



AIA[®] Document A133[™] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 05th day of March in the year 2021, 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 15th day of June in the year 2020 (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

Mt Vernon Middle School Addition and Renovations
1862 W. State Road 234
Fortville, IN 46040

THE OWNER:

(Name, legal status, and address)

Mount Vernon Community School Corporation
1806 W. St. Rd. 234
Fortville, IN 46040

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Hagerman, Inc.
10315 Allisonville Road
Fishers, IN 46038

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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.

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.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Three Million Seven Hundred Five Thousand Six Hundred Ninety-Five Dollars and Zero Cents (\$ 3,705,695.00), 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.)

Bid Item #	Description	Cost	Subcontractor
	Hagerman PreConstruction Fee	\$ 14,020.00	
	Hagerman Staff Costs	\$ 203,850.00	
	Project General Conditions	\$ 180,000.00	
Bid Item #	Subcontractors (Multiple Bid Items)		
1	Site Excavation and Utility Work	\$ 79,576.00	Cobalt Civil
2	General Trades, Concrete and Select Demo Work	\$ 356,000.00	Hagerman Inc
3	Steel Work	\$ 149,725.00	Tri-County Welding
4	Masonry Work	\$ 342,223.00	Masonry by Mohler
5	Roofing and Metal Panel Siding Work	\$ 333,400.00	Henry C. Smither Roofing
6	Aluminum Window and Door Work	\$ 44,500.00	Hoosier Glass
7	Metal Stud, Drywall, Insulation, Acoustical Ceilings and Sound Panel Work	\$ 253,700.00	General Interiors
8	Painting Work	\$ 27,400.00	Bill Lawrence Co
9	Ceramic Tile Work	\$ 2,500.00	Allowance
10	Carpet, LVT and VCT Work	\$ 76,968.00	American Floor Covering
11	Epoxy Resinous Floor Work	\$ 0.00	See Bid Alternate 01
12	Window Shade Work	\$ 5,800.00	C Ed Mullins
13	Manufactured Casework and Music Casework Work	\$ 132,950.00	Deco Associates
14	Plumbing, Mechanical, HVAC Ductwork and Temperature Controls Work	\$ 526,400.00	Greiner Brothers
15	Electrical, Fire Alarm, Communications and Technology Work	\$ 281,000.00	James Babcock
	Subtotal all of the above	\$3,010,012.00	
	Owner/AE Contingency @ 2%	\$ 60,200.00	
	Hagerman Project Contingency @ 6%	\$ 180,601.00	
	Subtotal	\$3,250,813.00	
	Payment and Performance Bonds @ 1%	\$ 32,508.00	

Subtotal	\$3,283,321.00
Fee at 2.25%	\$ 73,875.00
Subtotal (Base Bid)	\$3,357,196.00

Bid Alternate #01 - Include all work associated with Rooms C112 Womens Restroom, C113 Janitor and C114 Mens Restroom

Bid Item #02 General Trades, Concrete and Select Demo Work	\$ 26,950.00	Hagerman Inc
Bid Item #04 Masonry Work	\$ 18,403.00	Masonry by Mohler
Bid Item #07 Metal Stud, Drywall, Insulation, Acoustical Ceilings and Sound Panel Work	\$ 3,984.00	General Interiors
Bid Item #08 Painting Work	\$ 1,600.00	Bill Lawrence Co
Bid Item #11 Epoxy Resinous Floor Work	\$ 5,280.00	Desco Floor Systems
Bid Item #14 Plumbing, Mechanical, HVAC Ductwork and Temperature Controls Work	\$ 78,400.00	Greiner Brothers
Bid Item #15 Electrical, Fire Alarm, Communications and Technology Work	\$ 5,780.00	James Babcock
Subtotal all of the above	\$ 140,397.00	
Owner/AE Contingency @ 2%	\$ 2,808.00	
Hagerman Project Contingency @ 6%	\$ 8,424.00	
Subtotal	\$ 151,629.00	
Payment and Performance Bonds @ 1%	\$ 1,516.00	
Subtotal	\$ 153,145.00	
Fee at 2.25%	\$ 3,446.00	
Subtotal (Bid Alternate #01)	\$ 156,591.00	Accepted / Approved

Bid Alternate #02 - New Entrance at East Wall of Room C107 Cafeteria

Bid Item #02 General Trades, Concrete and Select Demo Work	\$ 20,550.00	Hagerman Inc
Bid Item #04 Masonry Work	\$ 7,995.00	Masonry by Mohler
Bid Item #06 Aluminum Window and Door Work	\$ 1,050.00	Hoosier Glass
Bid Item #07 Metal Stud, Drywall, Insulation, Acoustical Ceilings and Sound Panel Work	\$ 1,922.00	General Interiors
Bid Item #08 Painting Work	\$ 750.00	Bill Lawrence Co
Bid Item #10 Carpet, LVT and VCT Floor Work	\$ 420.00	American Floor Covering
Bid Item #15 Electrical, Fire Alarm, Communications and	\$ 2,300.00	James Babcock

Init.

Technology Work

Subtotal all of the above	\$	34,987.00	
Owner/AE Contingency @ 2%	\$	700.00	
Hagerman Project Contingency @ 6%	\$	2,099.00	
Subtotal	\$	37,786.00	
Payment and Performance Bonds @ 1%	\$	378.00	
Subtotal	\$	38,164.00	
Fee at 2.25%	\$	859.00	
Subtotal (Bid Alternate #02)	\$	39,023.00	Accepted / Approved

Bid Alternate #03 - New Sound System in Cafeteria (C107)

Bid Item #15 Electrical, Fire Alarm, Communications and Technology Work	\$	40,000.00	James Babcock
Subtotal all of the above	\$	40,000.00	
Owner/AE Contingency @ 2%	\$	800.00	
Hagerman Project Contingency @ 6%	\$	2,400.00	
Subtotal	\$	43,200.00	
Payment and Performance Bonds @ 1%	\$	432.00	
Subtotal	\$	43,632.00	
Fee at 2.25%	\$	982.00	
Subtotal (Bid Alternate #03)	\$	44,614.00	Accepted / Approved

Bid Alternate #04 - New Domestic Water Booster Pumps

Bid Item #14 Plumbing, Mechanical, HVAC Ductwork and Temperature Controls Work	\$	37,900.00	Greiner Brothers
Bid Item #15 Electrical, Fire Alarm, Communications and Technology Work	\$	0.00	James Babcock
Subtotal all of the above	\$	37,900.00	
Owner/AE Contingency @ 2%	\$	758.00	
Hagerman Project Contingency @ 6%	\$	2,274.00	
Subtotal	\$	40,932.00	
Payment and Performance Bonds @ 1%	\$	409.00	
Subtotal	\$	41,341.00	
Fee at 2.25%	\$	930.00	
Subtotal (Bid Alternate #04)	\$	42,271.00	Accepted / Approved

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Bid Alternate #05 - 20-Year RoofSMART Performance Warranty

Bid Item #05 Roofing and Metal Panel Siding Work	\$ 27,700.00	Henry C. Smither Roofing
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Subtotal all of the above	\$ 27,700.00	
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Owner/AE Contingency @ 2%	\$ 554.00	
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Hagerman Project Contingency @ 6%	\$ 1,662.00	
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Subtotal	\$ 29,916.00	
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Payment and Performance Bonds @ 1%	\$ 299.00	
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Subtotal	\$ 30,215.00	
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Fee at 2.25%	\$ 680.00	
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Subtotal (Bid Alternate #05)	\$ 30,895.00	Accepted / Approved
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Bid Alternate #06 - New Needlepoint Bipolar Ionizers in all new rooftop units

Bid Item #14 Plumbing, Mechanical, HVAC Ductwork and Temperature Controls Work	\$ 13,350.00	Greiner Brothers
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Bid Item #15 Electrical, Fire Alarm, Communications and Technology Work	\$ 1,000.00	James Babcock
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Subtotal all of the above	\$ 14,350.00	
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Owner/AE Contingency @ 2%	\$ 287.00	
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Hagerman Project Contingency @ 6%	\$ 861.00	
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Subtotal	\$ 15,498.00	
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Payment and Performance Bonds @ 1%	\$ 155.00	
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Subtotal	\$ 15,653.00	
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Fee at 2.25%	\$ 352.00	
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Subtotal (Bid Alternate #06)	\$ 16,005.00	Accepted / Approved
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Bid Alternate #07 - "E5 Internal Cure" Additive for New 4" Concrete Slab on Grade

Bid Item #02 General Trades, Concrete and Select Demo Work	\$ 1,825.00	Hagerman Inc
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Subtotal all of the above	\$ 1,825.00	
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Owner/AE Contingency @ 2%	\$ 37.00	
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Hagerman Project Contingency @ 6%	\$ 110.00	
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Subtotal	\$	1,971.00	
Payment and Performance Bonds @ 1%	\$	20.00	
Subtotal	\$	1,991.00	
Fee at 2.25%	\$	45.00	
Subtotal (Bid Alternate #07)	\$	2,036.00	Accepted / Approved
Bid Alternate #08 - Use of Vapor Retarder in the Roof Assembly			
Bid Item #05 Roofing and Metal Panel Siding Work	\$	15,300.00	Henry C. Smither Roofing
Subtotal all of the above	\$	15,300.00	
Owner/AE Contingency @ 2%	\$	306.00	
Hagerman Project Contingency @ 6%	\$	918.00	
Subtotal	\$	16,524.00	
Payment and Performance Bonds @ 1%	\$	165.00	
Subtotal	\$	16,689.00	
Fee at 2.25%	\$	376.00	
Subtotal (Bid Alternate #08)	\$	17,065.00	Accepted / Approved
Summary:			
Base Bid, Bid Items # 01 - 15	\$	3,357,196.00	
Alternate #01: Work Associated with C112 Womens, C113 Janitor, C114 Mens	\$	156,591.00	Accepted / Approved
Alternate #02: New Entrance at East Wall of C107 Cafeteria	\$	39,023.00	Accepted / Approved
Alternate #03: New Sound System in C107 Cafeteria	\$	44,614.00	Accepted / Approved
Alternate #04: New Domestic Water Booster Pumps	\$	42,271.00	Accepted / Approved
Alternate #05: 20-Year RoofSMART Performance Warranty	\$	30,895.00	Accepted / Approved
Alternate #06: New Needlepoint Bipolar Ionizers in all new rooftop units	\$	16,005.00	Accepted / Approved
Alternate #07: "E5 Internal Cure" Additive for New 4" SOG	\$	2,036.00	Accepted / Approved
Alternate #08: Use of Vapor Retarder in the roofing assembly	\$	17,065.00	Accepted / Approved
GRAND TOTAL	\$	3,705,695.00	

§ 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.

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§ A.1.1.5 Alternates

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

Item	Price
Alternate #01: Work Associated with C112 Women's, C113 Janitor, C114 Men's	\$ 156,591.00 Accepted / Approved
Alternate #02: New Entrance at East Wall of C107 Cafeteria	\$ 39,023.00 Accepted / Approved
Alternate #03: New Sound System in C107 Cafeteria	\$ 44,614.00 Accepted / Approved
Alternate #04: New Domestic Water Booster Pumps	\$ 42,271.00 Accepted / Approved
Alternate #05: 20-Year RoofSMART Performance Warranty	\$ 30,895.00 Accepted / Approved
Alternate #06: New Needlepoint Bipolar Ionizers in all new rooftop units	\$ 16,005.00 Accepted / Approved
Alternate #07: "E5 Internal Cure" Additive for New 4" SOG	\$ 2,036.00 Accepted / Approved
Alternate #08: Use of Vapor Retarder in the roofing assembly	\$ 17,065.00 Accepted / Approved

§ 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
Note: All Bid Alternates have been Accepted/Approved		

§ 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)
1. Bid Item #02 General Trades, Concrete and Demo Contractor shall include a unit price for bad soils discovered when excavating for the building foundation systems. This shall include the excavation, removal, haul off site and new compacted engineered "granular" fill put in place per cubic yard per the project Soils Engineer per 6/S401.		
Engineered "Granular" Fill & Compaction	\$200.00/cy	
2. Bid Item #02 General Trades, Concrete and Demo Contractor shall include a unit price for bad soils discovered when excavating for the building foundation systems. This shall include the excavation, removal, haul off site and new "2,000 psi lean concrete" fill per cubic yard put in place per the project Soils Engineer per 7/S401.		
Lean Concrete	\$400.00/cy	

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.)

☒ [X] 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.

☒ [X] By the following date: 11/12/2021

§ 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
Art Room	07/22/2021
Cafeteria Room	07/22/2021

§ 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.

No Liquidated Damages

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.)

Refer to the list of specifications attachment 02 (6 pages)

(Table deleted)

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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.)

Refer to the list of drawings attachment 03 (2 pages)
(Table deleted)

§ 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
None		

Other identifying information:

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

Item	Price
Tile Work	\$2,500.00

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

1. That there is not any asbestos containing materials in any of the areas of demo / renovation work
2. Material Testing for soils, concrete, mortar, grout and steel is included in the project general conditions
3. Use existing topsoil not bid to truck in topsoil for site landscape work
4. The Owner has hired the Architect and Engineers, NIC
5. No BIM Modeling, to be provided by the Architect
6. No Digital Data Protocol, by the Architect
7. Owner to provide the project Builders Risk Insurance Policy, NIC
8. Hagerman to set up an Escrow Account with our Bank
9. Hagerman Insurance Certificate to follow after signed contract
10. Hagerman Payment and Performance Bonds to follow after signed contract
11. The Owner has hired Moisture Management as the Roofing Consultant
12. Not responsible for damage to existing asphalt in order to gain access to the jobsite / work areas. Any asphalt repair work will need to be funded from the project contingency or project general conditions
13. We do not include the relocation of the lawn irrigation system or mains as it is not on the drawings.
14. It is Hagerman's understanding that this new building is NOT in a flood plain
15. We have included the cost of the local building permit
16. We have not included the cost of any State Design Release Fees
17. We have not included any costs for any environmental issues that may be found on the site
18. Fixtures, Furniture and Equipment is not included, to be by the Owner
19. Projectors are not included, to be by the Owner
20. Project Screens are not included, to be by the Owner
21. Spray booth is not included, to be by the Owner
22. Sanitary Sewer Tie In / Connection & Usage "Fees" NIC
23. Domestic Water Service Tie In / Connection & Usage Fee, NIC
24. Natural Gas Meter and Connection Tie In Fees, NIC
25. No Electric tie in or fees, NIC
26. We do not include the water meters, or any costs or fees associated with the water meters
27. We do not include the sanitary sewer connection costs, or any fees associated with the sewer line connections

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28. No Asphalt repair work to any existing drive, road, or parking lot. Owner to fix the asphalt as needed after all construction work is completed, NIC
29. Security Equipment and wiring, NIC
30. Security Cameras, NIC
31. Fiber Optic, NIC
32. CCTV Equipment and wiring, NIC
33. Appliances to be furnished and installed by Owner, NIC
34. Low Voltage Wiring and devices, NIC
35. No Room Numbers or Naming Signage is included, NIC
36. Defibulator and cabinets, NIC
37. No Easements or Survey work for any Utility Company
38. We have not included the relocation of any site phone or fiber optic lines
39. No cost for Maintenance Bond for any road or utility work, NIC
40. The Owner to pay for the utility usage costs during construction, this includes the electric energy consumption costs for temporary power and temporary lighting, the natural gas cost for temporary heating, and the temporary water and sewer costs. NIC
41. The Owner to remove anything they want to save before work starts by area.
42. Our assumption is there are working valves in the existing heating and cooling lines to valve off the areas not being worked on from the areas that are to be demo'd and or remodeled. We include draining the system if the Owner wants to save the existing chemicals and water solutions in the lines. Owner to provide tanks that we can pump or drain into. Or the Owner will need to provide new chemicals (propylen glycol) and water solutions so we can refill the entire system. We will install new roof top air handling units so this project does not need the chemicals and that is part of the existing system.
43. We will install the roof top units per the drawings, and coordinate, we believe some will need to be relocated to prevent standing water as designed. May have some charges for these changes and will fund from the project contingency.
44. We will install the sound system per the drawings and specs, we understand they may not be correct, will coordinate, may have charges for this change and will fund from the project contingency
45. We do not include any Hancock County Health Department Permit
46. We have not included the cost of any flooring moisture mitigation, if it is required it will be funded from the project contingency or from the Owner soft costs
47. We assume to keep the existing metal panels on the West side of the building as somewhat noted and not replace with new metal siding or new metal panels

§ 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.)

Addenda:

Addendum No. 01 dated 02/01/2021

Addendum No. 02 dated 02/08/2021

Addendum No. 03 dated 02/19/2021

Addendum No. 04 dated 02/23/2021

Addendum No. 05 dated 02/24/2021

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.)

Note: Design by the Owner

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

**MOUNT VERNON COMMUNITY SCHOOL
CORPORATION**

OWNER *(Signature)*

(Printed name and title)

(Date)

HAGERMAN, INC.

CONSTRUCTION MANAGER *(Signature)*

Bruce A. Molter, Chief Operating Officer

(Printed name and title)

(Date)

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SECTION 00 01 15
LIST OF SPECIFICATIONS

Spec No.	Description	Drawing Date	Set Name
00 01 10	Table of Contents	12/21/2020	100% Construction Documents
00 01 15	List of Drawings	12/21/2020	100% Construction Documents
00 01 16	List of Specifications	12/21/2020	100% Construction Documents
00 11 13	Advertisement of Bids	12/21/2020	100% Construction Documents
00 11 53	Subcontractor Prequalification Form	12/21/2020	100% Construction Documents
00 21 13	Instructions to Bidders	12/21/2020	100% Construction Documents
00 24 00	Scopes of Bids	12/21/2020	100% Construction Documents
00 24 00.02	Mt. Vernon Aerial Map (For Reference)	12/21/2020	100% Construction Documents
00 31 13	Schedule	12/21/2020	100% Construction Documents
00 31 13.02	Project Schedule	02/19/2021	Addendum 03
00 31 13.03	Short Interval Schedule Form	12/21/2020	100% Construction Documents
00 31 13.04	Mt. Vernon Community School Corporation 2020-2021 School Calendar (For Reference)	12/21/2020	100% Construction Documents
	Micro Air Asbestos Survey Report	02/23/2021	Addendum 04
00 31 32	Geotechnical Data	12/21/2020	100% Construction Documents
00 41 16	Bid Forms	02/19/2021	Addendum 03
00 43 21	Allowances	12/21/2020	100% Construction Documents
00 43 22	Unit Prices	12/21/2020	100% Construction Documents
00 43 25	Substitutions Request	12/21/2020	100% Construction Documents
00 43 33	Proposed Subcontractor and Products	12/21/2020	100% Construction Documents
00 43 93	Bid Submittal Checklist	12/21/2020	100% Construction Documents
00 52 0	Start Up Letter	12/21/2020	100% Construction Documents
	Subcontract Work Order		
	Exhibit A-1: Standard Form of Agreement Between Contractor and Subcontractor, AIA A401-2017		
	Exhibit A-2: Standard Modifications to The AIA -2017 Agreement		
	Exhibit B-1: Insurance Requirements		
	Exhibit B-2: Sample Insurance Requirements		
	Exhibit C: Safety Requirements		
	Exhibit D-1: List of Drawings		
	Exhibit D-2: List of Specifications		
	Attachment 1: Payment Procedures		
	Attachment 2: Partial Lien Waiver		
	Attachment 3: Final Lien Waiver		
	Attachment 4: Affidavit		
00 62 76.13	Sales Tax Exempt	12/21/2020	100% Construction Documents
00 72 00	General Conditions of The Contract A201-	12/21/2020	100% Construction Documents

SECTION 00 01 15
LIST OF SPECIFICATIONS

	2007		
00 73 19	Safety	12/21/2020	100% Construction Documents
01 23 00	Alternates	02/19/2021	Addendum 03
01 23 00.1	Roofing Alternates	12/21/2020	100% Construction Documents
01 26 00	Contract Modification Procedures	12/21/2020	100% Construction Documents
01 26 13	Requests for Interpretation (RFI)' Procedures	12/21/2020	100% Construction Documents
01 29 00	Payment Procedures	12/21/2020	100% Construction Documents
01 31 13	Project Management and Coordination	12/21/2020	100% Construction Documents
01 31 26	Electronic Communication Protocols	12/21/2020	100% Construction Documents
01 31 27	Building Information Modeling BIM Protocol	12/21/2020	100% Construction Documents
01 33 00	Submittal Procedures	12/21/2020	100% Construction Documents
01 35 53	Security Procedures	12/21/2020	100% Construction Documents
01 35 53.13	Affidavit Everify	12/21/2020	100% Construction Documents
01 35 53.16	Affidavit Criminal History	12/21/2020	100% Construction Documents
01 35 53.19	Employers Pass Fail Submittal	12/21/2020	100% Construction Documents
01 45 00	Quality Control	02/01/2021	Addendum 01
01 45 16	Field Quality Control Procedures	12/21/2020	100% Construction Documents
01 45 16.13	Quality Control the Hagerman Group Quality Management Execution Program	12/21/2020	100% Construction Documents
01 50 00	Temporary Facilities and Controls	12/21/2020	100% Construction Documents
01 65 00	Product Delivery Requirements	12/21/2020	100% Construction Documents
01 73 29	Cutting and Patching	12/21/2020	100% Construction Documents
01 74 13	Progress Cleaning	12/21/2020	100% Construction Documents
01 77 00	Closeout Procedures	12/21/2020	100% Construction Documents
01 91 00	Roof Commissioning	12/21/2020	100% Construction Documents
02 41 19	Selective Demolition	12/21/2020	100% Construction Documents
03 30 00	Cast-In-Place Concrete	02/19/2021	Addendum 03
04 05 13	Masonry Mortar and Grout	12/21/2020	100% Construction Documents
04 21 00	Unit Masonry	02/19/2021	Addendum 03
05 12 00	Structural Steel Framing	12/21/2020	100% Construction Documents
05 21 00	Steel Joist Framing	12/21/2020	100% Construction Documents
05 31 00	Steel Decking	12/21/2020	100% Construction Documents
05 40 00	Cold Formed Metal Framing	12/21/2020	100% Construction Documents
05 50 00	Metal Fabrications	12/21/2020	100% Construction Documents
06 10 53	Rough Carpentry	12/21/2020	100% Construction Documents
06 16 43	Gypsum Sheathing	12/21/2020	100% Construction Documents
07 01 50	Preparation for New Roofing	12/21/2020	100% Construction Documents
07 01 50.10	Preparation for Re-Roofing	12/21/2020	100% Construction Documents
07 21 13	Board Insulation	12/21/2020	100% Construction Documents
07 21 16	Batt Insulation	12/21/2020	100% Construction Documents

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LIST OF SPECIFICATIONS

07 27 26	Air/Water Resistive Barrier	02/19/2021	Addendum 03
07 42 13	Corrugated Metal Siding System	02/19/2021	Addendum 03
07 42 19	Corrugated Metal Siding System	02/08/2021	Addendum 02
07 54 19	Polyvinyl-Chloride (PVC) Roofing	12/21/2020	100% Construction Documents
07 62 00	Sheet Metal Flashing and Trim	12/21/2020	100% Construction Documents
07 72 00	Roof Accessories	12/21/2020	100% Construction Documents
07 84 00	Firestopping	12/21/2020	100% Construction Documents
07 92 00	Joint Sealers	12/21/2020	100% Construction Documents
08 11 13	Steel Doors	12/21/2020	100% Construction Documents
08 12 13	Steel Frames	12/21/2020	100% Construction Documents
08 14 16	Flush Wood Doors	12/21/2020	100% Construction Documents
08 31 00	Access Doors and Panels	12/21/2020	100% Construction Documents
08 41 13	Aluminum-Framed Entrances, Storefronts and Fixed Windows	12/21/2020	100% Construction Documents
08 71 00	Door Hardware	02/19/2021	Addendum 03
08 71 00.01	Door Hardware Schedule	12/21/2020	100% Construction Documents
08 80 00	Glazing	12/21/2020	100% Construction Documents
09 21 16	Gypsum Board Assemblies	12/21/2020	100% Construction Documents
09 30 00	Tiling	12/21/2020	100% Construction Documents
09 51 00	Acoustical Ceilings	12/21/2020	Addendum 04
09 65 00	Resilient Flooring	02/19/2021	Addendum 03
09 67 40	Epoxy Flooring	02/19/2021	Addendum 03
09 68 50	Carpet Tile	12/21/2020	100% Construction Documents
09 84 00	Acoustical Absorber Panels	02/08/2021	Addendum 02
09 84 10	Acoustical Diffuser Panels	02/08/2021	Addendum 02
09 91 00	Painting	12/21/2020	100% Construction Documents
10 11 00	Visual Display Boards	12/21/2020	100% Construction Documents
10 21 13	Plastic Toilet Compartments	12/21/2020	100% Construction Documents
10 26 00	Wall Protection	12/21/2020	100% Construction Documents
10 28 13	Toilet Accessories	12/21/2020	100% Construction Documents
10 44 00	Signage	12/21/2020	100% Construction Documents
10 44 13	Fire Extinguishers	12/21/2020	100% Construction Documents
10 73 16	Aluminum Canopies	12/21/2020	100% Construction Documents
10 99 10	Miscellaneous Specialties	12/21/2020	100% Construction Documents
11 13 20	Projection Screens	12/21/2020	100% Construction Documents
11 59 00	Kilns	12/21/2020	100% Construction Documents
12 24 13	Window Shades	12/21/2020	100% Construction Documents
12 32 16	Plastic Laminate Casework	02/08/2021	Addendum 02
12 35 83	Instrument Storage and Music Library	12/21/2020	Addendum 04
22 01 00	Plumbing Common Requirements	12/21/2020	100% Construction Documents
22 05 16	Expansion Fittings and Loops for Plumbing	12/21/2020	100% Construction Documents

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LIST OF SPECIFICATIONS

	Piping		
22 05 17	Sleeves and Sleeve Seals for Plumbing Piping	12/21/2020	100% Construction Documents
22 05 18	Escutcheons for Plumbing Piping	12/21/2020	100% Construction Documents
22 05 19	Meters and Gages for Plumbing Piping	12/21/2020	100% Construction Documents
22 05 23.12	Ball Valves for Plumbing Piping	12/21/2020	100% Construction Documents
22 05 23.13	Butterfly Valves for Plumbing Piping	12/21/2020	100% Construction Documents
22 05 23.14	Check Valves for Plumbing Piping	12/21/2020	100% Construction Documents
22 05 29	Hangers and Supports for Plumbing Piping and Equipment	12/21/2020	100% Construction Documents
22 05 53	Identification for Plumbing Piping and Equipment	12/21/2020	100% Construction Documents
22 05 93	Testing, Adjusting, and Balancing for Plumbing	12/21/2020	100% Construction Documents
22 07 19	Plumbing Piping Insulation	12/21/2020	100% Construction Documents
22 11 16	Domestic Water Piping	12/21/2020	100% Construction Documents
22 11 19	Domestic Water Piping Specialties	12/21/2020	100% Construction Documents
22 11 23.13	Domestic-Water Packaged Booster Pumps	12/21/2020	100% Construction Documents
22 13 16	Sanitary Waste and Vent Piping	12/21/2020	100% Construction Documents
22 13 19.13	Sanitary Drains	12/21/2020	100% Construction Documents
22 13 19	Sanitary Waste Piping Specialties	12/21/2020	100% Construction Documents
22 14 13	Facility Storm Drainage Piping	12/21/2020	100% Construction Documents
22 14 23	Storm Drainage Piping Specialties	12/21/2020	100% Construction Documents
22 42 13.13	Commercial Water Closets	12/21/2020	100% Construction Documents
22 42 13.16	Commercial Urinals	12/21/2020	100% Construction Documents
22 42 16.13	Commercial Lavatories	12/21/2020	100% Construction Documents
22 42 16.16	Commercial Sinks	12/21/2020	100% Construction Documents
22 47 16	Pressure Water Coolers	12/21/2020	100% Construction Documents
23 01 00	Mechanical Common Requirements	12/21/2020	100% Construction Documents
23 05 13	Common Motor Requirements for HVAC Equipment	12/21/2020	100% Construction Documents
23 05 16	Expansion Fittings and Loops for HVAC Piping	12/21/2020	100% Construction Documents
23 05 17	Sleeves and Sleeve Seals for HVAC Piping	12/21/2020	100% Construction Documents
23 05 18	Escutcheons for HVAC Piping	12/21/2020	100% Construction Documents
23 05 23.12	Ball Valves for HVAC Piping	12/21/2020	100% Construction Documents
23 05 23.13	Butterfly Valves for HVAC Piping	12/21/2020	100% Construction Documents
23 05 23.14	Check Valves for HVAC Piping	12/21/2020	100% Construction Documents
23 05 29	Hangers and Supports for HVAC Piping and Equipment	12/21/2020	100% Construction Documents
23 05 53	Identification for HVAC Piping and Equipment	12/21/2020	100% Construction Documents
23 05 93	Testing, Adjusting and Balancing for HVAC	12/21/2020	100% Construction Documents

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LIST OF SPECIFICATIONS

23 07 13	Duct Insulation	12/21/2020	100% Construction Documents
23 07 19	HVAC Piping Insulation	12/21/2020	100% Construction Documents
23 09 00	Instrumentation and Control for HVAC	02/08/2021	Addendum 02
23 09 93	Sequence of Operations for HVAC Controls	12/21/2020	100% Construction Documents
23 11 23	Facility Natural Gas-Piping	12/21/2020	100% Construction Documents
23 21 13	Hydronic Piping	12/21/2020	100% Construction Documents
23 21 16	Hydronic Piping Specialties	12/21/2020	100% Construction Documents
23 31 13	Metal Ducts	12/21/2020	100% Construction Documents
23 33 00	Air Duct Accessories	02/08/2021	Addendum 02
23 33 46	Flexible Ducts	12/21/2020	100% Construction Documents
23 34 23	HVAC Power Ventilators	12/21/2020	100% Construction Documents
23 37 13.13	Air Diffusers	02/08/2021	Addendum 02
23 37 13.23	Registers and Grilles	02/08/2021	Addendum 02
	Packaged, Small-Capacity, Rooftop Air-	12/21/2020	
23 74 16.11	Conditioning Units		100% Construction Documents
23 82 39.13	Cabinet Unit Heaters	02/08/2021	Addendum 02
23 83 23	Radiant-Heating Electric Panels	02/08/2021	Addendum 02
26 01 00	Electrical Common Requirements	12/21/2020	100% Construction Documents
	Low-Voltage Electrical Power Conductors	12/21/2020	
26 05 19	and Cables		100% Construction Documents
	Grounding and Bonding for Electrical	12/21/2020	
26 05 26	Systems		100% Construction Documents
26 05 29	Hangers and Supports for Electrical Systems	12/21/2020	100% Construction Documents
26 05 33	Raceways and Boxes for Electrical Systems	12/21/2020	100% Construction Documents
26 05 53	Identification for Electrical Systems	12/21/2020	100% Construction Documents
26 09 23	Lighting Control Devices	12/21/2020	100% Construction Documents
26 24 16	Panelboards	12/21/2020	100% Construction Documents
26 27 26	Wiring Devices	12/21/2020	100% Construction Documents
26 28 13	Fuses	12/21/2020	100% Construction Documents
26 28 16	Enclosed Switches and Circuit Breakers	12/21/2020	100% Construction Documents
26 51 19	LED Interior Lighting	12/21/2020	100% Construction Documents
26 52 13	Emergency and Exit Lighting	12/21/2020	100% Construction Documents
27 01 00	Communications Common Requirements	12/21/2020	100% Construction Documents
	Grounding and Bonding for Communications	12/21/2020	
27 05 26	Systems		100% Construction Documents
27 05 28	Pathways for Communications Systems	12/21/2020	100% Construction Documents
	Hangers and Supports for Communications	12/21/2020	
27 05 29	Systems		100% Construction Documents
	Sleeves and Sleeve Seals for	12/21/2020	
27 05 44	Communications Pathways and Cabling		100% Construction Documents
27 05 53	Identification for Communications Systems	12/21/2020	100% Construction Documents
27 11 16	Communications Racks, Frames, and	12/21/2020	100% Construction Documents

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LIST OF SPECIFICATIONS

	Enclosures		
	Communications Optical Fiber Backbone	12/21/2020	
27 13 23	Cabling		100% Construction Documents
27 15 13	Communications Copper Horizontal Cabling	12/21/2020	100% Construction Documents
27 51 16	Public Address System	02/19/2021	Addendum 03
	Educational Intercommunications and	12/21/2020	
27 51 23.50	Program Systems		100% Construction Documents
28 46 21.11	Addressable Fire-Alarm Systems	12/21/2020	100% Construction Documents
31 10 00	Site Clearing	12/21/2020	100% Construction Documents
31 20 00	Earthwork	12/21/2020	100% Construction Documents
	Erosion and Sediment Control and	12/21/2020	
31 25 13	Stormwater Pollution Prevention		100% Construction Documents
32 11 23	Granular Base	12/21/2020	100% Construction Documents
32 12 16	Paving and Surfacing	12/21/2020	100% Construction Documents
32 13 16	Concrete Paving	12/21/2020	100% Construction Documents
32 17 23	Pavement Markings	12/21/2020	100% Construction Documents
32 92 00	Turf and Grasses	12/21/2020	100% Construction Documents
33 30 00	Gravity Sanitary Sewer Systems	12/21/2020	100% Construction Documents
			100% Construction Documents

SECTION 00 01 15
LIST OF DRAWINGS

Drawing No.	Drawing Title	Drawing Date	Set Name
T001	TITLE SHEET	12/21/2020	100% Construction Documents
LS100	LIFE SAFETY PLAN	12/21/2020	100% Construction Documents
C-001	COVER SHEET	12/21/2020	100% Construction Documents
C-002	GENERAL NOTES	12/21/2020	100% Construction Documents
1 OF 1	TOPOGRAPHIC SURVEY	05/22/2020	100% Construction Documents
CD-101	DEMOLITION PLAN	02/8/2021	Addendum 02
CS-101	SITE PLAN	12/21/2020	100% Construction Documents
CS-501	SITE DETAILS	12/21/2020	100% Construction Documents
CG-101	GRADING PLAN	12/21/2020	100% Construction Documents
CU-101	SITE PLAN	02/8/2021	Addendum 02
CU-501	UTILITY DETAILS	12/21/2020	100% Construction Documents
CE-101	STORMWATER POLL. PREVENTION PLAN	12/21/2020	100% Construction Documents
CE-501	STORMWATER POLL. PREVENTION DETAILS	12/21/2020	100% Construction Documents
D100	DEMO PLAN	12/21/2020	100% Construction Documents
D101	"UNIT C" DEMO FLOOR PLAN	12/21/2020	100% Construction Documents
D121	"UNIT C" DEMO REFLECTED CEILING PLAN	12/21/2020	100% Construction Documents
D141	DEMO ROOF PLAN	12/21/2020	100% Construction Documents
A000	ABBREVIATIONS & TYPICAL SYMBOLS	12/21/2020	100% Construction Documents
A101	"UNIT C" FLOOR PLAN	12/21/2020	100% Construction Documents
A111	ENLARGED PLANS	02/08/2021	Addendum 02
A112	MUSIC INSTRUMENT STORAGE	12/21/2020	100% Construction Documents
A121	REFLECTED CEILING PLAN	12/21/2020	100% Construction Documents
A141	ROOF PLAN	12/21/2020	100% Construction Documents
RP1	PARTIAL ROOF PLAN	12/02/2020	100% Construction Documents
D1	ROOF DETAILS	12/02/2020	100% Construction Documents
D2	ROOF DETAILS	12/02/2020	100% Construction Documents
D3	ROOF DETAILS	12/02/2020	100% Construction Documents
A201	EXTERIOR ELEVATIONS	12/21/2020	100% Construction Documents
A301	BUILDING SECTIONS	12/21/2020	100% Construction Documents
A311	WALL SECTIONS	12/21/2020	100% Construction Documents
A321	DETAILS	12/21/2020	100% Construction Documents
A322	DETAILS	12/21/2020	100% Construction Documents
A351	INTERIOR ELEVATIONS	12/21/2020	100% Construction Documents
A401	CASEWORK ELEVATIONS AND SECTIONS	12/21/2020	100% Construction Documents
A402	CASEWORK SECTIONS	12/21/2020	100% Construction Documents
	DOOR AND WINDOW SCHEDULE AND		
A701	DETAILS	12/21/2020	100% Construction Documents
A702	DOOR AND WINDOW DETAILS	12/21/2020	100% Construction Documents
A721	FLOOR FINISH PLANS	12/21/2020	100% Construction Documents

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LIST OF DRAWINGS

S001	STRUCTURAL NOTES	12/21/2020	100% Construction Documents
S201	FOUNDATION PLAN - UNIT C	12/21/2020	100% Construction Documents
S202	ROOF FRAMING PLAN & ELEVATION	12/21/2020	100% Construction Documents
S401	TYPICAL FOUNDATION DETAILS	12/21/2020	100% Construction Documents
S402	STRUCTURAL FOUNDATION SECTIONS	12/21/2020	100% Construction Documents
S403	TYPICAL MASONRY DETAILS	12/21/2020	100% Construction Documents
S411	TYPICAL FRAMING DETAILS	12/21/2020	100% Construction Documents
S412	STRUCTURAL FRAMING SECTIONS	12/21/2020	100% Construction Documents
P000	PLUMBING INFO SHEET	12/21/2020	100% Construction Documents
	"UNIT C" UNDERGROUND PLUMBING		
P101	DEMOLITION PLAN	12/21/2020	100% Construction Documents
P102	"UNIT C" PLUMBING DEMOLITION PLAN	12/21/2020	100% Construction Documents
P201	"UNIT C" UNDERGROUND PLUMBING PLAN	12/21/2020	100% Construction Documents
P202	"UNIT C" PLUMBING PLAN	12/21/2020	100% Construction Documents
P301	PLUMBING SECTIONS AND ISOMETRICS	12/21/2020	100% Construction Documents
P401	PLUMBING DETAILS	12/21/2020	100% Construction Documents
M000	MECHANICAL INFO SHEET	02/19/2021	Addendum 03
M101	"UNIT C" MECHANICAL DEMOLITION PLAN	12/21/2020	100% Construction Documents
	ENLARGED MECHANICAL DEMOLITION		
M102	PLANS	12/21/2020	100% Construction Documents
M201	"UNIT C" MECHANICAL PLANS	02/19/2021	Addendum 03
M202	"UNIT C" MECHANICAL ROOF PLAN	12/21/2020	100% Construction Documents
M301	MECHANICAL SECTIONS, ISOMETRICS PLAN	12/21/2020	100% Construction Documents
M401	MECHANICAL DETAILS	12/21/2020	100% Construction Documents
M402	MECHANICAL DETAILS	12/21/2020	100% Construction Documents
E000	ELECTRICAL INFO SHEET	12/21/2020	100% Construction Documents
E101	"UNIT C" ELECTRICAL DEMOLITION PLAN	12/21/2020	100% Construction Documents
E201	"UNIT C" POWER POWER PLAN	12/21/2020	100% Construction Documents
E202	"UNIT C" ROOF POWER PLAN	02/19/2021	Addendum 03
E301	"UNIT C" LIGHTING PLAN	02/8/2021	Addendum 02
E401	"UNIT C" SYSTEMS PLAN	02/19/2021	Addendum 03
E402	FIRST FLOOR OVERALL SYSTEMS PLAN	12/21/2020	100% Construction Documents
E501	ELECTRICAL DETAILS	12/21/2020	100% Construction Documents
E502	ELECTRICAL DETAILS	02/19/2021	Addendum 03
E503	ELECTRICAL DETAILS	12/21/2020	100% Construction Documents
E601	REVISED ELECTRICAL RISER DIAGRAM	12/21/2020	100% Construction Documents
E701	ELECTRICAL SCHEDULE	02/19/2021	Addendum 03
E702	ELECTRICAL SCHEDULE	02/19/2021	Addendum 03