



AIA[®]

Document A133[™] – 2009 Exhibit A

Guaranteed Maximum Price Amendment

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

Northfield Park
7804 Davis Blvd

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

THE OWNER:
(Name, legal status and address)

City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180

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.

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

Dean Electric, Inc. dba Dean Construction
701 Hall Street
Cedar Hill, TX 75104

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 Five million, six hundred thirteen thousand, five hundred twenty three dollars (\$5,613,523.00), 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.)

See Attachment "A"

Init.

§ 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.)

N/A

§ 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
No Allowances	

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

Attachment "B"

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

Document	Title	Date	Pages
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§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

See Attachment "C"

Section	Title	Date	Pages
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Init.

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

See Attachment "D"

Number	Title	Date
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§ 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.)

Addendum #1
Addendum #2
Addendum #3

ARTICLE A.2

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

September 15, 2018

OWNER (Signature)

(Printed name and title)


CONSTRUCTION MANAGER (Signature)

Gregory Firebaugh - President

(Printed name and title)

10-13-17

Init.

Northfield Park

Attachment A

Bid Item

Temporary fence	\$13,305.70
Erosion control	\$17,971.25
Demo / earthwork	\$260,000.00
Utilities	\$328,302.00
Firelane and parking striping and signage	\$445,000.00 \$8,800.00
site concrete	\$741,750.00
restroom bldg.	\$625,500.00
large pavilion	\$254,350.00
small pavilions	\$60,850.00
dugout shade	\$27,120.00
fence / foul poles	\$150,000.00
irrigation	\$320,712.00
fine grade	\$40,000.00
Landscape	\$8,900.00
turf establishment	\$60,000.00
Site electric	\$983,176.00
playground	\$420,000.00
sand volleyball	\$13,900.00
tennis courts	\$141,932.00
basketball court	\$69,020.00
handrail / guardrail	\$35,000.00
site amenities	\$76,000.00
site signage	\$9,000.00
site masonry	\$30,000.00
subtotal	\$5,140,588.95
GC / Fees	\$472,934.05
Total GMP	\$5,613,523.00

Assumptions to the contract

Select fill removed at tennis courts and basketball court

Milled asphalt to be used on site

RCP pipe to be changed to ADS pipe on storm drainage

Junction box on line SD-2 to be deleted

delete lime stabilization

delete ramps, handrail and all but 60' of guardrail east of restroom building

Building foundation to have 4' of moisture conditioning instead of 12'

Building to have no select fill

Trees furnished, installed and warranted by the city

Reduce sod area and replace with hydromulch

Light pole piers to be redesigned to standard Musco piers

Guardrail / ornamental fence to be Ameristar instead of build on site

Site masonry to include columns at large pavilion only

Testing by the city

Power company charges by the city

No contingency included in total GMP

Attachment "C"

Specifications

for

Northfield Park

City of North Richland Hills, Texas

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DIVISION O -- BIDDING AND CONTRACT REQUIREMENTS

- 00020 - Advertisement for Bids
- 00100 - Construction Manager's Instructions to Bidders
- 00110 - General Conditions for Bidders
- 00112 - City of North Richland Hills Project Conditions
- 00300 - Proposal (Bid) Form
- 00400 - Contract Forms, Bonds and Certificates
- 00600 - Supplementary General Conditions



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DIVISION 1 -- GENERAL REQUIREMENTS

- 01020 - Allowances
- 01045 - Cutting and Patching
- 01077 - Reference Standards
- 01150 - Measurement and Payment
- 01200 - Project Meetings
- 01 2100 - Allowances (Architectural)
- 01 2200 - Unit Prices (Architectural)
- 01310 - Construction Schedules
- 01340 - Shop Drawings, Product Data and Samples
- 01370 - Schedule of Values
- 01 4000 - Quality Requirements (Architectural)
- 01410 - Testing Laboratory Services
- 01500 - Temporary Facilities and Controls
- 01532 - Tree and Plant Protection
- 01580 - Project Identification & Signage
- 01 6000 - Product Requirements (Architectural)
- 01630 - Substitutions
- 01 6400 - Owner Furnished Contractor Installed Products (OFCI) (Architectural)
- 01700 - Projects Closeout
- 01710 - Cleaning Up
- 01720 - Project Record Documents
- 01730 - Trench Safety
- 01 7330 - Cutting and Patching (Architectural)
- 01740 - Operation and Maintenance Data
- 01750 - Storm Water Pollution Prevention Plan
- 01 7900 - Demonstration and Training (Architectural)



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DIVISION 2 -- SITE WORK

- 02100 - Site Preparation
- 02201 - Earthwork - Site
- 02211 - Fine Grading
- 02226 - Excavating, Backfilling, and Compacting for Paving
- 02835 - Galvanized Chain Link Fencing
- 02840 - Vinyl Coated Chain Link Fencing
- 02930 - Turf Establishment
- 02950 - Landscape Planting
- 02 4120 - Selective Demolition (Architectural)

DIVISION 3 -- CONCRETE

- 03 1000 - Concrete Forming (Architectural)
- 03101 - Concrete Form Work (Site)
- 03 2000 - Concrete Reinforcing (Architectural)
- 03201 - Concrete Reinforcement (Site)
- 03 3000 - Cast-in-Place Concrete (Architectural)
- 03301 - Cast-In-Place Concrete (Site)
- 03351 - Concrete Finishing and Curing (Site)



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DIVISION 4 -- MASONRY

- 04 4200 - Unit Masonry (Architectural)
- 04 4250 - Stone Cladding (Architectural)
- 04 4300 - Glass Unit Masonry (Architectural)
- 04 7200 - Cast Stone Masonry (Architectural)

DIVISION 5 -- METALS

- 05 1200 - Structural Steel Framing (Architectural)
- 05 4000 - Cold-formed Metal Framing (Architectural)
- 05 5000 - Metal Fabrications (Architectural)



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DIVISION 6 -- WOOD, PLASTICS, AND COMPOSITES

- 06 1000 - Rough Carpentry (Architectural)
- 06 1600 - Gypsum Sheathing (Architectural)
- 06 1753 - Shop Fabricated Wood Trusses (Architectural)

DIVISION 7 -- THERMAL AND MOISTURE PROTECTION

- 07 1110 - Dampproofing (Architectural)
- 07 1313 - Bituminous Sheet Waterproofing (Architectural)
- 07 1900 - Water Repellents (Architectural)
- 07 2113 - Board Insulation (Architectural)
- 07 2115 - Batt Insulation (Architectural)
- 07 2600 - Vapor Barriers and Retarders – Below Slab (Architectural)
- 07 2726 - Fluid-Applied Air and Water-Resistant Barrier System (Architectural)
- 07 2800 - Weather Barrier (Architectural)
- 07 4113 - Metal Roof and Soffit Panels (Architectural)
- 07 6200 - Sheet Metal Flashing and Trim (Architectural)
- 07 7200 - Roof Accessories (Architectural)
- 07 8443 - Joint Firestopping (Architectural)
- 07 9200 - Joint Sealers (Architectural)
- 07 9500 - Expansion Control (Architectural)

DIVISION 8 -- OPENINGS

- 08 1113 - Hollow Metal Doors and Frames (Architectural)
- 08 3100 - Access Doors and Panels (Architectural)
- 08 3323 - Overhead Coiling Doors (Architectural)
- 08 3350 - Coiling Counter Doors (Architectural)
- 08 5619 - Pass-Thru Windows (Architectural)
- 08 7100 - Door Hardware (Architectural)
- 08 8000 - Glazing (Architectural)
- 08 9100 - Louvers and Vents (Architectural)

DIVISION 9 -- FINISHES

- 09 2900 - Gypsum Board Assemblies (Architectural)
- 09 5100 - Acoustical Ceilings (Architectural)
- 09 9100 - Painting (Architectural)

DIVISION 10 -- SPECIALTIES

- 10 1123 - Bulletin Boards (Architectural)
- 10 1400 - Identifying Devices (Architectural)
- 10 2813 - Toilet Accessories (Architectural)
- 10 4413 - Fire Extinguishers and Cabinets (Architectural)
- 10 9900 - Miscellaneous Specialties (Architectural)



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DIVISION 11 -- EQUIPMENT

- 11 3100 - Appliances (Architectural)

DIVISION 12 through 15 – Not Used

DIVISION 16 – SITE ELECTRICAL

- 16010 - General Requirements for Electrical Work
- 16111 - Raceways and Fittings
- 16112 - Surface Raceways
- 16120 - Wire and Cable
- 16130 - Boxes
- 16141 - Wiring Devices
- 16160 - Cabinets and Enclosures
- 16195 - Electrical Identification
- 16450 - Grounding and Bonding
- 16461 - Transformers
- 16471 - Panelboards
- 16485 - Contactors
- 16491 - Disconnect Switches
- 16503 - Poles and Standards
- 16510 - Site Lighting Fixtures



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DIVISION 17 through 21 – Not Used

DIVISION 22 – PLUMBING

- 22 0500 - Common Work Results for Plumbing (Architectural)
- 22 1000 - Plumbing Piping and Valves (Architectural)
- 22 3000 - Plumbing Equipment (Architectural)

DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

- 23 0500 - Common Work Results for HVAC (Architectural)
- 23 0534 - Through-penetration Firestopping for Mechanical Systems (Architectural)
- 23 3100 - Ductwork and Casings (Architectural)
- 23 3300 - Air Duct Accessories (Architectural)
- 23 3400 - HVAC Fans (Architectural)
- 23 3700 - Air Outlet and Inlets (Architectural)

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- 26 0500 - Common Work Results for Electrical (Architectural)
- 26 0523 - Cable, Wire, and Connections, 600 Volt and Less (Architectural)
- 26 0526 - Grounding (Architectural)
- 26 0533 - Raceways, Conduits, and Boxes (Architectural)
- 26 0534 - Through-penetration Firestopping for Electrical Systems (Architectural)
- 26 2416.12 - Branch Circuit Panelboards (Architectural)
- 26 2726 - Wiring Devices (Architectural)
- 26 5119 - LED Lighting Fixtures (Architectural)

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DIVISION 31 – EARTHWORK

- 31 3116 - Termite Control (Architectural)
- 31 3213 - Chemical Soil Stabilization (Architectural)
- 31 6329 - Drilled Concrete Piers (Architectural)

DIVISION 32 – EXTERIOR IMPROVEMENTS

- 32 1116 - Chemical Treated Subgrade (Architectural)
- 328000 - Landscape Irrigation System

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4/15/17

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Attachment "D"

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P301	PLUMBING SCHEDULES

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Dean Electric, Inc. dba Dean Construction
Cedar Hill, TX United States

Certificate Number:
2017-269205

Date Filed:
10/06/2017

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of North Richland Hills

Date Acknowledged:

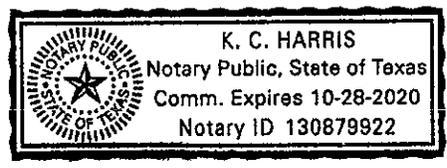
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

50-000494
Park redevelopment

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 AFFIDAVIT I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



[Handwritten Signature]
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said Gregory Firebaugh, this the 6th day of October, 2017, to certify which, witness my hand and seal of office.

K.C. Harris K.C. Harris Office Administrator
Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath