



Document A133™ – 2019 Exhibit A



Guaranteed Maximum Price Amendment

This Amendment dated the 14 day of November in the year 2022, 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 24 day of March in the year 2022 (the “Agreement”)
(In words, indicate day, month, and year.)

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

Hopkins County Trusty Housing Facility
Sulphur Springs, Texas

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

Hopkins County, Texas
118 Church Street
Sulphur Springs, Texas 75482

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

SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth, Texas 76137-2723

TABLE OF ARTICLES

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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 Four Million Seven Hundred Ninety Nine Thousand, Four Hundred Seventy Seven Dollars (\$ 4,799,477.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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.

§ 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.)

Exhibit A.1

§ 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
None	

§ 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 Acceptanc
Stockpile and leave spoils onsite	-\$48,879	Pricing held for 30 calendar days
Permit cost by owner	-\$11,028.00	Pricing held for 30 calendar days

§ 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)
None		

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.)

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.)

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

By the following date: November 12, 2023 (NTP plus 364 calendar days)

§ 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
None	

§ 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
None			

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

Section	Title	Date	Pages
Exhibit A1.2			

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

Number	Title	Date
Exhibit A1.2		

§ 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

Other identifying information:

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

Item	Price
None	

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

Exhibit A1.1 & A1.3

§ 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.)

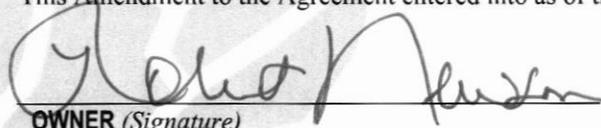
None

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.)

None

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

 _____ OWNER (Signature)	 _____ CONSTRUCTION MANAGER (Signature)
The Honorable Robert Newsom, County Judge (Printed name and title)	Mr. Jared Hicks, Executive Vice President (Printed name and title)

Additions and Deletions Report for AIA® Document A133™ – 2019 Exhibit A

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

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:55:28 ET on 11/08/2022.

PAGE 1

This Amendment dated the 14 day of November in the year 2022, 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 24 day of March in the year 2022 (the “Agreement”)

...

Hopkins County Trusty Housing Facility
Sulphur Springs, Texas

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Hopkins County, Texas
118 Church Street
Sulphur Springs, Texas 75482

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SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth, Texas 76137-2723

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Four Million Seven Hundred Ninety Nine Thousand, Four Hundred Seventy Seven Dollars (\$ 4,799,477.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Exhibit A.1

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None

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<u>Item</u>	<u>Price</u>	<u>Conditions for Acceptanc</u>
<u>Stockpile and leave spoils onsite</u>	<u>-\$48,879</u>	<u>Pricing held for 30 calendar days</u>
<u>Permit cost by owner</u>	<u>-\$11,028.00</u>	<u>Pricing held for 30 calendar days</u>

<u>Item</u>	<u>Price</u>	<u>Conditions for Acceptance</u>
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None

...

The date of execution of this Amendment.

PAGE 3

By the following date: November 12, 2023 (NTP plus 364 calendar days)

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None

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None

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Exhibit A1.2

...

Exhibit A1.2

PAGE 4

None

...

Exhibit A1.1 & A1.3

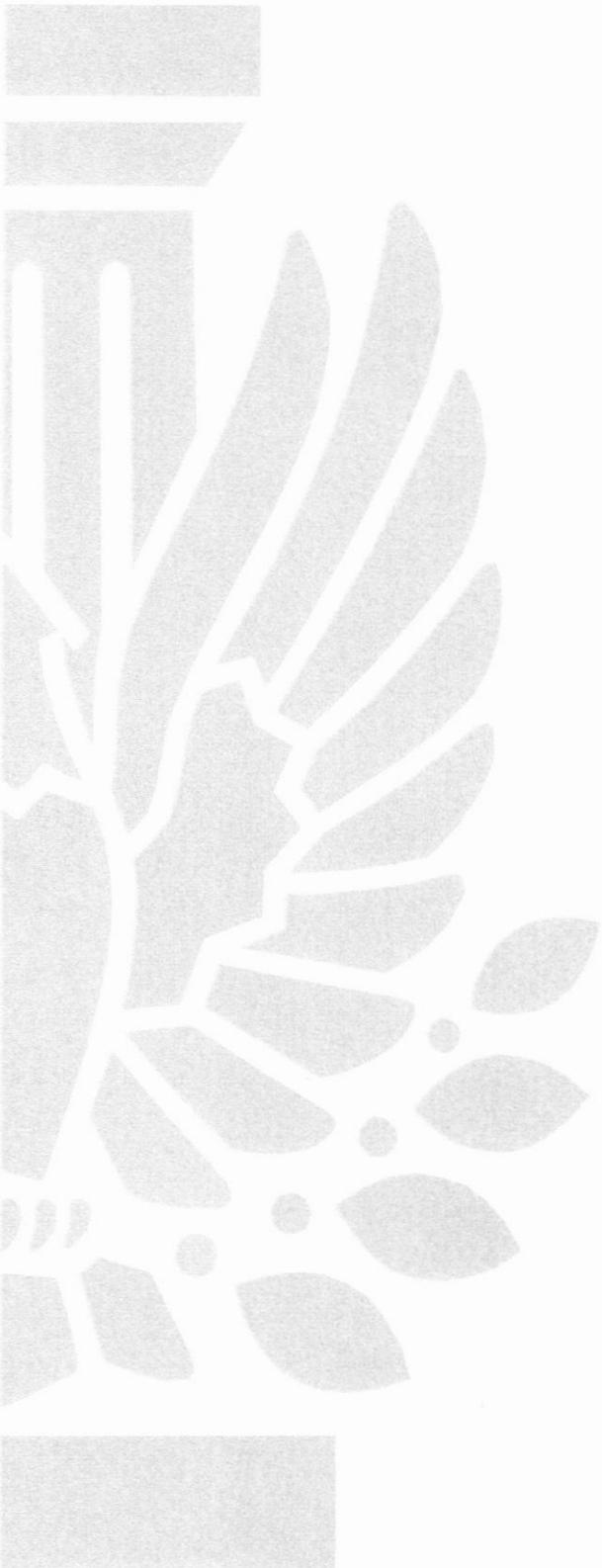
...

None

...

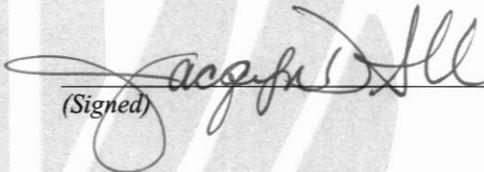
None

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Certification of Document's Authenticity
AIA® Document D401™ – 2003

I, Jacquelyn D. Allen, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:55:28 ET on 11/08/2022 under Order No. 3104237380 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)

Process Solutions Manager / Sr. PA
(Title)

11/8/22
(Dated)

PROJECT:		Hopkins County 48-Bed Trusty Facility	Bid Date	10/20/22	Liq Damages =	none	8-Nov-22		Stockpile and leave spoils onsite	Permit costs by others	
LOCATION:		Sulphur Springs, Texas	Bid Time	2:00 PM	Minority Goal =	N/A	8:43 AM				
ARCHITECT:		DRG	Proj Time	11	Months						
OWNER:		Hopkins Count	Proj SF	7,860	Square Feet						
Row	Spec	DESCRIPTION			SUB/MATL	TOTAL	NOTES	% of Total	\$/sf	Alt 1	Alt 2
8						0				Accepted	Accepted
9	01020	Allowances - Testing laboratory services			20,000	20,000		0.42%	2.54		
10	01020	Allowances - Builder's (finish) hardware			15,000	15,000		0.31%	1.91		
11	01020	Allowances - Identifying devices and graphics			3,500	3,500		0.07%	0.45		
12	01020	Allowances - Washers and dryers in dormitories			12,000	12,000		0.25%	1.53		
13	01020	Allowances - Metal lockers at bunks			15,000	15,000		0.31%	1.91		
14	01020	Allowances - Betterment allowance			50,000	50,000		1.04%	6.36		
15	01020	Allowances - Inmate furniture (Addendum 2)			15,000	15,000		0.31%	1.91		
16	no spec	Allowances - Hydromulch & temp irrigation			47,250	47,250		0.98%	6.01		
17	no spec	Allowances - Underground conduit and fiber			35,000	35,000		0.73%	4.45		
18	no spec	Allowances - Voice/data cabling at new building			7,500	7,500		0.16%	0.95		
19	01410	Testing laboratory services			w/allowances	0		0.00%	0.00		
20	024119	Selective demolition			w/earthwork	0		0.00%	0.00		
21	02830	Chain-link fencing			45,600	45,600		0.95%	5.80		
22	030300	Cast-in-place concrete			268,662	268,662		5.60%	34.18	(1,500)	
23	031100	Concrete forming and accessories			w/CIP concrete	0		0.00%	0.00		
24	032000	Concrete reinforcing			w/CIP concrete	0		0.00%	0.00		
25	033053	Miscellaneous cast-in-place concrete			w/CIP concrete	0		0.00%	0.00		
26	04105	Masonry grouts			w/Unit masonry	0		0.00%	0.00		
27	04150	Masonry reinforcement and accessories			w/Unit masonry	0		0.00%	0.00		
28	04200	Unit masonry			141,600	141,600		2.95%	18.02		
29	04230	Reinforced unit masonry			w/Unit masonry	0		0.00%	0.00		
30	04720	Cast stone			w/Unit masonry	0		0.00%	0.00		
31	0522200	Structural steel decking			w/PEMB	0		0.00%	0.00		
32	05400	Cold formed metal framing			w/gyp drywall	0		0.00%	0.00		
33	05500	Miscellaneous metals - Intercom stand (Deleted per Adm 2)			n/a	0		0.00%	0.00		
34	05500	Miscellaneous metals - Bollards (Deleted per Adm 2)			n/a	0		0.00%	0.00		
35	05500	Miscellaneous metals - Roof access ladder			w/PEMB	0		0.00%	0.00		
36	05500	Miscellaneous metals - TV wall brackets			w/det equip	0		0.00%	0.00		
37	05500	Miscellaneous metals - Handrails & guardrails			none found	0		0.00%	0.00		
38	05500	Miscellaneous metals - Ships ladder			w/PEMB	0		0.00%	0.00		
39	05500	Erect misc. steel/metals			w/PEMB	0		0.00%	0.00		
40	06100	Carpentry, general			w/gyp drywall	0		0.00%	0.00		
41	06101	Rough carpentry			w/gyp drywall	0		0.00%	0.00		
42	06200	Architectural woodwork			none found	0	see clarifications	0.00%	0.00		
43	07100	Dampproofing and waterproofing			w/sealants	0		0.00%	0.00		
44	07240	Thermal insulation and firestopping			w/drywall & slnts	0		0.00%	0.00		
45	07720	Roof hatch			w/PEMB	0		0.00%	0.00		
46	07900	Caulking and sealants			45,185	45,185		0.94%	5.75		
47	08100	Hollow metal doors and frames			w/det equip	0		0.00%	0.00		
48	08200	Laminated plastic clad wood doors			w/HM doors	0		0.00%	0.00		
49	08305	Access doors			w/MEP trades	0		0.00%	0.00		
50	08410	Aluminum entrances and storefronts			w/glazing	0		0.00%	0.00		
51	08700	Builder's (finish) hardware			w/allowances	0		0.00%	0.00		
52	08700	Install doors and hardware - Architectural			w/allowances	0		0.00%	0.00		
53	08700	Install doors and hardware - Detention			w/det equip	0		0.00%	0.00		
54	08800	Glass and glazing			7,390	7,390		0.15%	0.94		
55	09250	Gypsum drywall			33,000	33,000		0.69%	4.20		
56	09500	Acoustical ceilings			w/gyp drywall	0		0.00%	0.00		
57	09650	Resilient flooring			9,797	9,797		0.20%	1.25		
58	09670	Special floor coating and sealer			w/shower ctng	0		0.00%	0.00		
59	09671	Seamless flooring			n/a (no Kitchen)	0	see clarifications	0.00%	0.00		
60	09672	Non-slip floor and shower coating			88,900	88,900		1.85%	11.31		
61	09900	Painting and finishing			70,900	70,900		1.48%	9.02		
62	10000	Miscellaneous specialties - Toilet room accessories			w/lit partitions?	0		0.00%	0.00		

PROJECT:	Hopkins County 48-Bed Trusty Facility		Bid Date	10/20/22	Liq Damages =	none	8-Nov-22			Stockpile and leave spoils onsite	Permit costs by others
LOCATION:	Sulphur Springs, Texas		Bid Time	2:00 PM	Minority Goal =	N/A	8:43 AM				
ARCHITECT:	DRG		Proj Time	11	Months						
OWNER:	Hopkins Count		Proj SF	7,860	Square Feet						
Row	Spec	DESCRIPTION			SUB/MATL	TOTAL	NOTES	% of Total	\$/sf	Alt 1	Alt 2
118	01810	BUILDING PERMIT				9,814	ALLOWANCE	0.20%	1.25	(100)	(9,814)
		TRANSPORTATION OR OTHER IMPACT FEES				0	excluded	0.00%	0.00	0	0
120	01900	CONTRACTOR'S PMT/PERF BONDS				45,746		0.95%	5.82	(466)	(105)
121		OWNERS CONTINGENCY	0.00%			0	Allowances above	0.00%	0.00	0	0
122		CONTRACTORS CONTINGENCY	3.00%			133,133		2.77%	16.94	(1,356)	(306)
123		SUBTOTAL				4,570,901		95.24%	581.54	(46,551)	(10,503)
124		OVERHEAD & PROFIT (FEE)	Percentage >	5.00%		228,545		4.76%	29.08	(2,328)	(525)
125		TOTAL ESTIMATED COST				4,799,447		100.00%	610.62	(48,879)	(11,028)
126								0.00%	0.00		
127						GMP Amount					
						4,799,447		100.00%	610.62	(48,879)	(11,028)

Exhibit A1.2 List of Contract Documents

Project: 22529. Hopkins County Trusty Facility

Drawing Type: ADD Addendum

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
1 Addendum Number One	02/09/22	CD - Issued For Construction	N
2 Addendum Number Two	02/14/22	CD - Issued For Construction	N

Drawing Type: ARCH Architectural

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
A0.00 Site Survey	09/06/22	CD - Issued For Construction	N
A0.01 Site Improvement Plan	09/06/22	CD - Issued For Construction	Y
Add1 Site Improvement Plan	10/14/22	CD - Issued For Construction	
A0.02 Site Details	09/06/22	CD - Issued For Construction	Y
Add1 Site Details	10/14/22	CD - Issued For Construction	
A1.01 Dimensioned Floor Plan	09/06/22	CD - Issued For Construction	Y
Add1 Dimensioned Floor Plan	10/14/22	CD - Issued For Construction	
A1.02 Reference Floor Plan	09/06/22	CD - Issued For Construction	Y
Add1 Reference Floor Plan	10/14/22	CD - Issued For Construction	
A1.03 Reflected Ceiling Plan	09/06/22	CD - Issued For Construction	N
A1.04 Attic Floor Plan	09/06/22	CD - Issued For Construction	Y
Add1 Reflected Ceiling Plan	10/14/22	CD - Issued For Construction	
A1.05 Roof Plan	09/06/22	CD - Issued For Construction	Y
Add1 Roof Plan and Details	10/14/22	CD - Issued For Construction	
A2.01 Exterior Elevations	09/06/22	CD - Issued For Construction	Y
Add1 Exterior Elevations	10/14/22	CD - Issued For Construction	
A2.02 Building Section	09/06/22	CD - Issued For Construction	Y
Add1 Building Section	10/14/22	CD - Issued For Construction	
A3.01 Wall Section	09/06/22	CD - Issued For Construction	N
A3.02 Wall Section	09/06/22	CD - Issued For Construction	Y
Add1 Wall Section	10/14/22	CD - Issued For Construction	
A3.03 Wall Section	09/06/22	CD - Issued For Construction	Y
Add1 Wall Section	10/14/22	CD - Issued For Construction	

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: ARCH Architectural

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
Add1 Wall Section	10/14/22	CD - Issued For Construction	
A4.01 Wall Partition Types	09/06/22	CD - Issued For Construction	Y
Add1 Interior Partition Types	10/14/22	CD - Issued For Construction	
A5.01 Architectural Doors, Schedule, Elevation and Details	09/06/22	CD - Issued For Construction	N
A5.02 Architectural Windows Elevations and Details	09/06/22	CD - Issued For Construction	Y
Add1 Architectural Windows and Details	10/14/22	CD - Issued For Construction	
A5.03 Enlarged Toilet Room Plans and Elevations	09/06/22	CD - Issued For Construction	N
A6.01 Enlarged Jailer Station Plan and Elevations	09/06/22	CD - Issued For Construction	N
A7.01 Miscellaneous Details	09/06/22	CD - Issued For Construction	Y
Add1 Miscellaneous Details	10/14/22	CD - Issued For Construction	
G0.01 Abbreviations and Symbols	09/06/22	CD - Issued For Construction	N

Drawing Type: CIVIL Civil

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
C000 Civil General Notes	09/06/22	CD - Issued For Construction	N
C100 Civil Site Plan	09/06/22	CD - Issued For Construction	Y
Add1 Civil Site Plan	10/14/22	CD - Issued For Construction	
C101 Site Fire Plan	09/06/22	CD - Issued For Construction	N
C200 Existing Conditions and Demo Plan	09/06/22	CD - Issued For Construction	N
C300 Dimensional Control Plan	09/06/22	CD - Issued For Construction	N
C400 Paving and Joint Plan	09/06/22	CD - Issued For Construction	N
C500 Grading Plan	09/06/22	CD - Issued For Construction	Y
Add1 Grading Plan	10/14/22	CD - Issued For Construction	
C600 Existing Dam	09/06/22	CD - Issued For Construction	N
C601 Proposed Dam	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: CIVIL Civil

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
C700 Storm Plan and Profile	09/06/22	CD - Issued For Construction	N
C800 Overall Utility Plan	09/06/22	CD - Issued For Construction	N
C900 Sanitary Plan	09/06/22	CD - Issued For Construction	Y
Add1 Sanitary Plan	10/14/22	CD - Issued For Construction	
C901 Sanitary Profiles	09/06/22	CD - Issued For Construction	N
C1000 Water Plan and Profile	09/06/22	CD - Issued For Construction	N
C1100 Erosion Control Plan	09/06/22	CD - Issued For Construction	N
C1101 Erosion Control Details	09/06/22	CD - Issued For Construction	N
C1200 Civil Details	09/06/22	CD - Issued For Construction	N
C1201 Civil Details	09/06/22	CD - Issued For Construction	Y
Add1 Civil Details	10/14/22	CD - Issued For Construction	
C1202 Civil Details	09/06/22	CD - Issued For Construction	N

Drawing Type: DETENTION Detention

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
D1.01 Detention Door Schedule and Details	09/06/22	CD - Issued For Construction	N
D1.02 Detention Door Details	09/06/22	CD - Issued For Construction	N
D2.01 Detention Door Details	09/06/22	CD - Issued For Construction	Y
Add1 Detention Window Details	10/14/22	CD - Issued For Construction	
D3.01 Detention Furnishings and Details	09/06/22	CD - Issued For Construction	Y
Add1 Detention Furnishings and Details	10/14/22	CD - Issued For Construction	

Drawing Type: ELECTRIC Electrical

Drawing	Issued Date	Status	Revisions
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Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: ELECTRIC Electrical

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
E0.0 Legend and General Notes - Electrical	09/06/22	CD - Issued For Construction	N
E0.1 One Line/Schedules/Panelboards	09/06/22	CD - Issued For Construction	N
E0.2 Panelboards	09/06/22	CD - Issued For Construction	N
E0.3 Schedules	09/06/22	CD - Issued For Construction	N
E1.0 Site Plan - Electrical	09/06/22	CD - Issued For Construction	Y
Add1 Site Plan - Electrical	10/14/22	CD - Issued For Construction	
E1.1 Site Plan - Photometrics	09/06/22	CD - Issued For Construction	N
E2.1 First Floor Plan - Lighting	09/06/22	CD - Issued For Construction	N
E2.2 Attic Plan - Lighting	09/06/22	CD - Issued For Construction	N
E3.1 First Floor Plan - Power	09/06/22	CD - Issued For Construction	Y
Add1 First Floor Plan - Power	10/14/22	CD - Issued For Construction	
E4.1 First Floor Plan - Power to Mechanical	09/06/22	CD - Issued For Construction	N
E4.2 Attic Plan - Power to Mechanical	09/06/22	CD - Issued For Construction	N
E4.3 Attic Plan - Power to Mechanical	09/06/22	CD - Issued For Construction	N
E5.1 Electrical Details	09/06/22	CD - Issued For Construction	N
E5.2 Electrical Details	09/06/22	CD - Issued For Construction	N
E5.3 Electrical Details	09/06/22	CD - Issued For Construction	Y
Add1 Electrical Details	10/14/22	CD - Issued For Construction	

Drawing Type: FP Fire Protection

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
FP2.1 Floor Plan - Fire Protection	09/06/22	CD - Issued For Construction	Y
Add1 Floor Plan - Fire Protection	10/14/22	CD - Issued For Construction	

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: GENERAL General

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
G0.01 Symbols and Legend	09/06/22	CD - Issued For Construction	N

Drawing Type: LS Life Safety

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
LS-0.0 Life Safety Notes	09/06/22	CD - Issued For Construction	N
LS-0.1 Life Safety Notes	09/06/22	CD - Issued For Construction	N
LS-1.0 Life Safety Plan	09/06/22	CD - Issued For Construction	N

Drawing Type: MECH Mechanical

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
M0.1 Mechanical Schedules	09/06/22	CD - Issued For Construction	N
M0.2 Mechanical Schedules	09/06/22	CD - Issued For Construction	Y
Add1 Mechanical Schedules	10/14/22	CD - Issued For Construction	
M2.0 First Floor Plan - Smoke Zones	09/06/22	CD - Issued For Construction	N
M2.1 First Floor Plan - Mechanical	09/06/22	CD - Issued For Construction	Y
Add1 First Floor Plan - Mechanical	10/14/22	CD - Issued For Construction	
M2.2 Attic Plan - Mechanical	09/06/22	CD - Issued For Construction	Y
Add1 Attic Plan - Mechanical	10/14/22	CD - Issued For Construction	
Add2 Roof Plan	10/14/22	CD - Issued For Construction	
<i>Changed name to Roof Plan</i>			
M2.3 Roof Plan - Mechanical	10/14/22	CD - Issued For Construction	N
M3.1 First Floor Plan - HVAC Piping	09/06/22	CD - Issued For Construction	N
M3.2 Attic Plan - HVAC Piping	09/06/22	CD - Issued For Construction	N
M4.1 Mechanical Details	09/06/22	CD - Issued For Construction	N
M4.2 Mechanical Details	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: MECH Mechanical

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
MP0.0 Mechanical/Plumbing Symbols, Kegebds & General Notes	09/06/22	CD - Issued For Construction	N
MP1.0 Mechanical/Plumbing Site Plan	09/06/22	CD - Issued For Construction	Y
Add1 Mechanical/Plumbing Site Plan (Deleted)	09/06/22	CD - Issued For Construction	

Drawing Type: PLUMBING Plumbing

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
P0.1 Plumbing Schedules	09/06/22	CD - Issued For Construction	N
P0.2 Plumbing Schedules	09/06/22	CD - Issued For Construction	N
P1.0 Site Plan - Plumbing	09/06/22	CD - Issued For Construction	Y
Add1 Site Plan - Plumbing	10/14/22	CD - Issued For Construction	
P2.0 Underfloor Plan - Plumbing	09/06/22	CD - Issued For Construction	N
P2.1 First Floor Plan - Vent Piping	09/06/22	CD - Issued For Construction	N
P2.2 First Floor Plan - Waste & Vent Piping	09/06/22	CD - Issued For Construction	N
P2.3 Attic Plan - Vent Piping	09/06/22	CD - Issued For Construction	N
P3.1 First Floor Plan - Pressure Pipe	09/06/22	CD - Issued For Construction	N
P3.2 Attic Plan - Pressure Pipe	09/06/22	CD - Issued For Construction	N
P4.1 Floor Plan - Gas Pipe	09/06/22	CD - Issued For Construction	N
P4.2 Attic Plan - Gas Pipe	09/06/22	CD - Issued For Construction	N
P5.1 Plumbing Details	09/06/22	CD - Issued For Construction	N
P5.2 Plumbing Details	09/06/22	CD - Issued For Construction	N
P6.1 Plumbing Risers	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: PLUMBING Plumbing

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		

Drawing Type: SE Security Electronics

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
SEC1.01 Security Electronics Plan	09/06/22	CD - Issued For Construction	Y
Add1 Security Electronics Plan	10/14/22	CD - Issued For Construction	

Drawing Type: SPEC Specification

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
02830 Chain-Link Fencing	09/06/22	CD - Issued For Construction	N
04105 Masonry Grouts	09/06/22	CD - Issued For Construction	N
04150 Masonry Reinforcement and Accessories	09/06/22	CD - Issued For Construction	N
04200 Unit Masonry	09/06/22	CD - Issued For Construction	N
04230 Reinforced Unit Masonry	09/06/22	CD - Issued For Construction	N
04720 Cast Stone	09/06/22	CD - Issued For Construction	N
05400 Cold Formed Metal Framing	09/06/22	CD - Issued For Construction	N
05500 Miscellaneous Metals	09/06/22	CD - Issued For Construction	N
06100 Carpentry, General	09/06/22	CD - Issued For Construction	N
06101 Rough Carpentry	09/06/22	CD - Issued For Construction	N
06200 Architectural Woodwork	09/06/22	CD - Issued For Construction	N
07100 Dampproofing and Waterproofing	09/06/22	CD - Issued For Construction	N
07240 Thermal Insulation and Fire-Stopping	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: SPEC Specification

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
07720 Roof Hatch	09/06/22	CD - Issued For Construction	N
07900 Caulking and Sealants	09/06/22	CD - Issued For Construction	N
08100 Hollow Metal Doors and Frames	09/06/22	CD - Issued For Construction	N
08200 Laminated Plastic Clad Wood Doors	09/06/22	CD - Issued For Construction	N
08305 Access Doors	09/06/22	CD - Issued For Construction	N
08410 Aluminum Entrances and Storefronts	09/06/22	CD - Issued For Construction	N
08700 Builder's (Finish) Hardware	09/06/22	CD - Issued For Construction	N
08800 Glass and Glazing	09/06/22	CD - Issued For Construction	N
09250 Gypsum Drywall	09/06/22	CD - Issued For Construction	N
09500 Acoustical Ceilings	09/06/22	CD - Issued For Construction	N
09650 Resilient Flooring	09/06/22	CD - Issued For Construction	N
09670 Special Floor Coating and Sealer	09/06/22	CD - Issued For Construction	N
09671 Seamless Flooring	09/06/22	CD - Issued For Construction	N
09672 Non-Slip Floor and Shower Coating	09/06/22	CD - Issued For Construction	N
09900 Painting and Finishing	09/06/22	CD - Issued For Construction	N
10000 Miscellaneous Specialties	09/06/22	CD - Issued For Construction	N
10165 Plastic Laminate Toilet Partitions	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: SPEC Specification

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
10400 Identifying Devices and Graphics	09/06/22	CD - Issued For Construction	N
10523 Fire Extinguishers	09/06/22	CD - Issued For Construction	N
11190 General Provisions for Detention Equipment	09/06/22	CD - Issued For Construction	N
11191 Dentention Furnishings and Accessories	09/06/22	CD - Issued For Construction	N
11192 Detention Steel Plate and Equipment	09/06/22	CD - Issued For Construction	N
11193 Security Hollow Metal Doors and Frames	09/06/22	CD - Issued For Construction	N
11194 Electro-Mechanical Locks	09/06/22	CD - Issued For Construction	N
11195 Mechanical Security Locks/Security Hardware	09/06/22	CD - Issued For Construction	N
12300 Prefinished Cabinets	09/06/22	CD - Issued For Construction	N
13122 Pre-Engineered Metal Building System	09/06/22	CD - Issued For Construction	N
VOL 1 Project Manual Volume 1	09/01/22	CD - Issued For Construction	N
VOL 2 Project Manual Volume 2	09/01/22	CD - Issued For Construction	N
024119 Selective Demolition	09/06/22	CD - Issued For Construction	N
030300 Cast-In-Place Concrete	09/06/22	CD - Issued For Construction	N
031100 Concrete Forming and Accessories	09/06/22	CD - Issued For Construction	N
032000 Concrete Reinforcing	09/06/22	CD - Issued For Construction	N
033053 Miscellaneous Cast-In-Place Concrete	09/06/22	CD - Issued For Construction	N
052200 Structural Steel Decking	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: SPEC Specification

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
210010 Fire Suppression Submittal Process	09/06/22	CD - Issued For Construction	N
210500 Common Work Results for Fire Suppression	09/06/22	CD - Issued For Construction	N
210519 Meters and Gauges for Fire Suppression Piping	09/06/22	CD - Issued For Construction	N
210523 General Duty Valves for Fire Suppression Piping	09/06/22	CD - Issued For Construction	N
210529 Hangers and Support for Fire Suppression Piping	09/06/22	CD - Issued For Construction	N
210553 Identification for Fire Suppression Piping & Equipment	09/06/22	CD - Issued For Construction	N
211300 Wet Pipe Sprinkler System	09/06/22	CD - Issued For Construction	N
220010 Plumbing Submittal Process	09/06/22	CD - Issued For Construction	N
220500 Common Work Results for Plumbing	09/06/22	CD - Issued For Construction	N
220519 Meters and Gauges for Plumbing Piping	09/06/22	CD - Issued For Construction	N
220523 General-Duty Valves for Plumbing Piping	09/06/22	CD - Issued For Construction	N
220529 Hangers and Supports for Plumbing Piping and Equipment	09/06/22	CD - Issued For Construction	N
220548 Vibration and Seismic Controls for Plumbing Piping and Equip	09/06/22	CD - Issued For Construction	N
220553 Identification for Plumbing Piping and Equipment	09/06/22	CD - Issued For Construction	N
220700 Plumbing Insulation	09/06/22	CD - Issued For Construction	N
220800 Commissioning of Plumbing Systems	09/06/22	CD - Issued For Construction	N
221100 Facility Water Distribution	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: SPEC Specification

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
221300 Facility Sanitary Sewage	09/06/22	CD - Issued For Construction	N
223111 Water Softeners	09/06/22	CD - Issued For Construction	N
223436 Commercial Gas Domestic Water Heater	09/06/22	CD - Issued For Construction	N
223437 Commercial Electric Domestic Water Heater	09/06/22	CD - Issued For Construction	N
224200 Commercial Plumbing Fixtures	09/06/22	CD - Issued For Construction	N
224600 Security Plumbing Fixtures	09/06/22	CD - Issued For Construction	N
230010 Mechanical Submittal Process	09/06/22	CD - Issued For Construction	N
230500 Common Work Results for HVAC	09/06/22	CD - Issued For Construction	N
230513 Common Motor Requirements for HVAC	09/06/22	CD - Issued For Construction	N
230529 Hangers and Support for HVAC Piping and Equipment	09/06/22	CD - Issued For Construction	N
230548 Vibration and Seismic Controls for HVAC Piping and Equipment	09/06/22	CD - Issued For Construction	N
230553 Identificati0on for HVAC Piping and Equipment	09/06/22	CD - Issued For Construction	N
230593 Testing, Adjusting, and Balancing for HVAC	09/06/22	CD - Issued For Construction	N
230700 HVAC Insulation	09/06/22	CD - Issued For Construction	N
230800 Commissioning of HVAC Systems	09/06/22	CD - Issued For Construction	N
230993 Sequence of Operations for HVAC Equipment	09/06/22	CD - Issued For Construction	N
231123 Facility Natural Gas Piping	09/06/22	CD - Issued For Construction	N
232300 Refrigerant Piping	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: SPEC Specification

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
233113 Air Distribution	09/06/22	CD - Issued For Construction	N
233150 Hangers and Supports for Ductwork	09/06/22	CD - Issued For Construction	N
233423 HVAC Power Ventilators	09/06/22	CD - Issued For Construction	N
233713 Diffusers, Registers and Grilles	09/06/22	CD - Issued For Construction	N
237600 DX Split Systems	09/06/22	CD - Issued For Construction	N
238149 Variable Refrigerant Air Flow Conditioning Systems	09/06/22	CD - Issued For Construction	N
238239 Unit Heaters	09/06/22	CD - Issued For Construction	N
260010 Electrical Submittal Process	09/06/22	CD - Issued For Construction	N
260500 Common Work Results for Electrical	09/06/22	CD - Issued For Construction	N
260503 Firestopping	09/06/22	CD - Issued For Construction	N
260505 Site Electrical	09/06/22	CD - Issued For Construction	N
260519 Low Voltage Electrical Power Conductors & Cables	09/06/22	CD - Issued For Construction	N
260526 Grounding & Bonding for Electrical Systems	09/06/22	CD - Issued For Construction	N
260529 Hangers & Support for Electrical Systems	09/06/22	CD - Issued For Construction	N
260536 Cable Trays for Electrical Systems	09/06/22	CD - Issued For Construction	N
260548 Seismic Controls for Electrical Systems	09/06/22	CD - Issued For Construction	N
260553 Identificaitons for Electrical System	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: SPEC Specification

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
260593 Electrical Testing	09/06/22	CD - Issued For Construction	N
260620 Disconnect Switches	09/06/22	CD - Issued For Construction	N
260800 Commissioning of Electrical Systems	09/06/22	CD - Issued For Construction	N
260923 Lighting Control Devices	09/06/22	CD - Issued For Construction	N
262116 Low Voltage Underground Electrical Service Entrance	09/06/22	CD - Issued For Construction	N
262200 Low Voltage Transformers	09/06/22	CD - Issued For Construction	N
262413 Switchboards	09/06/22	CD - Issued For Construction	N
262416 Panelboards	09/06/22	CD - Issued For Construction	N
262422 Motor Starters	09/06/22	CD - Issued For Construction	N
262716 Electrical Cabinets & Enclosures	09/06/22	CD - Issued For Construction	N
262726 Wiring Devices	09/06/22	CD - Issued For Construction	N
262813 Fuses	09/06/22	CD - Issued For Construction	N
262816 Enclosed Switches	09/06/22	CD - Issued For Construction	N
262913 Enclosed Controllers	09/06/22	CD - Issued For Construction	N
263353 Uninterrupted Power Supply	09/06/22	CD - Issued For Construction	N
263623 Automatic Transfer Switch	09/06/22	CD - Issued For Construction	N
264300 Surge Protective Devices	09/06/22	CD - Issued For Construction	N
265500 LED Lighting	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: SPEC Specification

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
265563 Detention Lighting	09/06/22	CD - Issued For Construction	N
282300 Security Electronics - General	09/06/22	CD - Issued For Construction	N
282310 PLC and Relay Control Systems	09/06/22	CD - Issued For Construction	N
282320 Touch Screen Control System	09/06/22	CD - Issued For Construction	N
282330 Intercommunication System	09/06/22	CD - Issued For Construction	N
282380 Equipment Racks and UPS Systems	09/06/22	CD - Issued For Construction	N
283340 CCTV System	09/06/22	CD - Issued For Construction	N
311000 Site Clearing	09/06/22	CD - Issued For Construction	N
312000 Earth Moving	09/06/22	CD - Issued For Construction	N
312319 Dewatering	09/06/22	CD - Issued For Construction	N
315000 Excavation Support and Protection	09/06/22	CD - Issued For Construction	N
321313 Concrete Paving	09/06/22	CD - Issued For Construction	N
321373 Concrete Paving Joint Sealants	09/06/22	CD - Issued For Construction	N
321723 Pavement Markings	09/06/22	CD - Issued For Construction	N
330500 Common Work Results for Utilities	09/06/22	CD - Issued For Construction	N
331416 Site Water Utility Distribution Pipe	09/06/22	CD - Issued For Construction	N
333113 Site Sanitary Sewerage Gravity Pipe	09/06/22	CD - Issued For Construction	N

Initials: _____

Project: 22529. Hopkins County Trusty Facility

Drawing Type: SPEC Specification

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
334100 Storm Itility Drainage Piping	09/06/22	CD - Issued For Construction	N
260533.13 Conduit for Electrical Systems	09/06/22	CD - Issued For Construction	N
260533.16 Boxes for Electrical Systems	09/06/22	CD - Issued For Construction	N
263213.33 Packaged ENgine Generators - Diesel	09/06/22	CD - Issued For Construction	N

Drawing Type: STRUCT Structural

Drawing	Issued Date	Status	Revisions
Revision	Rev'd Date		
S000 Structural Notes	09/06/22	CD - Issued For Construction	N
S001 Structural Notes	09/06/22	CD - Issued For Construction	N
S100 Foundation Plan	09/06/22	CD - Issued For Construction	Y
Add1 Foundation Plan	10/14/22	CD - Issued For Construction	
S110 Wall Plan	09/06/22	CD - Issued For Construction	N
S111 Ceiling Framing Plan	09/06/22	CD - Issued For Construction	N
S112 Roof Framing Plan	09/06/22	CD - Issued For Construction	N
S500 Foundation Details	09/06/22	CD - Issued For Construction	Y
Add1 Foundation Details	10/14/22	CD - Issued For Construction	
S501 Foundation Details	09/06/22	CD - Issued For Construction	N
S512 Light Gauge Details	09/06/22	CD - Issued For Construction	N
S513 CMU Details	09/06/22	CD - Issued For Construction	Y
Add1 CMU Details	10/14/22	CD - Issued For Construction	

Initials: _____

**Guaranteed Maximum Price Proposal
 Clarifications and Assumptions**

Our GMP Estimate is based on the plans and specifications itemized in the List of Contract Documents, and the following clarifications:

1.01 We have included a building permit allowance of \$9,814 based on the City of Sulphur Springs permit fee schedule. At the time of GMP submission, we have not received the building permit or TCJS final construction document approval, nor have we included any costs for City or TCJS changes.

1.02 We have excluded the following items, based on our understanding that the Owner has obtained appropriate exemptions, or has made provisions to include allowances for each in the overall project budget:

- a. Material and Remodel Sales Tax. We understand the Owner has tax-exempt status;
- b. Hazardous material removal or abatement;
- c. Certified payroll requirements;
- d. Meter and impact fees;
- e. Water storage tanks;

1.03 We have included the following Allowances:

a. Testing Laboratory Services	\$20,000
b. Builder's Finish Hardware	\$15,000
c. Identifying Devices and Graphics	\$3,500
d. Washers and Dryers in Dormitories	\$12,000
e. Metal Lockers at Bunks	\$15,000
f. Owner Betterment	\$50,000
g. Inmate Furniture (Addendum #2)	\$15,000
h. Hydromulch and Temporary Irrigation	\$47,250
i. Underground Conduit and Fiber	\$35,000
j. Voice/Data Cabling, Excludes Video Visitation	\$7,500

- k. Building Permit \$9,814
- 6.01 Excludes Specification 06200 – Architectural Millwork (none shown)
- 7.01 Excludes sprayed fireproofing and intumescent paint (none indicated)
- 8.01 We are providing the following detention hollow metal gauges
- 14GA Detention Hollow Metal Door Frames
 - 12GA Detention Hollow Metal Doors
 - 12GA Detention Hollow Metal Window Frames
 - 10GA Ballistic Hollow Metal Window Frame – 1 location
- 9.01 Excludes Specification 09671 – Seamless Flooring (no kitchen)
- 9.02 Includes acoustical ceiling tiles as CertainTeed Baroque BET-157
24x24x5/8 tiles in 15/16 grid.
- 9.03 Epoxy paint included as 1-part epoxy paint.
- 9.04 Excludes any moisture mitigation for flooring.
- 12.01 Excludes window treatments.
- 13.01 Includes interior metal liner panels, Ceiling liners, and metal soffits as L-
12, 24 gauge by Alliance Metal Buildings
- 21.01 Includes wet fire sprinkler system at the mezzanine and Recreation areas.
Excludes dry system and fire sprinkler at the Sally Port (2' separation).
Excludes fire pump and assumes adequate water pressure to support the
fire sprinkler system.
- 21.02 We have included backflow prevention on the new fire sprinkler riser. No
backflow devices are included outside the buildings for fire water or
domestic water. This is consistent with the current services to the Hopkins
County LEC.
- 26.01 Excludes Specification 26 41 00 - Lightning Protection. This specification
was deleted per Addendum #1.
- 26.02 Junction boxes and stub up only included for Fire Alarm, Security
Electronics, Voice/Data. Plenum rated wiring will be utilized in the
mezzanine and concealed spaces with J-Hooks in lieu of full conduit
raceways.

- 26.03 We have included \$3,000 for relay panels, no panel type is shown and we need clarification on interfacing.
- 27.01 We have included an allowance of \$35,000 to install conduit and fiber optic wiring from this facility to connect to the existing Hopkins County LEC. Allowance includes the following:
- 400 LF of 4" underground conduit from new building to existing Oncor spare location on South side of Houston Street
 - 200 SF of street paving removal and replacement
 - 1100 LF of 12 strand multi-mode fiber optic cabling
 - 40 LF of 4" underground conduit to intercept the Oncor spare and bring into existing Hopkins County LEC.
 - 150 LF of pathway from entry point to Control Room at existing Hopkins County LEC.
- 27.02 Includes a \$7,500 allowance for voice and data cabling inside the new building. Does not include any cabling to support video visitation system (by Owner).
- 28.01 We have included a Honeywell/FCI ASM-16 smoke control zone switch module (or equivalent) to interface the fire alarm system with the associated HVAC equipment.
- 28.02 Excludes distributed antenna systems (emergency or cellular) of any kind.
- 28.03 Includes ECON Programmable Logic Controller (PLC) in lieu of specified Omron PLC.
- 31.01 Excludes import of topsoil.
- 31.02 Excludes soil stabilization of any kind (none shown or indicated).
- 32.03 Retaining wall included as Mosaic Sandstone gravity wall with all necessary engineering costs included.
- 32.04 Excludes drainage pipe behind the retaining wall (none shown or indicated).
- 32.05 We have included offsite haul-off of all spoils generated from our work. Alternate 1 is presented as a credit to leave spoils stockpiled onsite (no spreading/grading of stockpile).

32.06 Excludes removal of existing pre-engineered building and components.
We have included removal of the foundation, but not the building itself.