimate excludes telephone systems and equipment.
- This estimate excludes USDOT and TXDOT Permit Fees.
- This estimate excludes environmental impact fees.
- This estimate excludes building permit and review fees.
- This estimate excludes any existing or new furniture, fixture and equipment handling or relocation.
- This estimate excludes any polishing or waxing of floors.
- This estimate excludes any and all rock excavation, coring, drilling, blasting, trenching, etc.
- This estimate excludes any unforeseen conditions.
- We exclude FF & E. This is to be OFOI
- This estimate excludes building signage to be provided by owner.
- This estimate assumes clay liner for pond will come from onsite materials based on the GeoTech report.
- This estimate assumes use of onsite topsoil. Specified requirement for topsoil waived by owner.
- Limits of Hydromulch established by drawing provided by landscape architect.
- This estimate excludes any sod to be places adjacent to roadways outside the limits of the landscape planting areas as noted on plans.
- This estimate excludes electronic fire place. (Provided by owner)
- This estimate excludes all data cabling, AV cabling, TV & TV Mounts, Access control card readers and cabling and security systems and cameras. All furnished and installed by owner.
- This estimate excludes matching existing finishes at columbarium niches. No LED lights included.
- Gravesite Controls/Markers provided for Garden of Memories and Legacy only.
- This estimate excludes memorial pavers Children's Garden. These will be furnished and installed by owner.

Accepted Value Engineering

- Delete Rigid Insulation at Perimeter of Office/Shop Slab
- Delete 1" 50/50 Sand Compote below Sod
- Sub Aluminum Wire at Services
- Alt Lighting controls to match specified lighting package.

EXHIBIT D

SCHEDULE

City of Coppel – Rolling Oaks Memorial Center Phase II Expansion

12 Months from date of commencement for the purposes of establishing a start date will be fixed by the later signed amendment by owner, evidence of funding form from Owner, required pre-construction meeting by City if necessary, Contractor's receipt of all required permits to be issued, release by City, and Notice to Proceed from Owner/Architect.

EXHIBIT E

ALTERNATES

City of Coppell – Rolling Oaks Memorial Center Phase II Expansion

Alt #6 was accepted.

No other alternates accepted.

EXHIBIT F

UNIT PRICES

City of Coppell – Rolling Oaks Memorial Center Phase II Expansion

No unit prices have been defined or included in this contract agreement.