



Prosper is a place where everyone matters.

AGENDA

Special Meeting of the Prosper Town Council

Prosper Municipal Chambers
108 W. Broadway, Prosper, Texas
Tuesday, November 29, 2016
6:00 p.m.

1. Call to Order/Roll Call.
2. Discussion on Cyber-Defense Labs. **(RT/DK)**
3. Consider and act upon a Site Plan for a retail shell building in the Shops at Prosper Trail, on 2.1± acres, located 320± feet east of Preston Road, 1,000± feet north of Prosper Trail. This property is zoned Planned Development-68 (PD-68). (D16-0073). **(JW)**
4. Consider and act upon approving a Guaranteed Maximum Price (GMP) Amendment and Second Addendum to the Standard Form of Agreement AIA Document A133-2009 between Pogue Construction Co., L.P., and the Town of Prosper, related to Construction Manager-At-Risk services for the Town of Prosper Town Hall/Multi-Purpose Facility; and authorizing the Town Manager to execute same. **(HW)**
5. **EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:
 - 5a. *Section 551.087 – To discuss and consider economic development incentives.*
 - 5b. *Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*
6. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.
7. Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
8. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 121 W. Broadway Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted on November 23, 2016, by 9:00 p.m., and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



PLANNING

To: Mayor and Town Council

From: Alex Glushko, Senior Planner

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – November 29, 2016

Agenda Item:

Consider and act upon a Site Plan for a retail shell building in the Shops at Prosper Trail, on 2.1± acres, located 320± feet east of Preston Road, 1,000± feet north of Prosper Trail. This property is zoned Planned Development-68 (PD-68). (D16-0073).

Background:

Per PD-68, Site Plans and associated Landscape and Façade Plans for outparcel buildings within the Shops at Prosper Trail development shall be approved by the Planning & Zoning Commission and Town Council. The subject lot is located to the north and west of the Kroger building.

Description of Agenda Item:

The Site Plan shows one 19,600 square foot retail shell building. Access is provided from Preston Road and Prosper Trail. Adequate parking has been provided. The Site Plan conforms to the PD-68 development standards.

Budget Impact:

There are no significant budget implications associated with the approval of this Site Plan.

Legal Obligations and Review:

The Site Plan meets minimum development requirements.

Attached Documents:

1. Location Map
2. Site Plan
3. Landscape Plan
4. Façade Plan

Planning & Zoning Commission Recommendation:

At their November 15, 2016, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 5-0 subject to staff stipulations.

Town Staff Recommendation:

Town staff recommends approval of the Site Plan and associated landscape and façade plans subject to:

1. Town staff approval of civil engineering, irrigation plans, open space plans, and address plans, and
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

Proposed Motion:

I move to approve a Site Plan for a retail shell building in the Shops at Prosper Trail, on 2.1± acres, located 320± feet east of Preston Road, 1,000± feet north of Prosper Trail subject to:

1. Town staff approval of civil engineering, irrigation plans, open space plans, and address plans, and
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

ST. PETER LN

CIRCLE J TRL

PACKSADDLE TRL

PARADA PL

PRESTON RD

PRESTON RD

COPPER PT

LAKEFRONT DR

D16-0073

CASCADES CT

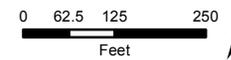
WATERTON DR

CHAMPLAIN DR

VISTA RUN DR

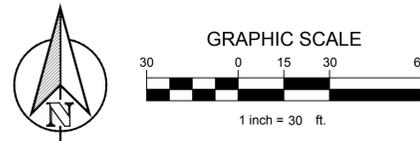
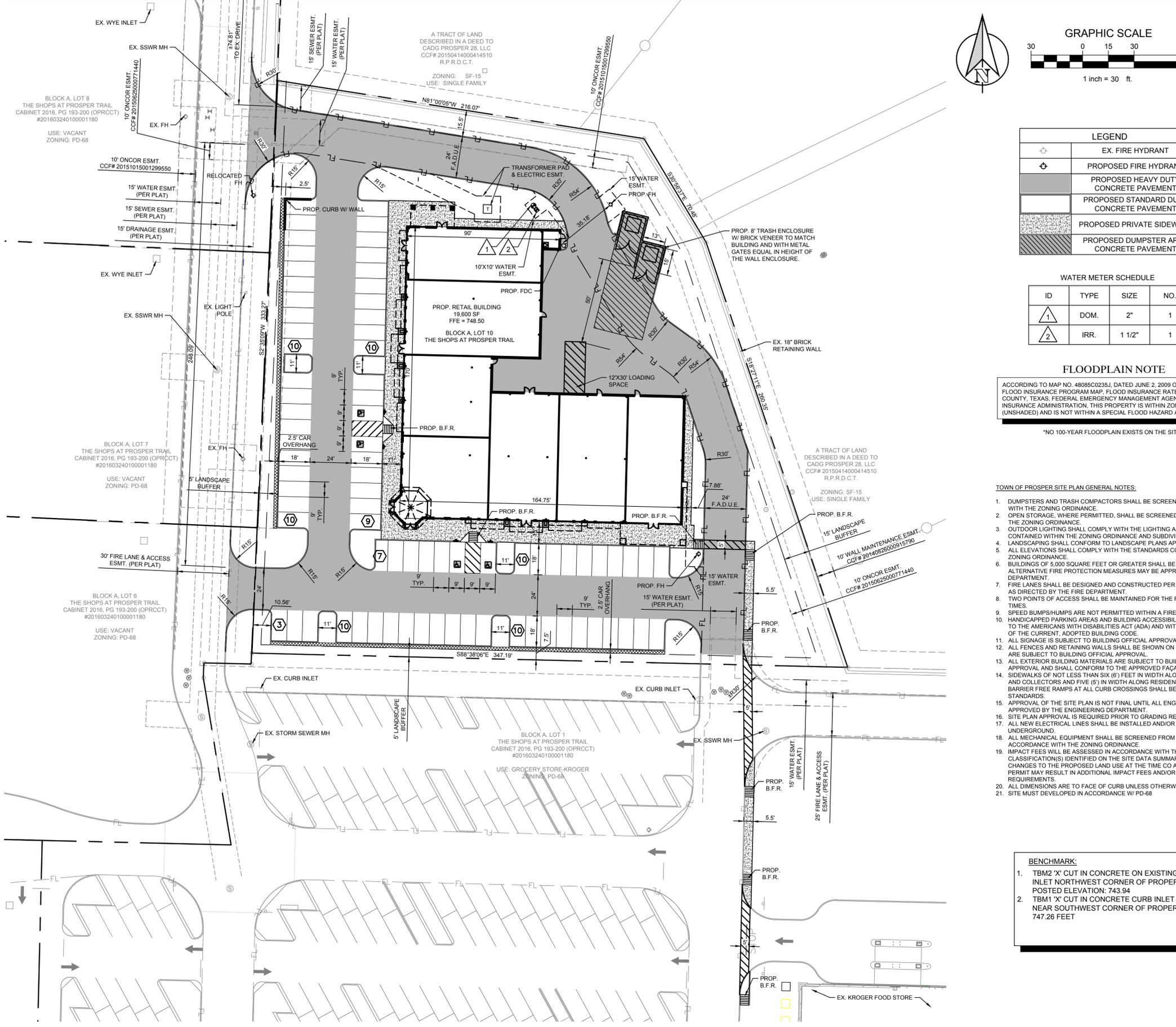
PROSPER LANE

PROSPER TRL



SITE DATA SUMMARY

| LOT | ZONING | PROPOSED USE | LOT SIZE (ACRES) | LOT SIZE (SQ. FT.) | BLDG. AREA (SQ. FT.) | BLDG. HGT. (FT) | LOT COVERAGE | | FLR AREA RATIO | | PARKING | | | | TOTAL IMPERVIOUS (SQ FT) | LANDSCAPING | | OPEN SPACE | | | | | | |
|-----|--------|--------------|------------------|--------------------|----------------------|-----------------|--------------|-------|----------------|-------|--------------------------|------|-------|------|--------------------------|-------------|--------------------------------|------------|----------------------------|-------|------|--------|---------|-------|
| | | | | | | | REQ. | PROV. | REQ. | PROV. | REQ. RATIO | REQ. | PROV. | REQ. | | PROV. | REQ. (15 SF PER PARKING SPACE) | PROV. | REQ. (7% SITE AREA), SQ FT | PROV. | | | | |
| 10 | PD-68 | RETAIL | 2.08 | 90,621 | 19,600 | 33'-2" | 40% MAX | 21.6% | 0.4:1 MAX | 0.22 | RETAIL (1 PER 250 SQ FT) | | | | 79 | 79 | 4 | 4 | 68,986 | 76% | 1185 | 21,635 | 6343.47 | 8,693 |



LEGEND

| | |
|--|--|
| | EX. FIRE HYDRANT |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |
| | PROPOSED STANDARD DUTY CONCRETE PAVEMENT |
| | PROPOSED PRIVATE SIDEWALK |
| | PROPOSED DUMPSTER AREA CONCRETE PAVEMENT |

WATER METER SCHEDULE

| ID | TYPE | SIZE | NO. |
|----|------|--------|-----|
| 1 | DOM. | 2" | 1 |
| 2 | IRR. | 1 1/2" | 1 |

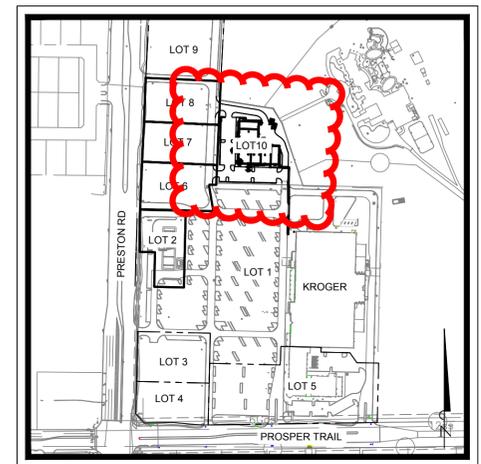
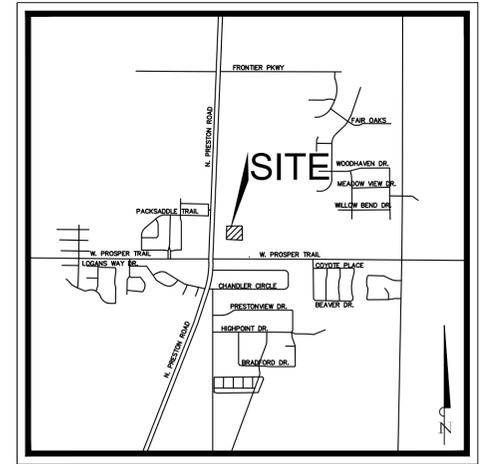
FLOODPLAIN NOTE

ACCORDING TO MAP NO. 4808SC0238J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE

- TOWN OF PROSPER SITE PLAN GENERAL NOTES:
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
 - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
 - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
 - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
 - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
 - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
 - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
 - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
 - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SITE MUST DEVELOPED IN ACCORDANCE W/ PD-68

- BENCHMARK:
- TBM2 'X' CUT IN CONCRETE ON EXISTING DROP INLET NORTHWEST CORNER OF PROPERTY. POSTED ELEVATION: 743.94
 - TBM1 'X' CUT IN CONCRETE CURB INLET LOCATED NEAR SOUTHWEST CORNER OF PROPERTY TRAIL, 747.26 FEET



PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813 Date: 10/24/2016

THE SHOPS AT PROSPER TRAIL
RETAIL BUILDING LOT 10
PROSPER, TEXAS

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

CASE #: D16-0073

SHOPS AT PROSPER TRAIL, LOT 10

SITE PLAN

OWNER:
MQ DEVELOPMENT PARTNERS
14801 QUORUM DRIVE
DALLAS, TEXAS 75254
PH: 214-980-8806
CONTACT NAME: ROLLAND UPHOFF

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: MATT MOORE

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: BILL ELAM

LEGAL DESCRIPTION:
THE SHOPS AT PROSPER TRAIL
BLOCK A, LOT 10
2.080 ACRES (90,621 SQ. FT.)

CITY: TOWN OF PROSPER STATE: TEXAS

COUNTY: COLLIN SURVEY: COLLIN COUNTY SCHOOL LAND NO. 13 ABSTRACT NO. 172

DESIGN: CLC
DRAWN: JEV
CHECKED: MAM
DATE: 10/24/2016

SHEET
SP-1

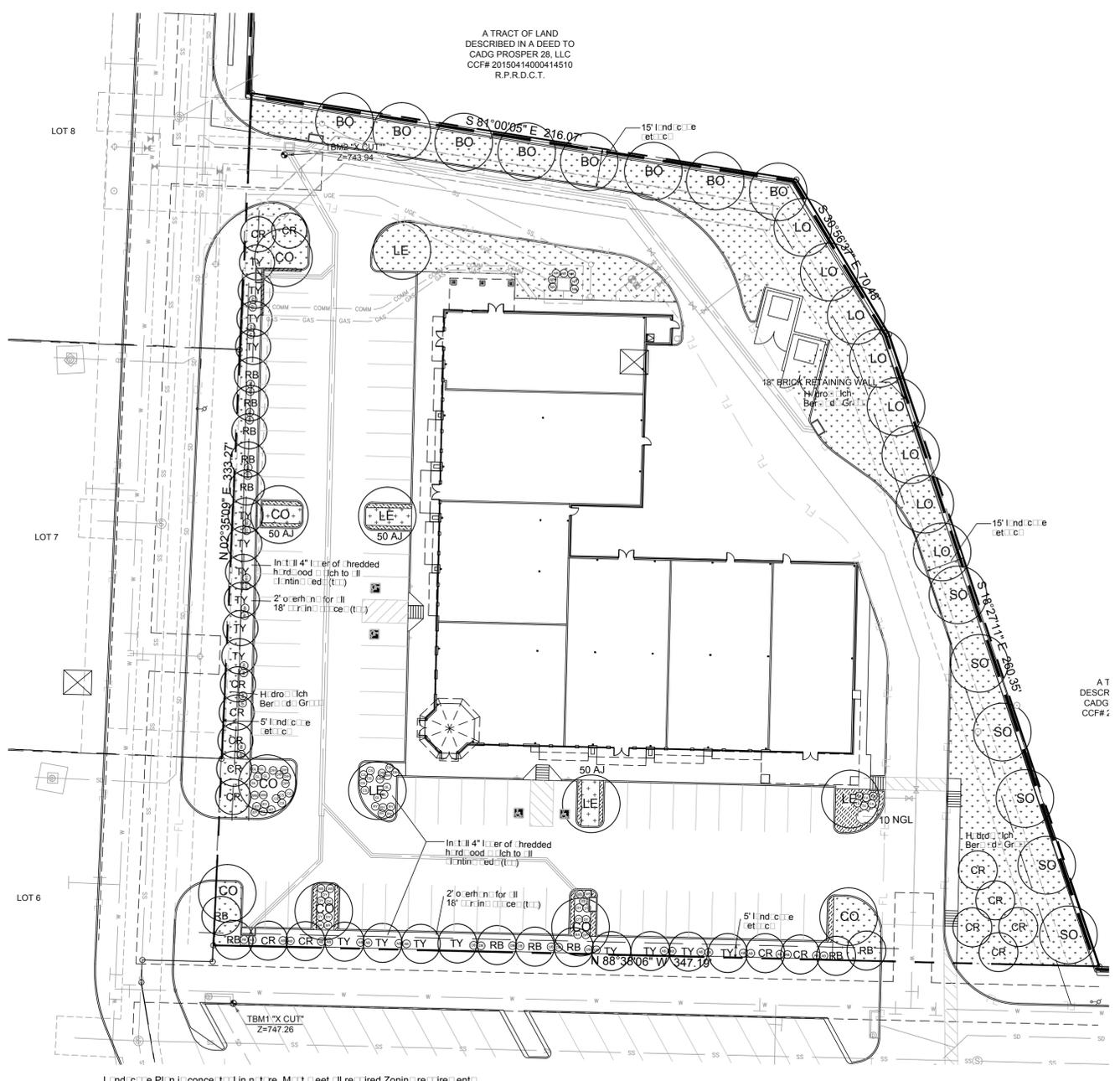
File No. 2016-102

PLOTTED BY: JVALDEZ
PLOT DATE: 10/24/2016 8:41 AM
LOCATION: C:\EGNYTE\SHARED\PROJECTS\2016-102 SHOPS AT PROSPER TRAIL LOT 10\CADD SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 10/12/2016 3:34 PM

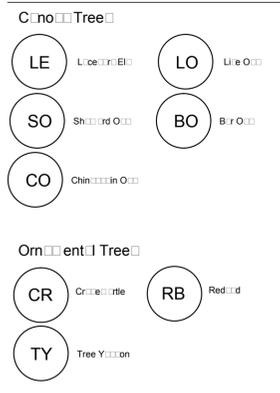


**THE SHOPS AT
 PROSPER TRAIL
 RETAIL BUILDING LOT 10
 PROSPER, TEXAS**

LANDSCAPE PLAN



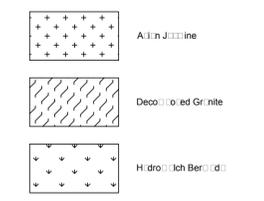
TREE LEGEND



SHRUB LEGEND



HATCH LEGEND



LANDSCAPE NOTES

- The project shall be in accordance with the following:
- In the 4" layer of shredded hard wood mulch to be installed:
- In the 4" layer of shredded hard wood mulch to be installed:
- Shredded hard wood mulch shall be contained in the bed and shall be replaced with equal size and species mulch if displaced.
- In the 4" layer of shredded hard wood mulch to be installed:
- Shredded hard wood mulch shall be contained in the bed and shall be replaced with equal size and species mulch if displaced.
- Shredded hard wood mulch shall be contained in the bed and shall be replaced with equal size and species mulch if displaced.
- All hydrophilic berds to be installed prior to CO.

PLANT LIST

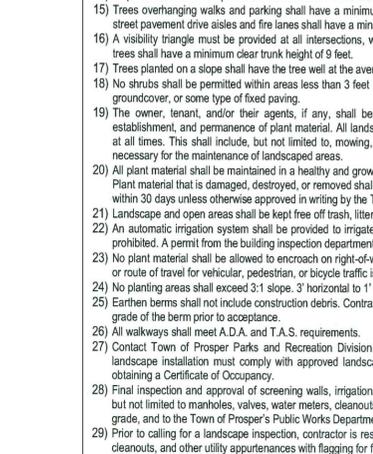
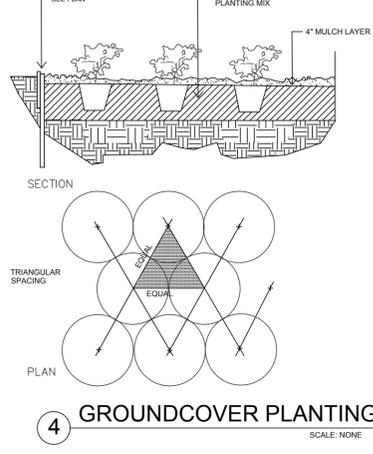
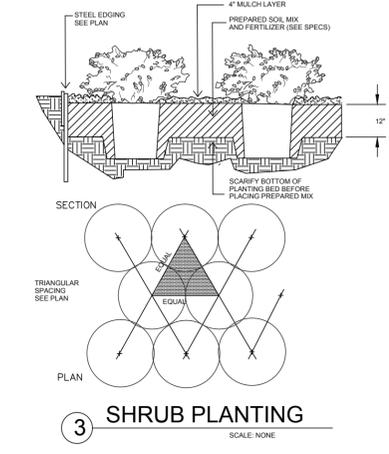
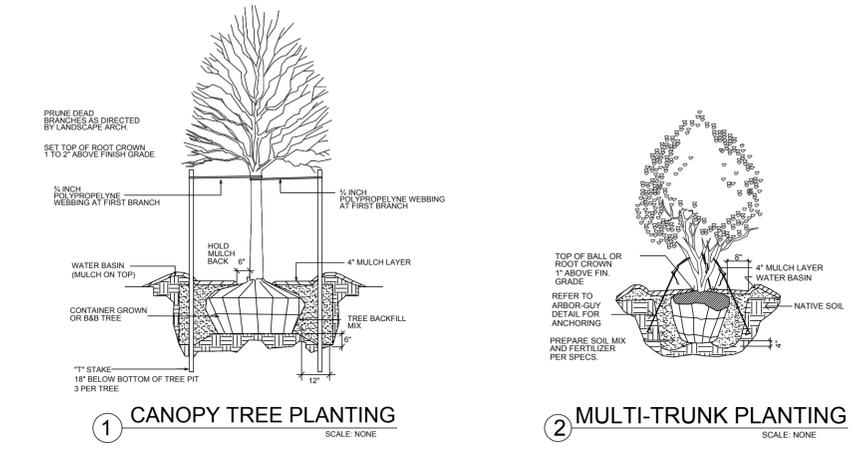
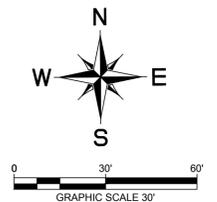
| CANOPY TREES | | | |
|-----------------------|-----|-------------------------|----------------------------------|
| 8 | BO | Birch | 3 1/2" c.l. 65 11' ht. 5' spread |
| 8 | LO | Live Oak | 3 1/2" c.l. 65 11' ht. 5' spread |
| 6 | SO | Sharded Oak | 3 1/2" c.l. 65 11' ht. 5' spread |
| 7 | CO | Chinquapin Oak | 3 1/2" c.l. 65 11' ht. 5' spread |
| 5 | LE | Liriodendron | 3 1/2" c.l. 65 11' ht. 5' spread |
| ORNAMENTAL TREES | | | |
| 16 | CR | Greenheart | 45 10' ht. 3' tr. 3" c.l. in. |
| 12 | RB | Redbud | 45 10' ht. 3' c.l. in. |
| 18 | TY | Tree Yucca | 45 10' ht. 3' tr. 3" c.l. in. |
| SHRUBS & GROUNDCOVERS | | | |
| 10 | DY | Dwarf Yucca | 3 36" oc |
| 2 | WM | Dwarf Wax Myrtle | 5 36" oc |
| 9 | CS | Red Chert Shale | 5 36" oc |
| 10 | DIH | Dwarf Indian Hawthorn | 5 36" oc |
| 4 | BA | Briar | 5 36" oc |
| 2 | FA | Florida Anemone | 5 36" oc |
| 4 | GL | Giant Liriole | 5 36" oc |
| 8 | MS | Miscanthus | 5 36" oc |
| 34 | AB | Aellei | 5 36" oc |
| 10 | RY | Red Yucca | 5 36" oc |
| 16 | DB | Dwarf Burford Holly | 5 36" oc |
| 4 | TX | Texas Sage | 5 36" oc |
| 10 | NGL | Nellie R. Stearns Holly | 1 36" oc |
| 150 | AJ | Ailanthus | 1 18" oc |
| 7 | NR | Nellie R. Stearns Holly | 10 36" oc |

**Town of Prosper, Texas
 Landscape Collection**

| Perimeter Landscape Area | Required | Provided |
|----------------------------------|--------------|--------------|
| 1 tree per 30 LF | 8 tree | 8 tree |
| North Perimeter Line 216 LF | 8 tree | 8 tree |
| East Perimeter Line 331 LF Total | 8 tree | 8 tree |
| 151 LF | 6 tree | 6 tree |
| South Perimeter Line 347 LF | 24 orn. tree | 24 orn. tree |
| 24 shrub | 28 shrub | |
| West Perimeter Line 335 LF | 22 orn. tree | 22 orn. tree |
| 22 shrub | 22 shrub | |
| Interior Landscape Area | Required | Provided |
| 15 LF tree for each 1000 SF | 1,185 SF | 1,876 SF |
| 1 tree per 15 SF | 6 tree | 9 tree |

**TOWN OF PROSPER
 LANDSCAPE NOTES**

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery & Landscape Association (TNLA) Specifications, Grades and Standards.
- All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
- Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
- Trees must be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. The Town has final approval for all tree placements.
- Tree pits shall have roughened sides and be two to three times wider than the root ball of the tree in order to facilitate healthy root growth.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within a 24-hour period, the contractor shall provide berming, or devise alternative drainage.
- Trees shall not be planted deeper than the base of the "trunk flare".
- The tree pit shall be backfilled with native topsoil free of rock and other debris.
- Burlap, twine, and wire baskets shall be loosened and pulled back from the trunk of tree as much as possible.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the watering schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3-4" layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1-2' from the trunk of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to the death of the tree. Improper or malicious techniques include, but are not limited to, topping or other unsymmetrical trimming of trees, trimming trees with a backhoe, or use of fire or poison to cause the death of a tree.
- Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
- All plant beds shall be top-dressed with a minimum of 3 inches of mulch.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
- A visibility triangle must be provided at all intersections, where shrubs are to not exceed 30 inches in height, and trees shall have a minimum clear trunk height of 9 feet.
- Trees planted on a slope shall have the tree well at the average grade of slope.
- No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Prosper.
- Landscape and open areas shall be kept free of trash, litter, and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
- No plant material shall be allowed to encroach on right-of-way, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
- No planting areas shall exceed 3:1 slope. 3' horizontal to 1' vertical.
- Earthwork shall not include construction debris. Contractor must correct slippage or damage to the smooth finish grade of the berm prior to acceptance.
- All walkways shall meet A.D.A. and T.A.S. requirements.
- Contact Town of Prosper Parks and Recreation Division at (972) 346-3502 for landscape inspection. Note that landscape installation must comply with approved landscape plans prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
- Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances, to be accessible, adjusted to grade, and to the Town of Prosper's Public Works Department standards.
- Prior to calling for a landscape inspection, contractor is responsible for marking all manholes, valves, water meters, cleanouts, and other utility appurtenances with flagging for field verification by the Town.



PLOTTED BY: SCOTTFULLER
 PLOT DATE: 10/21/2016 2:26 PM
 C:\USERS\SCOTTFULLER\DOCUMENTS\AUTOCAD_LRP\PROSPER LOT 10\PROSPERLOT10_LSDWG
 LOCATION: 10/21/2016 2:26 PM
 LAST SAVED:

EXTERIOR MATERIAL FINISH LEGEND

| | | | |
|--|--|--|--|
| | B-1 DECORATIVE CONCRETE MASONRY OLDCASTLE- QUIK BRICK TIMBERLAND WITH RED FLASH | | EF-1 EIFS SYSTEM (ONLY FOR CORNICE AT TOP OF PARAPET) 456 OYSTER SHELL W/ SANDPEBBLE FINE FINISH |
| | B-2 DECORATIVE CONCRETE MASONRY OLDCASTLE- QUIK BRICK AUTUMN, NO FLASH | | EF-2 EIFS SYSTEM (ONLY FOR CORNICE AT TOP OF PARAPET) 381 MONASTERY BROWN W/ SANDPEBBLE FINE FINISH |
| | CS-1 CAST STONE THOMAS TAN NO. 1103 | | M-1 STANDING SEAM METAL ROOF, GUTTERS & DOWNSPOUTS BERRIDGE CHARCOAL GREY |
| | S-1 MANUFACTURED STONE PALO PINTO DOBBLE | | DOOR & WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM |
| | S-2 MANUFACTURED STONE GRANBURY COBBLE | | |



1 WEST ELEVATION
SCALE: 1/8"=1'-0"

| AREA CALCULATIONS & PERCENTAGES | | PRIMARY EXTERIOR MATERIALS | SECONDARY EXTERIOR MATERIALS |
|---------------------------------|--|------------------------------------|----------------------------------|
| WEST ELEVATION | | B-1 AREA= 804.15 SF (23.3%) | EF-1 AREA= 276.02 SF (8%) |
| GROSS FACADE AREA= 4,336 SF | | B-2 AREA= 552.16 SF (16%) | EF-2 AREA= 69.02 SF (2%) |
| OPENING AREA= 885 SF | | CS-1 AREA= 265.72 SF (7.7%) | |
| NET AREA= 3,451 SF | | S-1 AREA= 739.93 SF (21.5%) | |
| | | S-2 AREA= 744 SF (21.5%) | |



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

| AREA CALCULATIONS & PERCENTAGES | | PRIMARY EXTERIOR MATERIALS | SECONDARY EXTERIOR MATERIALS |
|---------------------------------|--|---------------------------------|-------------------------------|
| SOUTH ELEVATION | | B-1 AREA= 673 SF (21.1%) | EF-1 AREA= 223 SF (7%) |
| GROSS FACADE AREA= 4,165 SF | | B-2 AREA= 614 SF (19.3%) | EF-2 AREA= 95 SF (3%) |
| OPENING AREA= 979 SF | | CS-1 AREA= 170 SF (5.3%) | |
| NET AREA= 3,186 SF | | S-1 AREA= 781 SF (24.5%) | |
| | | S-2 AREA= 630 SF (19.8%) | |



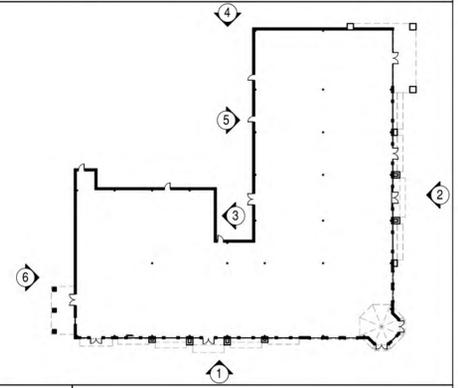
3 SOUTH ELEVATION (BEYOND)
SCALE: 1/8"=1'-0"

| AREA CALCULATIONS & PERCENTAGES | | PRIMARY EXTERIOR MATERIALS | SECONDARY EXTERIOR MATERIALS |
|---------------------------------|--|----------------------------------|----------------------------------|
| SOUTH ELEVATION BEYOND | | B-1 AREA= 529 SF (79.2%) | EF-1 AREA= 45.7 SF (6.8%) |
| GROSS FACADE AREA= 668 SF | | CS-1 AREA= 16.8 SF (2.5%) | |
| OPENING AREA= (NONE) SF | | S-1 AREA= 76.5 SF (11.5%) | |
| NET AREA= 668 SF | | | |



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

| AREA CALCULATIONS & PERCENTAGES | | PRIMARY EXTERIOR MATERIALS | SECONDARY EXTERIOR MATERIALS |
|---------------------------------|--|-----------------------------------|---------------------------------|
| EAST ELEVATION | | B-1 AREA= 2,191 SF (51.4%) | EF-1 AREA= 311 SF (7.2%) |
| GROSS FACADE AREA= 4,332 SF | | B-2 AREA= 1,152 SF (27%) | EF-2 AREA= 80 SF (1.8%) |
| OPENING AREA= 63 SF | | CS-1 AREA= 105 SF (2.5%) | |
| NET AREA= 4,269 SF | | S-1 AREA= 430 SF (10.1%) | |



BUILDING OUTLINE
TRUE NORTH



5 NORTH PART ELEVATION-1
SCALE: 1/8"=1'-0"

| AREA CALCULATIONS & PERCENTAGES | | PRIMARY EXTERIOR MATERIALS | SECONDARY EXTERIOR MATERIALS |
|---------------------------------|--|---------------------------------|---------------------------------|
| PART NORTH ELEVATION-1 | | B-1 AREA= 1,728 SF (66%) | EF-1 AREA= 186 SF (7.1%) |
| GROSS FACADE AREA= 2,702 SF | | B-2 AREA= 364 SF (14%) | |
| OPENING AREA= 84 SF | | CS-1 AREA= 65 SF (2.4%) | |
| NET AREA= 2,618 SF | | S-1 AREA= 275 SF (10.5%) | |



6 NORTH PART ELEVATION-2
SCALE: 1/8"=1'-0"

| AREA CALCULATIONS & PERCENTAGES | | PRIMARY EXTERIOR MATERIALS | SECONDARY EXTERIOR MATERIALS |
|---------------------------------|--|---------------------------------|-------------------------------|
| PART NORTH ELEVATION-2 | | B-1 AREA= 712 SF (36.3%) | EF-1 AREA= 160 SF (8%) |
| GROSS FACADE AREA= 2,085 SF | | B-2 AREA= 786 SF (39.7%) | EF-2 AREA= 41 SF (2%) |
| OPENING AREA= 108 SF | | CS-1 AREA= 56 SF (2.8%) | |
| NET AREA= 1,977 SF | | S-1 AREA= 222 SF (11.2%) | |

- GENERAL NOTES**
1. FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW & APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT.
 2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 4. ALL SIGNAGE AREAS & LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.
 5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN (10) PERCENT.

OWNER:
MQ PROSPER RETAIL
14801 QUORUM DR. SUITE#160
DALLAS, TEXAS-75254
PH. NO. (214)980-8806

CIVIL ENGINEER:
CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE#406
BEDFORD, TEXAS-76021
PH. NO. (817) 281-0572

ARCHITECT:
RASHMI C ARCHITECT INC.
6803 CAPITOL HILL DR.
ARLINGTON, TEXAS-76017
PH. NO. (817) 891-7918

THE SHOPS AT PROSPER TRAIL
RETAIL BUILDING- LOT#10
BLOCK- A
SEPTEMBER, 2016



DEVELOPMENT AND COMMUNITY SERVICES

To: Mayor and Town Council

From: Hulon T. Webb, Jr, P.E., Executive Director of Development and Community Services

Through: Harlan Jefferson, Town Manager

Re: Town Council Meeting – November 29, 2016

Agenda Item:

Consider and act upon approving a Guaranteed Maximum Price (GMP) Amendment and Second Addendum to the Standard Form of Agreement AIA Document A133-2009 between Pogue Construction Co., L.P., and the Town of Prosper, related to Construction Manager-At-Risk services for the Town of Prosper Town Hall/Multi-Purpose Facility; and authorizing the Town Manager to execute same.

Description of Agenda Item:

On September 8, 2015, the Town Council approved the Standard Form of Agreement and related documents with Pogue Construction Co., L.P., for the Construction Manager-At-Risk for the Town of Prosper Town Hall/Multi-Purpose Facility.

At the January 26, 2016, Town Council meeting, the anticipated budget of the facility, on-site parking, contingency and escalation approved was \$18,502,094. Since that time, higher than expected cost escalations due to the construction market and approved design changes, like the additional shell space finish out, resulted in a revised construction estimate of \$19.6M which was shared with the Council at recent meetings. The proposed GMP for the project is \$19,597,691 which includes the following five alternate items:

- \$ 125,305 Alternate #3: Provide increased capacity of the emergency generator and support system to backup the IT Department server and EOC (Executive Conference Room and Council Chambers) lighting, power, and HVAC. Also upgrade storm rated windows to projectile rated glazing and frames.
- \$ 214,822 Alternate #10: Provide natural stone specified on building exterior, retaining walls, and fountains in lieu of cast stone wainscot.
- \$ 41,205 Alternate #14: Provide conduits on site for path to connect telecommunications to the existing Police/Dispatch center.
- \$ 16,690 Alternate #15: Locate the transformer and generator on the west side of the west drive aisle.
- \$ 33,877 Alternate #17: Finish cupola in thin brick in lieu of EIFS.

The following alternate items are in no particular order of importance and will be discussed in greater detail at the meeting:

- \$ 149,321 Alternate #1: Additional security package including access control throughout the building and additional cameras.
- \$ 30,696 Alternate #4: Provide additional lockdown procedure software and associated equipment for the building and provide an emergency Call Box Phone in the parking lot.
- \$ 43,394 Alternate #5: Add ultimate paving for parking lot on north side.
- \$ 23,585 Alternate #8: Provide interior variable air volume (VAV) reheat systems in the building. Base project includes VAV systems for cooling.
- \$ 15,697 Alternate #9: = Add space CO2 sensors for high occupancy rooms and for return at each unit.
- Cost Unknown at this time. Alternate #16: = Software license for head-end fiber at Town Hall.
- \$ 161,625 Alternate #18: = Replace tile at elevator shaft walls and millwork with 3 form resinous panels.

As for the Second Addendum to the Standard Form of Agreement, the amendment is to increase the liquidated damages from \$500/day to \$1,000/day and to establish a 14-day response time with Pogue Construction which will in turn require the Architect to respond to requests for information in the same manner. When requested, the Town will take extenuating circumstances into consideration, and may allow additional time for the Architect to respond.

Budget Impact:

The current approved CIP budget for the construction of the Town Hall/Multi-Purpose Facility is \$18,813,000. The proposed GMP for the construction of the Town Hall/Multi-Purpose Facility is \$19,597,691, and will be funded from the future sale of Certificates of Obligation Bonds over the next three years. Once the GMP is approved, a CIP Amendment will be submitted at the next available Council meeting to revise the CIP budget to the approved GMP. In addition, staff is recommending that an additional project budget amount of 2% (\$392,000) be included in the CIP Amendment to cover any unforeseen expenses related to the project. This is similar to what was done with Fire Station No. 2, except the additional project budget was 4% of the GMP. Since the additional project budget amount of \$392,000 is outside the approved GMP, Town Council will have the authority over approving any future GMP Amendments for use of these funds.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.P., has approved the amendments as to form and legality.

Attached Documents:

1. GMP Amendment
2. Second Addendum to the Standard Form of Agreement

Town Staff Recommendation:

Town staff recommends approving a Guaranteed Maximum Price (GMP) Amendment and Second Addendum to the Standard Form of Agreement AIA Document A133-2009 between Pogue Construction Co., L.P., and the Town of Prosper, related to Construction Manager-At-Risk services for the Town of Prosper Town Hall/Multi-Purpose Facility; and authorizing the Town Manager to execute same.

Proposed Motion:

I move to approve a Guaranteed Maximum Price (GMP) Amendment and Second Addendum to the Standard Form of Agreement AIA Document A133-2009 between Pogue Construction Co., L.P., and the Town of Prosper, related to Construction Manager-At-Risk services for the Town of Prosper Town Hall/Multi-Purpose Facility; and authorizing the Town Manager to execute same.



Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

Town of Prosper Town Hall/Multi-Purpose Facility

THE OWNER:

(Name, legal status and address)

Town of Prosper
121 W. Broadway Street
Prosper, TX 75078

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

POGUE Construction Co. L.P.
1512 Bray Central Drive, Suite 300
McKinney, TX 75069

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 **Nineteen Million, Five Hundred Ninety Seven Thousand, Six Hundred Ninety One Dollars** (\$ 19,597,691.00), 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 Exhibit C

§ 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.)*

See Exhibit E

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

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

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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

| Item | Price (\$0.00) |
|------------------------------------|----------------|
| HVAC Test and Balance Allowance | \$60,000.00 |
| Smoke Evacuation System Allowance | \$30,000.00 |
| Window Water Testing Allowance | \$15,000.00 |
| Open Wall Photograph Allowance | \$1,200.00 |
| Construction Contingency Allowance | \$176,897.00 |

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

See Exhibit D

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

| Document | Title | Date | Pages |
|--------------------|-------------------|--------|-------|
| A133-2009 | AIA Document A133 | 9/8/15 | 23 |
| A133-2009 Addendum | AIA Document A133 | 9/8/15 | 25 |
| A201-2007 Addendum | AIA Document A201 | 9/8/15 | 63 |

§ 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 Exhibit A

| Section | Title | Date | Pages |
|---------|-------|------|-------|
|---------|-------|------|-------|

§ 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 Exhibit B

| Number | Title | Date |
|--------|-------|------|
|--------|-------|------|

§ 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.)

N/A

ARTICLE A.2

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

16 months from written Notice to Proceed



OWNER (Signature)
Town of Prosper

CONSTRUCTION MANAGER (Signature)
POGUE Construction Co., LP, a Texas limited partnership
BY: Ben Pogue, LC, a Texas limited liability company
General Partner

Harlan Jefferson Town Manager
(Printed name and title)

Ben Pogue President & CEO
(Printed name and title)

Additions and Deletions Report for AIA[®] Document A133[™] – 2009 Exhibit A

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

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 14:37:58 on 11/18/2016.

PAGE 1

Town of Prosper Town Hall/Multi-Purpose Facility

...

Town of Prosper
121 W. Broadway Street
Prosper, TX 75078

...

POGUE Construction Co. L.P.
1512 Bray Central Drive, Suite 300
McKinney, TX 75069

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Nineteen Million, Five Hundred Ninety Seven Thousand, Six Hundred Ninety One Dollars (\$ 19,597,691.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

See Exhibit C

...

See Exhibit E

PAGE 2

| | |
|---|---------------------|
| <u>HVAC Test and Balance Allowance</u> | <u>\$60,000.00</u> |
| <u>Smoke Evacuation System Allowance</u> | <u>\$30,000.00</u> |
| <u>Window Water Testing Allowance</u> | <u>\$15,000.00</u> |
| <u>Open Wall Photograph Allowance</u> | <u>\$1,200.00</u> |
| <u>Construction Contingency Allowance</u> | <u>\$176,897.00</u> |

...

See Exhibit D

...

| | | | |
|---------------------------|--------------------------|---------------|-----------|
| <u>A133-2009</u> | <u>AIA Document A133</u> | <u>9/8/15</u> | <u>23</u> |
| <u>A133-2009 Addendum</u> | <u>AIA Document A133</u> | <u>9/8/15</u> | <u>25</u> |
| <u>A201-2007 Addendum</u> | <u>AIA Document A201</u> | <u>9/8/15</u> | <u>63</u> |

...

See Exhibit A

...

See Exhibit B

...

N/A

...

16 months from written Notice to Proceed

...

OWNER (Signature)
Town of Prosper

Harlan Jefferson Town Manager



CONSTRUCTION MANAGER (Signature)
POGUE Construction Co., LP, a Texas limited partnership
BY: Ben Pogue, L.C, a Texas limited liability company
General Partner

Ben Pogue President & CEO

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Ben Pogue, President & CEO, 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 14:37:58 on 11/18/2016 under Order No. 9381492007_1 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™ – 2009 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)



(Title)



(Dated)

Exhibit A

| CONTRACT DOCUMENTS LISTING | |  | | |
|--|---|---|----------|-----------|
| SHEET | SHEET NAME | ISSUE DATE | REVISION | REV. DATE |
| ADDENDA | | | | |
| | ADDENDUM #1 | 10/19/2016 | | |
| | ADDENDUM #2 | 10/25/2016 | | |
| | ADDENDUM #3 | 10/25/2016 | | |
| | ADDENDUM #4 | 10/27/2016 | | |
| | ADDENDUM #5 | 11/4/2016 | | |
| SPECIFICATIONS | | | | |
| INTRODUCTORY INFORMATION | | | | |
| 000110 | Table of Contents | 9/30/2016 | 5 | 11/4/2016 |
| VOLUME 1 | | | | |
| DIVISION 00 - BIDDING REQUIREMENTS AND CONTRACT FORMS | | | | |
| 003132 | Geotechnical Data/Geotechnical Report | 9/30/2016 | | |
| 007213 | General Conditions/AIA A201 | 9/30/2016 | | |
| 007300 | Supplementary Conditions | 9/30/2016 | | |
| 007316 | Insurance Requirements/Exhibit C - Insurance Requirements for Construction Services | 9/30/2016 | | |
| 008900 | Finish Selection Summary | 9/30/2016 | | |
| DIVISION 01 - GENERAL REQUIREMENTS | | | | |
| 011000 | Summary | 9/30/2016 | | |
| 012100 | Allowances | 9/30/2016 | | |
| 012200 | Unit Prices | 9/30/2016 | | |
| 012300 | Alternates | 9/30/2016 | | |
| 012500 | Substitution Procedures | 9/30/2016 | | |
| 012500.13 | Substitution Request Form | 9/30/2016 | | |
| 012600 | Contract Modification Procedures | 9/30/2016 | | |
| 012900 | Payment Procedures | 9/30/2016 | | |
| 013100 | Project Management and Coordination | 9/30/2016 | | |
| 013200 | Construction Progress Documentation | 9/30/2016 | | |
| 013233 | Photographic Documentation | 9/30/2016 | | |
| 013300 | Submittal Procedures | 9/30/2016 | | |
| 014000 | Quality Requirements | 9/30/2016 | | |
| 014200 | References | 9/30/2016 | | |
| 015000 | Temporary Facilities and Controls | 9/30/2016 | | |
| 015300 | Mold Prevention Measures | 9/30/2016 | | |
| 016000 | Product Requirements | 9/30/2016 | | |
| 017300 | Execution | 9/30/2016 | | |
| 017700 | Closeout Procedures | 9/30/2016 | | |
| 017823 | Operation and Maintenance Data | 9/30/2016 | | |
| 017839 | Project Record Documents | 9/30/2016 | | |
| 017900 | Demonstration and Training | 9/30/2016 | | |
| DIVISION 03 - CONCRETE | | | | |
| 033000 | Cast-in-Place Concrete | 9/30/2016 | 5 | 11/4/2016 |
| 033500 | Concrete Floor Finishing | 9/30/2016 | 5 | 11/4/2016 |
| 033536 | Clear Concrete Sealer | 9/30/2016 | | |
| DIVISION 04 - MASONRY | | | | |
| 042000 | Unit Masonry | 9/30/2016 | | |
| 044000 | Landscape Stone Veneer | 9/30/2016 | | |
| 044200 | Exterior Stone Cladding | 9/30/2016 | 5 | 11/4/2016 |
| 047200 | Cast Stone Masonry | 9/30/2016 | | |

| | | | | |
|--|--|-----------|---|-----------|
| | | | | |
| DIVISION 05 - METALS | | | | |
| 051200 | Structural Steel | 9/30/2016 | 5 | 11/4/2016 |
| 051213 | Architecturally Exposed Structural Steel Framing | 9/30/2016 | | |
| 053100 | Steel Deck | 9/30/2016 | 5 | 11/4/2016 |
| 054000 | Cold-Formed Metal Framing | 9/30/2016 | | |
| 054400 | Cold-Formed Metal Trusses | 9/30/2016 | 5 | 11/4/2016 |
| 055000 | Metal Fabrications | 9/30/2016 | | |
| 055100 | Metal Stairs | 9/30/2016 | | |
| 055213 | Pipe and Tube Railings | 9/30/2016 | | |
| 055233 | Wire Rope Railings | 9/30/2016 | | |
| 057300 | Decorative Railings | 9/30/2016 | | |
| 057500 | Decorative Formed Metal | 9/30/2016 | | |
| | | | | |
| DIVISION 06 - WOOD AND PLASTICS | | | | |
| 061013 | Miscellaneous Rough Carpentry | 9/30/2016 | | |
| 061600 | Sheathing | 9/30/2016 | | |
| 062023 | Interior Finish Carpentry | 9/30/2016 | | |
| 064100 | Custom Casework | 9/30/2016 | | |
| 066100 | Plastic Fabrications | 11/4/2016 | 5 | 11/4/2016 |
| 067413 | Fiberglass Reinforced Plastic Fabrications | 9/30/2016 | | |
| 068213 | Glass-Fiber Reinforced Plastic Paneling | 9/30/2016 | | |
| | | | | |
| DIVISION 07 - THERMAL AND MOISTURE PROTECTION | | | | |
| 071417 | Fluid-Applied Waterproofing System | 9/30/2016 | | |
| 071616 | Crystalline Waterproofing | 9/30/2016 | | |
| 071900 | Water Repellents | 9/30/2016 | | |
| 072100 | Thermal Building Insulation | 9/30/2016 | | |
| 072126 | Blown-In Insulation | 9/30/2016 | | |
| 072413 | Exterior Insulation and Finish System (EIFS) | 9/30/2016 | | |
| 072616 | Below-Grade Vapor Retarders | 9/30/2016 | | |
| 072726 | Fluid-Applied Membrane Air Barriers | 9/30/2016 | | |
| 073113 | Asphalt Shingles | 9/30/2016 | 5 | 11/4/2016 |
| 074113 | Standing Seam Metal Roof Panels | 9/30/2016 | 5 | 11/4/2016 |
| 074213 | Metal Wall Panels | 9/30/2016 | | |
| 074244 | Composite Wall Panels | 9/30/2016 | | |
| 074293 | Soffit Panels | 9/30/2016 | | |
| 075216 | SBS Modified Bituminous Membrane Roofing | 9/30/2016 | | |
| 075323 | Ethylene-Propylene-Diene-Monomer (EPDM) Roofing | 9/30/2016 | | |
| 076200 | Sheet Metal Flashing and Trim | 9/30/2016 | | |
| 076210 | Flexible Flashing | 9/30/2016 | | |
| 077100 | Manufactured Roof Specialties | 9/30/2016 | | |
| 077200 | Roof Accessories | 9/30/2016 | | |
| 077600 | Pavers and Pedestal Assembly | 9/30/2016 | | |
| 078100 | Applied Fireproofing | 9/30/2016 | | |
| 078400 | Firestopping | 9/30/2016 | | |
| 078443 | Joint Firestopping | 9/30/2016 | | |
| 079200 | Joint Sealants | | | |
| | | | | |
| DIVISION 08 - DOORS AND WINDOWS | | | | |
| | | 9/30/2016 | | |
| 081113 | Hollow Metal Doors and Frames | 9/30/2016 | | |
| 081216 | Interior Aluminum Frames | 9/30/2016 | | |
| 081416 | Flush Wood Doors | 9/30/2016 | | |
| 081433 | Stile and Rail Wood Doors | 9/30/2016 | | |
| 081713 | Integrated metal Door Opening Assemblies | 9/30/2016 | | |
| 083113 | Access Doors and Frames | 9/30/2016 | | |
| 083323 | Overhead Coiling Doors | 9/30/2016 | | |
| 084113 | Aluminum-Framed Entrances and Storefronts | 9/30/2016 | | |
| 084126 | All-Glass Entrances and Storefronts | 9/30/2016 | | |

| | | | | |
|--|---|-----------|---|------------|
| 084413 | Glazed Aluminum Curtain Walls | 9/30/2016 | 5 | 11/4/2016 |
| 085113 | Aluminum Windows | 9/30/2016 | | |
| 085653 | Security Windows | 9/30/2016 | | |
| 087100 | Door Hardware | 9/30/2016 | 1 | 9/30/2016 |
| 087113 | Automatic Door Operators | 9/30/2016 | | |
| 088000 | Glazing | 9/30/2016 | | |
| 088810 | Fire Rated Glass & Framing | 11/4/2016 | 5 | 11/04/2016 |
| 089100 | Louvers | 9/30/2016 | | |
| DIVISION 09 - FINISHES | | | | |
| 092423 | Portland Cement Stucco | 9/30/2016 | | |
| 092713 | Glass-Fiber-Reinforced Plaster Fabrications | 9/30/2016 | | |
| 092900 | Gypsum Board | 9/30/2016 | 5 | 11/4/2016 |
| 093000 | Tiling | 9/30/2016 | | |
| 095113 | Acoustical Panel Ceilings | 9/30/2016 | | |
| 096340 | Stone Flooring | 9/30/2016 | | |
| 096400 | Wood Flooring | 9/30/2016 | | |
| 096513 | Resilient Base and Accessories | 9/30/2016 | | |
| 096519 | Resilient Tile Flooring | 9/30/2016 | | |
| 096623 | Resinous Matrix Terrazzo Flooring | 9/30/2016 | | |
| 096813 | Tile Carpeting | 9/30/2016 | | |
| 096819 | Sheet Carpeting | 9/30/2016 | | |
| 097200 | Wall Covering | 9/30/2016 | | |
| 097416 | Wood Veneer Wall Covering | 9/30/2016 | | |
| 097513 | Stone Wall Facing | 9/30/2016 | 5 | 11/4/2016 |
| 097713 | Stretched-Fabric Wall Systems | 9/30/2016 | | |
| 098316 | Acoustic Plaster | 9/30/2016 | | |
| 099100 | Painting | 9/30/2016 | | |
| 099713 | Steel Coatings | 9/30/2016 | | |
| DIVISION 10 – SPECIALTIES | | | | |
| 101103 | Visual Display Boards | 9/30/2016 | | |
| 101400 | Signage | 9/30/2016 | | |
| 101103 | Operable Partitions | 9/30/2016 | | |
| 102613 | Wall and Corner Guards | 9/30/2016 | | |
| 102813 | Toilet Accessories | 9/30/2016 | 5 | 11/4/2016 |
| 104400 | Fire Protection Specialties | 9/30/2016 | | |
| 105116 | Wood Lockers | 9/30/2016 | | |
| 107316 | Metal Canopies | 9/30/2016 | | |
| 107516 | Flagpoles | 9/30/2016 | | |
| 108113 | Bird Control Devices | 9/30/2016 | | |
| 109900 | Miscellaneous Specialties | 9/30/2016 | 5 | 11/4/2016 |
| DIVISION 11 – EQUIPMENT | | | | |
| 113100 | Residential Appliances | 9/30/2016 | 5 | 11/4/2016 |
| DIVISION 12 - FURNISHINGS | | | | |
| 122413 | Roller Shades | 9/30/2016 | | |
| 123640 | Quartz Countertops | 9/30/2016 | | |
| 123643 | Stone Countertops | 9/30/2016 | | |
| 124813 | Entrance Floor Mats | 9/30/2016 | | |
| 129300 | Site Furnishings | 9/30/2016 | | |
| DIVISION 14 - CONVEYING SYSTEMS | | | | |
| 142100 | Electric Traction Elevators | 9/30/2016 | | |
| VOLUME 2 | | | | |
| DIVISION 21 - FIRE SUPPRESSION | | | | |
| 210500 | Common Work Results for Fire Suppression | 9/30/2016 | | |

| | | | | |
|---|--|-----------|--|--|
| 210548 | Vibration Controls for Fire-Suppression Piping and Equipment | 9/30/2016 | | |
| 211000 | Water-Based Fire-Suppression Systems | 9/30/2016 | | |
| DIVISION 22 – PLUMBING | | | | |
| 220500 | Common Work Results for Plumbing | 9/30/2016 | | |
| 220513 | Common Motor Requirements for Plumbing Equipment | 9/30/2016 | | |
| 220519 | Meters and Gages for Plumbing Piping | 9/30/2016 | | |
| 220523 | General-Duty Valves for Plumbing Piping | 9/30/2016 | | |
| 220529 | Hangers and Supports for Plumbing Piping and Equipment | 9/30/2016 | | |
| 220548 | Vibration Controls for Plumbing Piping and Equipment | 9/30/2016 | | |
| 220553 | Identification for Plumbing Piping and Equipment | 9/30/2016 | | |
| 220700 | Plumbing Insulation | 9/30/2016 | | |
| 221116 | Domestic Water Piping | 9/30/2016 | | |
| 221119 | Domestic Water Piping Specialties | 9/30/2016 | | |
| 221123 | Domestic Water Pumps | 9/30/2016 | | |
| 221316 | Sanitary Waste, Storm Drainage and Vent Piping | 9/30/2016 | | |
| 221319 | Sanitary Waste Piping and Storm Drainage Specialties | 9/30/2016 | | |
| 221429 | Sump Pumps | 9/30/2016 | | |
| 223300 | Electric Domestic Water Heaters | 9/30/2016 | | |
| 224000 | Plumbing Fixtures | 9/30/2016 | | |
| DIVISION 22 - HEATING VENTILATING AND AIR CONDITIONING | | | | |
| 230500 | Common Work Results for HVAC | 9/30/2016 | | |
| 230513 | Common Motor Requirements for HVAC Equipment | 9/30/2016 | | |
| 230529 | Hangers and Supports for HVAC Piping and Equipment | 9/30/2016 | | |
| 230548 | Vibration Controls for HVAC Piping and Equipment | 9/30/2016 | | |
| 230553 | Identification for HVAC Piping and Equipment | 9/30/2016 | | |
| 230593 | Testing, Adjusting, and Balancing for HVAC | 9/30/2016 | | |
| 230700 | HVAC Insulation | 9/30/2016 | | |
| 230900 | Instrumentation and Control for HVAC | 9/30/2016 | | |
| 232300 | Refrigerant Piping | 9/30/2016 | | |
| 233113 | Metal Ducts | 9/30/2016 | | |
| 233300 | Air Duct Accessories | 9/30/2016 | | |
| 233423 | HVAC Power Ventilators | 9/30/2016 | | |
| 233600 | Air Terminal Units | 9/30/2016 | | |
| 233713 | Diffusers, Registers, and Grilles | 9/30/2016 | | |
| 237413 | Packaged DX Rooftop Units | 9/30/2016 | | |
| 238123 | Computer-Room Air-conditioners | 9/30/2016 | | |
| DIVISION 26 - ELECTRICAL | | | | |
| 260500 | Common Work Results for Electrical | 9/30/2016 | | |
| 260519 | Low-voltage Electrical Power Conductors and Cables | 9/30/2016 | | |
| 260526 | Grounding and Bonding for Electrical Systems | 9/30/2016 | | |
| 260529 | Hangers and Supports for Electrical Systems | 9/30/2016 | | |
| 260533 | Raceway and Boxes for Electrical Systems | 9/30/2016 | | |
| 260536 | Cable Trays for Electrical Systems | 9/30/2016 | | |
| 260553 | Identification for Electrical Systems | 9/30/2016 | | |
| 260573 | Overcurrent Protective Device Coordination Study | 9/30/2016 | | |
| 260923 | Lighting Control Devices | 9/30/2016 | | |
| 260943 | Network Lighting Controls | 9/30/2016 | | |
| 262200 | Low-voltage Transformers | 9/30/2016 | | |
| 262413 | Switchboards | 9/30/2016 | | |
| 262416 | Panelboards | 9/30/2016 | | |
| 262726 | Wiring Devices | 9/30/2016 | | |
| 262813 | Fuses | 9/30/2016 | | |
| 263213 | Engine Generators | 9/30/2016 | | |
| 263600 | Transfer Switches | 9/30/2016 | | |
| 264113 | Lightning Protection for Structures | 9/30/2016 | | |
| 264313 | Surge Protection Devices for Low-voltage Electrical Power Circuits | 9/30/2016 | | |

| | | | | |
|---|--|-----------|---|------------|
| 265100 | Lighting Fixtures | 9/30/2016 | | |
| DIVISION 27 - COMMUNICATIONS | | | | |
| 270000 | Communications | 9/30/2016 | | |
| 270526 | Grounding and Bonding for Communication Systems | 9/30/2016 | | |
| 270528 | Pathways for Communication Systems | 9/30/2016 | | |
| 270543 | Underground Ducts and Raceways for Communication Systems | 9/30/2016 | | |
| 271100 | Communications Equipment Room Fittings | 9/30/2016 | | |
| 271300 | Communications Backbone Cabling | 9/30/2016 | | |
| 271500 | Communications Horizontal Cabling | 9/30/2016 | | |
| 274116 | Audiovisual Systems | 9/30/2016 | 3 | 10/25/2016 |
| 274117 | Audiovisual Infrastructure | 9/30/2016 | | |
| 274170 | Community Access CATV | 9/30/2016 | | |
| DIVISION 28 - ELECTRONIC SAFETY AND SECURITY | | | | |
| 281000 | Electronic Security | 9/30/2016 | | |
| 281000 | Access Control and Intrusion Detection | 9/30/2016 | 3 | 10/25/2016 |
| 282300 | Video Surveillance | 9/30/2016 | | |
| 282600 | Emergency Intercommunications and Duress | 9/30/2016 | | |
| 283111 | Digital, Addressable Fire-Alarm System | 9/30/2016 | | |
| DIVISION 31 - EARTHWORK | | | | |
| 311000 | Site Preparation | 9/30/2016 | | |
| 312000 | Earth Moving | 9/30/2016 | | |
| 312200 | Landscape Grading | 9/30/2016 | | |
| 312313 | Subgrade Preparation | 9/30/2016 | | |
| 312334 | Excavation and Backfill for Conduits | 9/30/2016 | | |
| 312500 | Erosion Control | 9/30/2016 | | |
| 313116 | Termite Control | 9/30/2016 | | |
| 316329 | Drilled Piers | 9/30/2016 | | |
| DIVISION 32 - EXTERIOR IMPROVEMENTS | | | | |
| 321129 | Lime Treated Subgrade | 9/30/2016 | | |
| 321313 | Landscape Concrete Paving | 9/30/2016 | | |
| 321313 | Portland Cement Concrete Paving | 9/30/2016 | | |
| 321413 | Precast Concrete Unit Paving | 9/30/2016 | | |
| 321600 | Concrete Curbs and Gutters | 9/30/2016 | | |
| 321714 | Parking Bumpers | 9/30/2016 | | |
| 321723 | Pavement Markings | 9/30/2016 | | |
| 321726 | Tactile Warning Surfaces | 9/30/2016 | | |
| 322000 | Sidewalks and Driveway Approaches | 9/30/2016 | | |
| 328400 | Irrigation | 9/30/2016 | | |
| 329200 | Turf and Grasses | 9/30/2016 | | |
| 329300 | Planting | 9/30/2016 | | |
| DIVISION 33 - UTILITIES | | | | |
| 331100 | Water Conduit Installation | 9/30/2016 | | |
| 333100 | Sanitary Sewer Line Installation | 9/30/2016 | | |
| 334100 | Storm Sewer Line Installation | 9/30/2016 | | |

Exhibit B

| PLANS | | | | |
|----------|----------------------------------|-----------|------|------------|
| VOLUME 1 | | | | |
| | GENERAL | | | |
| | | 9/30/2016 | | |
| G0.00 | COVER SHEET | 9/30/2016 | | |
| G0.01 | PROJECT INFORMATION SHEET | 9/30/2016 | 3 | 10/25/2016 |
| G0.02 | ABBREVIATIONS AND LEGEND | 9/30/2016 | | |
| G1.00 | LIFE SAFETY CODE ANALYSIS | 9/30/2016 | | |
| G1.01 | LIFE SAFETY PLAN - LEVEL 1 | 9/30/2016 | | |
| G1.02 | LIFE SAFETY PLAN - LEVEL 2 | 9/30/2016 | | |
| G1.03 | LIFE SAFETY PLAN - LEVEL 3 | 9/30/2016 | | |
| | | | | |
| | ARCHITECTURAL | | | |
| A1.01 | SITE PLAN | 9/30/2016 | 3 | 10/25/2016 |
| A1.21 | SITE DETAILS | 9/30/2016 | | |
| A1.22 | SITE DETAILS | 9/30/2016 | | |
| A1.31 | CONSTRUCTION MOCK - UP | 9/30/2016 | | |
| A2.01 | ARCHITECTURAL PLAN - LEVEL 1 | 9/30/2016 | 2 | 10/25/2016 |
| A2.01D | DIMENSION PLAN - LEVEL 1 | 9/30/2016 | 2, 3 | 10/25/2016 |
| A2.02 | ARCHITECTURAL PLAN - LEVEL 2 | 9/30/2016 | 5 | 11/4/2016 |
| A2.02D | DIMENSION PLAN - LEVEL 2 | 9/30/2016 | 2 | 10/25/2016 |
| A2.03 | ARCHITECTURAL PLAN - LEVEL 3 | 9/30/2016 | 5 | 11/4/2016 |
| A2.03D | DIMENSION PLAN - LEVEL 3 | 9/30/2016 | | |
| A3.01 | ATTIC PLAN | 9/30/2016 | 5 | 11/4/2016 |
| A3.02 | ROOF PLAN | 9/30/2016 | 5 | 11/4/2016 |
| A3.11 | ROOF DETAILS | 9/30/2016 | | |
| A3.12 | ROOF DETAILS | 9/30/2016 | 5 | 11/4/2016 |
| A3.13 | ROOF DETAILS | 9/30/2016 | | |
| A4.01 | S/E EXTERIOR ELEVATIONS | 9/30/2016 | | |
| A4.02 | N/W EXTERIOR ELEVATIONS | 9/30/2016 | | |
| A4.11 | BUILDING SECTIONS | 9/30/2016 | | |
| A4.12 | BUILDING SECTIONS | 9/30/2016 | | |
| A4.21 | ENTABLATURE - SOUTH PORCH | 9/30/2016 | | |
| A4.22 | ENTABLATURE - NORTH PORCH | 9/30/2016 | | |
| A4.23 | ENTABLATURE - LIBRARY PORCH | 9/30/2016 | | |
| A4.24 | NORTH AND SOUTH PORCH DETAILS | 9/30/2016 | | |
| A4.25 | LIBRARY ENTRANCE PORCH DETAILS | 9/30/2016 | | |
| A4.26 | PLAN DETAILS | 9/30/2016 | 5 | 11/4/2016 |
| A4.27 | MASONRY PROFILES | 9/30/2016 | | |
| A4.31 | CUPOLA | 9/30/2016 | | |
| A4.32 | CUPOLA DETAILS | 9/30/2016 | | |
| A5.01 | WALL SECTIONS | 9/30/2016 | | |
| A5.02 | WALL SECTIONS | 9/30/2016 | | |
| A5.11 | SECTION DETAILS | 9/30/2016 | | |
| A5.12 | SECTION DETAILS | 9/30/2016 | | |
| A6.01 | REFLECTED CEILING PLAN - LEVEL 1 | 9/30/2016 | 2 | 10/25/2016 |
| A6.02 | REFLECTED CEILING PLAN - LEVEL 2 | 9/30/2016 | | |
| A6.03 | REFLECTED CEILING PLAN - LEVEL 3 | 9/30/2016 | 2 | 10/25/2016 |
| A6.11 | ENLARGED REFLECTED CEILING PLANS | 9/30/2016 | 2, 3 | 10/25/2016 |
| A6.12 | CEILING DETAILS | 9/30/2016 | | |
| A6.13 | CEILING DETAILS | 9/30/2016 | 2, 3 | 10/25/2016 |
| A7.01 | DOOR SCHEDULE AND DOOR TYPES | 9/30/2016 | | |
| A7.02 | DOOR DETAILS | 9/30/2016 | | |
| A7.03 | DOOR DETAILS | 9/30/2016 | 3 | 10/25/2016 |
| A7.11 | GLAZING - EXTERIOR | 9/30/2016 | | |
| A7.12 | GLAZING - INTERIOR | 9/30/2016 | | |
| A7.13 | WINDOW DETAILS | 9/30/2016 | | |
| A7.14 | WINDOW DETAILS | 9/30/2016 | | |
| A7.15 | WINDOW DETAILS | 9/30/2016 | | |
| A8.01 | GRAND STAIR | 9/30/2016 | | |

| | | | | |
|--------|---|------------|------|------------|
| A8.02 | GRAND STAIR | 9/30/2016 | | |
| A8.03 | LIBRARY STAIR | 9/30/2016 | | |
| A8.04 | STAIR TOWER 1 | 9/30/2016 | | |
| A8.05 | STAIR TOWER 2 | 9/30/2016 | | |
| A8.06 | RAILINGS | 9/30/2016 | 5 | 11/4/2016 |
| A8.11 | ELEVATORS | 9/30/2016 | 5 | 11/4/2016 |
| A8.07 | INTERIOR RAILINGS | 10/7/2016 | 3 | 10/25/2016 |
| A9.01 | FINISH PLAN - LEVEL 1 | 9/30/2016 | 5 | 11/4/2016 |
| A9.01P | PATTERN PLAN - LEVEL 1 | 9/30/2016 | 5 | 11/4/2016 |
| A9.02 | PATTERN PLAN - LEVEL 1 | 9/30/2016 | 5 | 11/4/2016 |
| A9.02P | PATTERN PLAN - LEVEL 2 | 9/30/2016 | 5 | 11/4/2016 |
| A9.03 | FINISH PLAN - LEVEL 3 | 9/30/2016 | 5 | 11/4/2016 |
| A9.03P | PATTERN PLAN - LEVEL 3 | 9/30/2016 | 5 | 11/4/2016 |
| A9.11 | ENLARGED PLANS & ELEVATIONS - COUNCIL CHAMBER | 9/30/2016 | 2, 3 | 10/25/2016 |
| A9.12 | ENLARGED PLANS & ELEVATIONS - RESTROOM | 9/30/2016 | 2 | 10/25/2016 |
| A9.21 | INTERIOR ELEVATIONS | 9/30/2016 | 5 | 11/4/2016 |
| A9.22 | INTERIOR ELEVATIONS | 9/30/2016 | 5 | 11/4/2016 |
| A9.23 | INTERIOR ELEVATIONS | 9/30/2016 | 5 | 11/4/2016 |
| A9.31 | MOULDED MILLWORK - ELEVATIONS | 9/30/2016 | | |
| A9.32 | MOULDED MILLWORK - SECTIONS | 9/30/2016 | | |
| A9.33 | MOULDED MILLWORK - DETAILS | 9/30/2016 | | |
| A9.34 | MOULDED MILLWORK - DETAILS | 9/30/2016 | | |
| A9.35 | MOULDED MILLWORK - DETAILS | 9/30/2016 | | |
| A9.36 | MOULDING - PROFILES | 9/30/2016 | | |
| A9.41 | MILLWORK - ELEVATIONS | 9/30/2016 | | |
| A9.42 | MILLWORK - ELEVATIONS | 9/30/2016 | 5 | 11/4/2016 |
| A9.43 | CUSTOM MILLWORK - PLANS & ELEVATIONS | 9/30/2016 | 5 | 11/4/2016 |
| A9.44 | MILLWORK - DETAILS | 9/30/2016 | | |
| A9.45 | MILLWORK - DETAILS | 9/30/2016 | | |
| A9.46 | MILLWORK - DETAILS | 9/30/2016 | 5 | 11/4/2016 |
| A9.61 | FURNITURE PLAN - LEVEL 1 | 9/30/2016 | | |
| A9.62 | FURNITURE PLAN - LEVEL 2 | 9/30/2016 | | |
| A9.63 | FURNITURE PLAN - LEVEL 3 | 9/30/2016 | | |
| A10.01 | SIGNAGE SCHEDULE | 9/30/2016 | | |
| A10.02 | SIGNAGE TYPES | 9/30/2016 | | |
| A10.03 | SIGNAGE TYPES | 9/30/2016 | 5 | 11/4/2016 |
| A10.11 | SIGNAGE LOCATION PLAN LEVEL 1 | 9/30/2016 | | |
| A10.12 | SIGNAGE LOCATION PLAN LEVEL 2 | 9/30/2016 | | |
| A10.13 | SIGNAGE LOCATION PLAN LEVEL 3 | 9/30/2016 | | |
| A11.01 | STRUCTURAL FIREPROOFING - LEVEL 2 | 9/30/2016 | | |
| A11.02 | STRUCTURAL FIREPROOFING - LEVEL 3 | 9/30/2016 | | |
| A11.03 | STRUCTURAL FIREPROOFING - ATTIC FRAMING | 9/30/2016 | | |
| A11.11 | AIR SHAFT #1 PLAN & SECTION | 9/30/2016 | 5 | 11/4/2016 |
| A11.12 | AIR SHAFT #2 PLAN & SECTION | 9/30/2016 | 5 | 11/4/2016 |
| A11.13 | AIR SHAFT #3 PLAN & SECTION | 9/30/2016 | 5 | 11/4/2016 |
| A11.21 | GYPSUM BOARD DETAILS | 9/30/2016 | 5 | 11/4/2016 |
| A11.22 | GYPSUM BOARD DETAILS | 10/25/2016 | 3 | 10/25/2016 |
| A11.31 | UL AND OTHER FIRE CONSTRUCTION RATINGS | 9/30/2016 | 3 | 10/25/2016 |
| A11.32 | UL AND OTHER FIRE CONSTRUCTION RATINGS | 9/30/2016 | 3 | 10/25/2016 |
| A11.33 | UL AND OTHER FIRE CONSTRUCTION RATINGS | 9/30/2016 | 3 | 10/25/2016 |
| A11.34 | UL AND OTHER FIRE CONSTRUCTION RATINGS | 9/30/2016 | 3 | 10/25/2016 |
| | | | | |
| | STRUCTURAL | | | |
| S1.01 | STRUCTURAL NOTES | 9/30/2016 | | |
| S1.02 | STRUCTURAL NOTES | 9/30/2016 | | |
| S1.03 | SPECIAL INSPECTIONS | 9/30/2016 | | |
| S1.10 | LIVE LOAD PLANS | 9/30/2016 | | |
| S1.11 | LIVE LOAD PLANS | 9/30/2016 | | |
| S2.01 | FOUNDATION PLAN | 9/30/2016 | 2 | 10/25/2016 |

| | | | | |
|-------|--------------------------------------|-----------|---|------------|
| S2.02 | SECOND FLOOR FRAMING PLAN | 9/30/2016 | 2 | 10/25/2016 |
| S2.03 | THIRD FLOOR FRAMING PLAN | 9/30/2016 | 2 | 10/25/2016 |
| S2.04 | ATTIC FRAMING PLAN | 9/30/2016 | 2 | 10/25/2016 |
| S2.05 | ROOF FRAMING PLAN | 9/30/2016 | | |
| S2.10 | CUPOLA FRAMING PLANS | 9/30/2016 | | |
| S3.01 | TYPICAL CONCRETE SECTIONS & DETAILS | 9/30/2016 | | |
| S3.02 | TYPICAL CONCRETE SECTIONS & DETAILS | 9/30/2016 | | |
| S3.03 | CONCRETE SECTIONS & DETAILS | 9/30/2016 | 2 | 10/25/2016 |
| S3.04 | CONCRETE SECTIONS & DETAILS | 9/30/2016 | | |
| S3.05 | CONCRETE SECTIONS & DETAILS | 9/30/2016 | 2 | 10/25/2016 |
| S4.01 | TYPICAL MASONRY DETAILS | 9/30/2016 | | |
| S5.01 | TYPICAL STEEL SECTIONS & DETAILS | 9/30/2016 | | |
| S5.02 | TYPICAL STEEL SECTIONS & DETAILS | 9/30/2016 | | |
| S5.03 | STEEL SECTIONS & DETAILS | 9/30/2016 | 2 | 10/25/2016 |
| S5.04 | STEEL SECTIONS & DETAILS | 9/30/2016 | | |
| S5.05 | STEEL SECTIONS & DETAILS | 9/30/2016 | | |
| S5.06 | STEEL SECTIONS & DETAILS | 9/30/2016 | | |
| S5.10 | TYPICAL CFS TRUSS SECTIONS & DETAILS | 9/30/2016 | | |
| S5.11 | CFS TRUSS SECTIONS & DETAILS | 9/30/2011 | | |
| S6.01 | BRACING ELEVATIONS & DETAILS | 9/30/2016 | | |
| S6.02 | ELEVATIONS & DETAILS | 9/30/2016 | | |
| | | | | |
| | | | | |
| | VOLUME 2 | 9/30/2016 | | |
| | PLUMBING | 9/30/2016 | | |
| P001 | PLUMBING NOTES & SYMBOLS | 9/30/2016 | | |
| P002 | PLUMBING FIXTURE SCHEDULE | 9/30/2016 | 2 | 10/25/2016 |
| P200 | UNDER FLOOR PLUMBING PLAN | 9/30/2016 | 2 | 10/25/2016 |
| P201 | LEVEL 1 PLUMBING PLAN | 9/30/2016 | 2 | 10/25/2016 |
| P202 | LEVEL 2 PLUMBING PLAN | 9/30/2016 | 2 | 10/25/2016 |
| P203 | LEVEL 3 PLUMBING PLAN | 9/30/2016 | 2 | 10/25/2016 |
| P204 | ROOF LEVEL PLUMBING PLAN | 9/30/2016 | | |
| P401 | PLUMBING RISER | 9/30/2016 | | |
| P402 | PLUMBING RISER | 9/30/2016 | 2 | 10/25/2016 |
| P403 | PLUMBING RISER | 9/30/2016 | 2 | 10/25/2016 |
| P501 | PLUMBING DETAILS | 9/30/2016 | | |
| P502 | PLUMBING DETAILS | 9/30/2016 | | |
| P601 | PLUMBING SCHEDULES | 9/30/2016 | | |
| | | | | |
| | MECHANICAL | 9/30/2016 | | |
| M001 | MECHANICAL NOTES & SYMBOLS | 9/30/2016 | | |
| M201 | LEVEL 1 MECHANICAL PLAN | 9/30/2016 | 2 | 10/25/2016 |
| M202 | LEVEL 2 MECHANICAL PLAN | 9/30/2016 | 2 | 10/25/2016 |
| M203 | LEVEL 3 MECHANICAL PLAN | 9/30/2016 | 2 | 10/25/2016 |
| M204 | ATTIC LEVEL MECHANICAL PLAN | 9/30/2016 | 2 | 10/25/2016 |
| M301 | MECHANICAL RISERS | 9/30/2016 | 2 | 10/25/2016 |
| M302 | MECHANICAL SMOKE EXHAUST | 9/30/2016 | | |
| M401 | MECHANICAL SECTIONS | 9/30/2016 | 2 | 10/25/2016 |
| M402 | MECHANICAL SECTIONS | 9/30/2016 | | |
| M501 | MECHANICAL DETAILS | 9/30/2016 | | |
| M601 | MECHANICAL SCHEDULES | 9/30/2016 | 2 | 10/25/2016 |
| M602 | MECHANICAL SCHEDULES | 9/30/2016 | 2 | 10/25/2016 |
| M701 | MECHANICAL CONTROLS | 9/30/2016 | | |
| M702 | MECHANICAL CONTROLS | 9/30/2016 | | |
| M703 | MECHANICAL CONTROLS | 9/30/2016 | | |
| M704 | MECHANICAL CONTROLS | 9/30/2016 | | |
| M705 | MECHANICAL CONTROLS | | | |
| | | | | |
| | ELECTRICAL | 9/30/2016 | 2 | 10/25/2016 |
| E001 | ELECTRICAL NOTES & SYMBOLS | 9/30/2016 | 2 | 10/25/2016 |

| | | | | |
|---------|---|-----------|------|------------|
| E201 | LEVEL 1 ELECTRICAL PLAN | 9/30/2016 | 2, 3 | 10/25/2016 |
| E202 | LEVEL 2 ELECTRICAL PLAN | 9/30/2016 | 3 | 10/25/2016 |
| E203 | LEVEL 3 ELECTRICAL PLAN | 9/30/2016 | 2, 3 | 10/25/2016 |
| E204 | ATTIC LEVEL ELECTRICAL PLAN | 9/30/2016 | | |
| E301 | LEVEL 1 LIGHTING PLAN | 9/30/2016 | 2, 3 | 10/25/2016 |
| E302 | LEVEL 2 LIGHTING PLAN | 9/30/2016 | 2, 3 | 10/25/2016 |
| E303 | LEVEL 3 LIGHTING PLAN | 9/30/2016 | 2 | 10/25/2016 |
| E401 | ELECTRICAL ENLARGED PLAN | 9/30/2016 | | |
| E501 | ELECTRICAL ONE-LINE DIAGRAM | 9/30/2016 | 2 | 10/25/2016 |
| E601 | ELECTRICAL DETAILS | 9/30/2016 | | |
| E602 | ELECTRICAL DETAILS | 9/30/2016 | | |
| E701 | ELECTRICAL SCHEDULES | 9/30/2016 | 2, 3 | 10/25/2016 |
| E702 | ELECTRICAL SCHEDULES | 9/30/2016 | 2 | 10/25/2016 |
| E801 | ELECTRICAL PANEL SCHEDULES | 9/30/2016 | 2 | 10/25/2016 |
| E802 | ELECTRICAL PANEL SCHEDULES | 9/30/2016 | 2, 3 | 10/25/2016 |
| E803 | ELECTRICAL PANEL SCHEDULES | 9/30/2016 | 3 | 10/25/2016 |
| MEP101 | MEP SITE PLAN | 9/30/2016 | 2 | 10/25/2016 |
| | | | | |
| | A/V | | | |
| AVI0.01 | LEGEND AND NOTES - AUDIOVISUAL - INFRASTRUCTURE | 9/30/2016 | | |
| AVI2.01 | FLOOR PLAN - LEVEL 1 - AUDIOVISUAL - INFRASTRUCTURE | 9/30/2016 | | |
| AVI2.02 | FLOOR PLAN - LEVEL 2 - AUDIOVISUAL - INFRASTRUCTURE | 9/30/2016 | 3 | 10/25/2016 |
| AVI2.03 | FLOOR PLAN - LEVEL 3 - AUDIOVISUAL - INFRASTRUCTURE | 9/30/2016 | | |
| AVI3.01 | CEILING PLAN - LEVEL 1 - AUDIOVISUAL - INFRASTRUCTURE | 9/30/2016 | | |
| AVI3.02 | CEILING PLAN - LEVEL 2 - AUDIOVISUAL - INFRASTRUCTURE | 9/30/2016 | | |
| AVI4.01 | GENERAL DETAILS - AUDIOVISUAL - INFRASTRUCTURE | 9/30/2016 | | |
| AVI4.02 | GENERAL DETAILS - AUDIOVISUAL - INFRASTRUCTURE | 9/30/2016 | | |
| AVS0.01 | LEGEND AND NOTES - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| AVS2.01 | FLOOR PLAN - LEVEL 1 - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| AVS2.02 | FLOOR PLAN - LEVEL 2 - AUDIOVISUAL - SYSTEMS | 9/30/2016 | 3 | 10/25/2016 |
| AVS2.03 | FLOOR PLAN - LEVEL 3 - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| AVS3.01 | CEILING PLAN - LEVEL 1 - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| AVS3.02 | CEILING PLAN - LEVEL 2 - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| AVS4.01 | GENERAL DETAILS - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| AVS4.02 | GENERAL DETAILS - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| AVS4.03 | GENERAL DETAILS - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| AVS4.04 | GENERAL DETAILS - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| AVS4.05 | GENERAL DETAILS - AUDIOVISUAL - SYSTEMS | 9/30/2016 | | |
| | | | | |
| | COMMUNICATIONS | | | |
| T0.01 | LEGEND AND NOTES - COMMUNICATIONS | 9/30/2016 | | |
| T1.01 | SITE PLAN - COMMUNICATIONS | 9/30/2016 | | |
| T2.01 | FLOOR PLAN - LEVEL 1 - COMMUNICATIONS | 9/30/2016 | | |
| T2.02 | FLOOR PLAN - LEVEL 2 - COMMUNICATIONS | 9/30/2016 | | |
| T2.03 | FLOOR PLAN - LEVEL 3 - COMMUNICATIONS | 9/30/2016 | | |
| T2.04 | ROOF PLAN - COMMUNICATIONS | 9/30/2016 | | |
| T3.01 | MDF ROOM DETAILS - COMMUNICATIONS | 9/30/2016 | | |
| T3.02 | IDF ROOM DETAILS - COMMUNICATIONS | 9/30/2016 | | |
| T3.03 | IDF ROOM DETAILS - COMMUNICATIONS | 9/30/2016 | | |
| T3.04 | SERVER ROOM DETAILS - COMMUNICATIONS | 9/30/2016 | | |
| T4.01 | GENERAL DETAILS - COMMUNICATIONS | 9/30/2016 | | |
| | | | | |
| | SECURITY | | | |
| SC0.01 | LEGEND AND NOTES - SECURITY | 9/30/2016 | | |
| SC1.01 | SITE PLAN - SECURITY | 9/30/2016 | | |
| SC2.01 | FLOOR PLAN - LEVEL 1 - SECURITY | 9/30/2016 | | |
| SC2.02 | FLOOR PLAN - LEVEL 2 - SECURITY | 9/30/2016 | | |
| SC2.03 | FLOOR PLAN - LEVEL 3 - SECURITY | 9/30/2016 | | |
| SC2.04 | ROOF PLAN - SECURITY | 9/30/2016 | | |

| | | | | |
|---------|--|-----------|---|------------|
| SC3.01 | DOOR ELEVATIONS - SECURITY | 9/30/2016 | | |
| SC4.01 | GENERAL DETAILS - SECURITY | 9/30/2016 | | |
| | | | | |
| | CIVIL | | | |
| C1.00 | TOWN GENERAL NOTES SHEET 1 OF 2 | 9/30/2016 | | |
| C1.01 | TOWN GENERAL NOTES SHEET 2 OF 2 | 9/30/2016 | | |
| C2.00 | DEMOLITION PLAN | 9/30/2016 | | |
| C3.00 | DIMENSION CONTROL PLAN | 9/30/2016 | | |
| C4.00 | EROSION CONTROL PLAN | 9/30/2016 | | |
| C4.01 | EROSION CONTROL NOTES & DETAILS | 9/30/2016 | | |
| C5.00 | OVERALL GRADING PLAN | 9/30/2016 | 4 | 10/27/2016 |
| C5.01 | DRAINAGE AREA MAP | 9/30/2016 | | |
| C5.02 | STORM DRAINAGE PLAN | 9/30/2016 | 3 | 10/25/2016 |
| C5.03 | STORM DRAIN PROFILES | 9/30/2016 | | |
| C6.00 | WATER & SANITARY SEWER PLAN | 9/30/2016 | 3 | 10/25/2016 |
| C6.01 | WATER LINE "A" PROFILE | 9/30/2016 | | |
| C7.00 | PAVING PLAN | 9/30/2016 | | |
| C8.00 | CONSTRUCTION DETAILS SHEET 1 OF 2 | 9/30/2016 | | |
| C8.01 | CONSTRUCTION DETAILS SHEET 2 OF 2 | 9/30/2016 | | |
| CS9.00 | RETAINING WALL AND PLANTERS PLAN | 9/30/2016 | | |
| CS9.01 | PLANTERS AND FOUNTAIN FOUNDATION PLAN | 9/30/2016 | | |
| CS10.00 | RETAINING WALL SECTIONS | 9/30/2016 | | |
| CS10.01 | RETAINING WALL SECTIONS | 9/30/2016 | | |
| | | | | |
| | LANDSCAPE | | | |
| LC 1.0 | MATERIAL SCHEDULE, LEGEND, AND GENERAL NOTES | 9/30/2016 | 3 | 10/25/2016 |
| LC 1.1 | REFERENCE PLAN | 9/30/2016 | | |
| LS 1.1 | SITework PLAN | 9/30/2016 | 3 | 10/25/2016 |
| LS 1.2 | SITework PLAN | 9/30/2016 | | |
| LS 2.1 | SITework DETAILS | 9/30/2016 | | |
| LS 2.2 | SITework DETAILS | 9/30/2016 | | |
| LL 1.1 | LIGHTING PLAN | 9/30/2016 | | |
| LP 1.0 | PLANTING PLAN | 9/30/2016 | | |
| LP 1.1 | PLANTING PLAN | 9/30/2016 | | |
| LP 1.2 | PLANTING PLAN | 9/30/2016 | | |
| LP 2.1 | PLANT DETAILS AND PLANT LIST | 9/30/2016 | | |
| LI 1.0 | IRRIGATION PLAN | 9/30/2016 | | |
| LI 1.1 | IRRIGATION DETAILS | 9/30/2016 | | |
| | | | | |
| | TAS | | | |
| TS13.01 | TEXAS ACCESSIBILITY STANDARDS | 9/30/2016 | | |
| TS13.02 | TEXAS ACCESSIBILITY STANDARDS | 9/30/2016 | | |
| TS13.03 | TEXAS ACCESSIBILITY STANDARDS | 9/30/2016 | | |
| TS13.04 | TEXAS ACCESSIBILITY STANDARDS | 9/30/2016 | | |
| TS13.05 | TEXAS ACCESSIBILITY STANDARDS | 9/30/2016 | | |
| TS13.06 | TEXAS ACCESSIBILITY STANDARDS | 9/30/2016 | | |
| | | | | |

Exhibit C

Prosper Town Hall

Town of Prosper, TX

11/17/2016

GUARANTEED MAXIMUM PRICE



| DESCRIPTION | | GMP | % | COMMENT |
|------------------------------------|---|-------------|------|-------------------|
| GENERAL REQUIREMENTS | | | | |
| 01B | PROJECT REQUIREMENTS | | 2.2% | |
| | TEMPORARY ELECTRICAL | \$63,324 | | |
| | TEMPORARY BUILDING CONDITIONING/ HUMIDITY CONTROL | \$21,200 | | |
| | DUMPSTERS FOR PROJECT | \$50,488 | | |
| | MISCELLANEOUS EQUIPMENT RENTAL | \$11,082 | | |
| | TEMPORARY SCAFFOLDING/HOISTING | \$44,500 | | |
| | TEMPORARY FENCING | \$10,350 | | |
| | BARRICADES & TRAFFIC SAFETY SIGNAGE | \$4,752 | | |
| | TEMPORARY GRAVEL LAYDOWN AREA | \$60,000 | | |
| | REMOVE GRAVEL LAYDOWN AND ROADS | \$7,875 | | |
| | TEMPORARY TEMPORARY GRAVEL ROAD | \$44,500 | | |
| | STREET CLEANING (GENERAL) | \$12,750 | | |
| | ELECTRONIC ARCHIVING | \$3,500 | | |
| | DAILY CLEAN-UP | \$48,958 | | |
| | FINAL CLEAN-UP | \$28,500 | | |
| | SURVEYOR TO ESTABLISH, MAINT & VERIFY | \$4,500 | | |
| | PROVIDE CADD AS-BUILTS | \$1,055 | | |
| CONCRETE | | | | |
| 03A | CONCRETE | \$1,855,722 | 9.7% | |
| 03B | CONCRETE STAINING | \$5,557 | 0.0% | |
| MASONRY | | | | |
| 04A | MASONRY | \$1,751,721 | 9.1% | |
| METALS | | | | |
| 05A | METALS | \$1,574,237 | 8.2% | |
| 05B | SPECIALTY METALS | \$179,370 | 0.9% | |
| WOOD & PLASTICS | | | | |
| 06A | ROUGH CARPENTRY | \$17,810 | 0.1% | |
| 06D | FINISH CARPENTRY | \$813,537 | 4.2% | |
| THERMAL/MOISTURE PROTECTION | | | | |
| 07A | WATERPROOFING/AIR BARRIERS/CAULKING | \$219,018 | 1.1% | |
| 07C | ROOFING & SHEET METAL | \$611,730 | 3.2% | |
| 07E | FIREPROOFING & FIRESTOPPING | \$27,561 | 0.1% | |
| OPENINGS | | | | |
| 08A | DOORS, FRAMES & HARDWARE | \$243,112 | 1.3% | |
| 08B | ACCESS DOORS | \$3,694 | 0.0% | |
| 08C | COILING/OVERHEAD DOORS & GRILLES | \$8,795 | 0.0% | |
| 08E | GLASS & GLAZING | \$949,569 | 5.0% | |
| FINISHES | | | | |
| 09A | PLASTER/STUCCO | \$143,700 | 0.7% | |
| 09B | DRYWALL/ACOUSTICAL | \$1,716,341 | 9.0% | |
| 09C | TILING | \$374,924 | 2.0% | |
| 09D | CARPET/VCT/ BASE | \$282,949 | 1.5% | |
| 09H | TERRAZZO FLOORING | | 0.0% | See Alternate #13 |
| 09K | PAINTING & WALL COVERINGS | \$391,916 | 2.0% | |
| SPECIALTIES | | | | |
| 10B | VISUAL DISPLAY UNITS | \$7,949 | 0.0% | |
| 10C | SIGNAGE | \$26,454 | 0.1% | |

**Prosper Town Hall**

Town of Prosper, TX

11/17/2016

GUARANTEED MAXIMUM PRICE

| DESCRIPTION | | GMP | % | COMMENT |
|---|---------------------------------------|-------------|------|-------------------------|
| 10D | TOILET ACCESSORIES & COMPARTMENTS | \$10,674 | 0.1% | |
| 10E | WALL & DOOR PROTECTION | \$13,823 | 0.1% | |
| 10F | FIRE PROTECTION SPECIALTIES | \$2,976 | 0.0% | |
| 10I | EXTERIOR PROTECTION | \$38,114 | 0.2% | |
| 10L | FLAGPOLES | \$7,595 | 0.0% | |
| 10M | MISC. SPECIALTIES | \$111,383 | 0.6% | |
| EQUIPMENT | | | | |
| 11C | RESIDENTIAL APPLIANCES | \$11,704 | 0.1% | |
| FURNISHINGS | | | | |
| 12B | WINDOW TREATMENTS | \$33,266 | 0.2% | |
| 12J | SITE FURNISHINGS | \$25,798 | 0.1% | |
| SPECIAL CONSTRUCTION | | | | |
| 13A | WATER FEATURES | \$117,767 | 0.6% | |
| CONVEYING SYSTEMS | | | | |
| 14A | ELEVATORS | \$303,503 | 1.6% | |
| FIRE SUPPRESSION | | | | |
| 21A | FIRE SUPPRESSION | \$121,045 | 0.6% | |
| PLUMBING | | | | |
| 22A | PLUMBING | \$535,176 | 2.8% | |
| HVAC | | | | |
| 23A | HVAC | \$1,592,262 | 8.3% | |
| ELECTRICAL | | | | |
| 26A | ELECTRICAL | \$1,479,466 | 7.7% | |
| COMMUNICATIONS | | | | |
| 27A | VOICE & DATA | \$131,974 | 0.7% | |
| 27B | AUDIO VIDEO | \$272,088 | 1.4% | |
| ELECTRONIC SAFETY & SECURITY | | | | |
| 28A | FIRE ALARM | \$101,187 | 0.5% | |
| 28C | ACCESS CONTROL | \$82,520 | 0.4% | |
| EARTHWORK | | | | |
| 31A | EARTHWORK | \$327,959 | 1.7% | |
| 31B | TERMITE CONTROL | \$3,166 | 0.0% | |
| EXTERIOR IMPROVEMENTS | | | | |
| 32C | PAVEMENT MARKINGS/SPECIALTIES | \$8,278 | 0.0% | |
| 32I | PLANTING, IRRIGATION, TURFS & GRASSES | \$343,586 | 1.8% | |
| UTILITIES | | | | |
| 33A | SITE UTILITIES | \$285,186 | 1.5% | |
| ALLOWANCES | | | | |
| 34A | HVAC TESTING & BALANCING | \$60,000 | 0.3% | |
| 34B | SMOKE EVACUATION SYSTEM | \$30,000 | 0.2% | |
| 34D | WINDOW TESTING | \$15,000 | 0.1% | |
| 34E | OPEN WALL PHOTOGRAPH | \$1,200 | 0.0% | |
| 34F | CONSTRUCTION CONTINGENCY | \$176,897 | 0.9% | 1% of Construction Cost |

Prosper Town Hall

Town of Prosper, TX

11/17/2016

GUARANTEED MAXIMUM PRICE



| DESCRIPTION | | GMP | % | COMMENT |
|-------------------------------|---|---------------------|----------------|--|
| COST OF WORK SUBTOTAL | | \$17,866,593 | 93.2% | |
| FINANCIALS | | | | |
| BUILDING PERMIT | | \$0 | 0.0% | |
| SUBCONTRACTOR BONDING | | \$332,054 | 1.7% | |
| FINANCIALS SUBTOTAL | | \$18,198,647 | 95.0% | |
| CONST MGR FEE | | | | |
| CONST MGR FEE @ 1.25% | | \$227,483 | 1.2% | |
| FEE SUBTOTAL | | \$18,426,130 | 96.14% | |
| GENERAL CONDITIONS | | | | |
| 01A | GENERAL CONDITIONS - AS BID | \$650,021 | 3.4% | Original Proposed GC's |
| 01A | GENERAL CONDITIONS - INCREASED GC'S | \$82,141 | 0.4% | Increase in Scope & Project Value of \$2.6 Million |
| PRECONSTRUCTION FEES | | \$7,500 | 0.0% | |
| GRAND TOTAL | | \$19,165,792 | 100.00% | |
| RECOMMENDED ALTERNATES | | | | |
| 3 | Provide Emergency Operations Center at Executive Conference Room and Council Chamber on first floor per 012300 Alternates | \$125,305.00 | | See Clarifications |
| 10 | Provide Natural Stone Wainscot on building exterior, retaining walls and fountains in lieu of Cast Stone | \$214,822 | | |
| 14 | Provide conduits on site for Owner requested path to connect telecommunications to the existing Police station center per 012300 Alternates | \$41,205 | | |
| 15 | Locate the transformer and generator on the west side of the west drive aisle per 012300 Alternates | \$16,690 | | |
| 17 | Finish cupola in thin brick in lieu of EIFS per 012300 Alternates | \$33,877 | | |
| REVISED GRAND TOTAL | | \$19,597,691 | | |



QUALIFICATIONS & CLARIFICATIONS

I N C L U D E D
 E X C L U D E D
 C L A R I F I C A T I O N
 A L L O W A N C E

This GMP Estimate is for the Prosper Town Hall located in Prosper, Texas, and is based upon the below listed scope of work. Should there be a discrepancy between the Construction Documents and these Clarifications this document shall prevail.

This Guaranteed Maximum Price is based on the scope shown on the documents listed in section 4.

| | | |
|---|---|---|
| ✓ | | General Liability and Builder's Risk Insurance |
| | ✓ | Building Permit Fee |
| | ✓ | Impact fees, meters, utility fees, usage fees, rights-of-ways, connection fees, easements, tap fees, gas fees, occupancy fees and any other governmental fees |
| | ✓ | Fees for special inspections required by the Designers, Architect/Engineer, Owner, or Government Agencies having jurisdiction over the work |
| | ✓ | State sales tax on materials and goods incorporated into the work |
| | ✓ | Obstacles due to unforeseen conditions |
| | ✓ | Prevailing Wages |
| | ✓ | Project Contingencies listed in Specification 012100 Allowances |
| ✓ | | Allowance No. 1 \$60,000 for HVAC Testing and Balancing |
| ✓ | | Allowance No. 2 \$30,000 for Smoke Evacuation System Design Services |
| | ✓ | Allowance No. 3 Allow 4% of the GMP Value for the Construction Contingency |
| | ✓ | Allowance No. 3 We have Included 1% of the Cost of Construction Value for the Construction Contingency |
| ✓ | | Allowance No. 4 \$15,000 for Window Testing Services |
| ✓ | | Allowance No. 5 \$1,200 for Open Wall Photographs |
| | ✓ | Allowance No. 6 Include a contingency allowance of 5% of the Cost for Owner's use and to cover coordination related changes in the work as approved by the Architect. This has been eliminated per Randall Scott Architects. |
| ✓ | | Performance and Payment Bond |
| ✓ | | Subcontractor Default Insurance to manage the risk of subcontractor or supplier default. |
| | ✓ | Fees for Material Testing & Inspections |
| | ✓ | Special Environmental Testing |
| | ✓ | Abatement/ Removal of Hazardous Materials |
| | ✓ | Provision for environmental contaminates (Wildlife or Archaeological Finds) |
| | ✓ | Specification 012300 Alternates |
| | ✓ | Alternate #3, the Executive Conference/ EOC windows were originally quoted by EFCO as a wind resistant window, Addendum #5 changed this rating to a UL 752 Level 3 which is a Bullet Rated Window. The manufacturer has not had time to adjust pricing therefore we have not included this as part of the Alternate #3 pricing. |
| | ✓ | Alternate#5 has been included as additional paving as indicated on ALTERNATE PAVING PLAN- C7.00 per the owner's request. Base bid will include Seeding and Temporary Irrigation. |
| | ✓ | Alternate #10 provide natural limestone at building wainscot, site walls & water feature in lieu of cast stone |
| | ✓ | Alternate #11 Reduced caliper sizes for tress were not provided. |
| | ✓ | Alternate #13 was originally not used, This Alternate is to provide Terrazzo in of Tile Flooring. |
| | ✓ | Alternate #16 has not been priced by any of the Subcontractors. |
| | ✓ | Alternate #18 was not part of the Bid Documents; this is for adding the 3Form panels most of which were added via Post Bid Addendum #5 |

03A Concrete

| | | |
|--|---|---|
| | ✓ | Drilled piers unit pricing per Specification 012200 Unit Prices |
| | | Lineal foot cost of additional depth |
| | | 18" \$27.50 /Lineal Foot |
| | | 24" \$38.50 /Lineal Foot |
| | | 30" \$56.00 /Lineal Foot |
| | | Lineal foot cost of less depth |
| | | 18" \$7.00 /Lineal Foot |
| | | 24" \$9.50 /Lineal Foot |
| | | 30" \$22.00 /Lineal Foot |
| | | Lineal foot cost of pier casing by pier diameter. If pier casing is required, this cost will be added to the entire depth of pier plus penetration. |
| | | 18" \$40.00 /Lineal Foot |

| | | | |
|--|---|-----|--|
| | | 24" | \$44.00 /Lineal Foot |
| | | 30" | \$58.50 /Lineal Foot |
| | ✓ | | If piers are required to be cased, there is a minimum charge of \$5,175.00 |
| | ✓ | | In the event that any piers shall be required to be cased, reconciliation of additional durations to the project schedule and associated general conditions shall be required. |
| | ✓ | | All hot and cold weather procedures for all concrete is excluded and will be addressed, if required, on a unit cost basis to be added to the contract. |
| 05A Metals | | | |
| | ✓ | | Specification 055233 Wire Rope Railing, wire rope railing were not shown on the drawings |
| | ✓ | | AISC Certification has not been included in this cost |
| 05B Specialty Metals | | | |
| | ✓ | | This GMP cost includes HDI's Railing system which is awaiting Architectural Approval. |
| 06D Finish Carpentry | | | |
| | ✓ | | 3Form Panels, See Alternate #18 for pricing |
| 08E Glass & Glazing | | | |
| | ✓ | | Addendum #5 calls for the window units with spandrel glass to be outside glazed, these windows (4) W9's & (2) W10's indicated on Elevation 1 of A4.01 are shop fabricated, factory glazed so this is not an option. |
| | ✓ | | EFCO priced the (8) W11 windows as a 450G series to match the grid shown on the drawings, the clarifications associated with Addendum #5 mandated that this be a 2700 series window with a waterproofing flanged subframe. We have not received the revised pricing; therefore this cost is not reflected in the GMP. |
| | ✓ | | Alternate #3, the Executive Conference/ EOC windows were originally quoted by EFCO as a wind resistant window, Addendum #5 changed this rating to a UL 752 Level 3 which is a Bullet Rated Window. The manufacturer has not had time to adjust pricing therefore we have not included this as part of the Alternate #3 pricing. |
| 09B Drywall/Acoustical | | | |
| | ✓ | | Exterior Columns at the Cupola have been included |
| | ✓ | | Interior Columns at the Cupola have been included |
| | ✓ | | Interior Columns at the floors 1 & 2 of the Library have been included |
| 09C Tiling | | | |
| | ✓ | | Has been priced in accordance with the material allowances provided |
| | ✓ | | Alternate No. 13 excludes the Black Pearl granite as material in 12x24 could not be located at this time. Architect to select between two (2) black granite material alternates. If the Black Pearl 12x24 can be located, alternate pricing will need to be revised accordingly to consider material cost differences. Stainless Steel Town Seal is not included in this cost. |
| 09D Carpet/VCT/ Base | | | |
| | ✓ | | Has been priced in accordance with the material allowances provided |
| 09K Painting & Wall Coverings | | | |
| | ✓ | | Has been priced in accordance with the material allowances provided |
| 10L Flagpoles | | | |
| | ✓ | | We have included two 35' flagpoles |
| 10M Misc. Specialties | | | |
| | ✓ | | Specification 109900 Miscellaneous Specialties; 2.1 Specialties; E. Clock, 1. Basis of Design: Electric Time Company, Inc 1100 Silhouette Clock; e. Provide internet access control for resetting and monitoring clock. This manufacturer does not provide such an option. |
| 14A Elevators | | | |
| | ✓ | | Stainless Steel Cab Interiors |
| 21A Fire Suppression | | | |
| | ✓ | | This cost assumes that there is water pressure is such that a fire pump will not be required |
| | ✓ | | This is a Design-Build Scope, if the layout provided from the Fire Sprinkler Contractor is not acceptable additional costs may be incurred |
| | ✓ | | NFPA 13 compliance |

| | | | | | |
|-----|-----------------|---|--|---|--|
| 22A | Plumbing | | | | |
| | | ✓ | | No water supply for the fountains was indicated in the documents | |
| 23A | HVAC | | | | |
| | | ✓ | | GMP pricing associated with the Smoke Evacuation Systems assume that door 100-A & 123-A provide enough cross-section area to accommodate the design requirements of this system. No additional ducting or louvers have been included. | |
| 26A | Electrical | | | | |
| | | ✓ | | None of the Electrical Bidders provided pricing for Alternate #2 Daylight Harvesting | |
| 27A | Voice & Data | | | | |
| | | ✓ | | Alternate for additional exterior wireless points per T1.01 and T2.03 is included in Alternate No. 01. | |
| | | ✓ | | Alternate No. 04 - Owner to provide Bluephone to be installed as part of this scope. | |
| | | ✓ | | No additional communications scope for Alternate No. 03 - None Shown. | |
| 28A | Fire Alarm | | | | |
| | | ✓ | | Graphical Representation of the HVAC System and stairwell pressurization system noted in paragraph 2.9 of Specification 283111. We can attain pricing if requested. | |
| 28B | Security System | | | | |
| | | ✓ | | Alternate for additional exterior camera locations per T1.01 is included in Alternate No. 01 | |
| 28C | Access Control | | | | |
| | | ✓ | | Alternate for additional exterior camera locations per T1.01 is included in Alternate No. 01 | |

Exhibit E

Prosper Town Hall Schedule of Alternates

Alternate #1

Additional Security Package including access control throughout the building and additional cameras as called for on the Security drawings and specifications

1. Base Bid: Provide basic access control points on the exterior and interior of the building and limited security camera locations.
2. Alternate: Provide additional access control points throughout the building and additional cameras as called for in the Security drawings and specifications.
3. See clarifications on Exhibit D

Cost - \$149,321.00

Alternate #2

Automatic daylight harvesting

1. Base Bid: Code minimum daylight zone control, including the ability to control the daylight zone independently from adjacent areas.
2. Alternate: Provide automatic daylight harvesting for each daylight zone as shown on electrical drawings. Provide a daylight sensor and room controller with the capability to automatically dim the daylight zone lighting fixtures based on amount of daylight available. A separate dimming wall switch shall be provided for manual override control.

Cost - \$35,079.00

Alternate #3

Provide Emergency Operations Center at Executive Conference Room and Council Chamber on first floor. (Note! The EOC is not being hardened.) Increase the capacity of the Emergency Generator and the support systems required to backup the IT Department Server and Emergency Operations Center (Executive Conference Room and Council Chamber) as called for in the MEP drawings and specifications.

1. Base Bid: Spaces use shall remain as Executive Conference and Council Chambers only. Provide an emergency generator system with capacity to run the code required smoke evacuation system only for the building as called for in the MEP drawings and specifications
2. Alternate: Provide additional communications connectivity, emergency generator backup for all lighting, power and HVAC in these spaces, separate controls for HVAC equipment to run this

space independently, projectile resistant glazing and frames at exterior windows of the Executive Conference Room, satellite communications equipment and related improvements to make this a temporary functioning Emergency Operations Center. Increase the emergency generator system size and provide the additional support system equipment required to backup the IT department server(s) and run the Emergency Operations Center (Executive Conference Room and Council Chamber) communications, lighting and HVAC systems as called for in the MEP drawings and specifications.

3. See clarifications on Exhibit D.

Cost - \$125,305.00

Alternate #4

Provide additional lockdown procedure software and associated equipment for the building & provide an emergency Call Box Phone in the parking lot as called for in the Security drawings and specifications.

1. Base Bid: Lockdown software and emergency call box not provided.
2. Alternate: Provide security lockdown software and associated equipment for the building and an emergency Call Box phone in the parking lot as called for in the Security drawings and specifications.

Cost – \$30,696.00

Alternate #5

Provide additional paving per Paving Plan – C7.00

1. Base Bid: Includes seeding and temporary irrigation at areas highlighted in red. See Paving Plan below Schedule of Alternates
2. Alternate: Provide paving in areas highlighted in red as shown on attached Paving Plan.

Cost - \$43,394.00

Alternate #6

Construct fountain/water features on each side the south main entrance to the building as indicated on the drawings.

1. Base Bid: No water features to be provided on each side of the south main entrance.
2. Alternate: Provide precast stone and precast stone trimmed water features on each side of the south main entrance to the building as indicated on the plans with associated lighting, water supply and chlorination system equipment connections as called for on the landscape drawings and otherwise required.

Cost - \$86,686.00

Alternate #7

Not used

Alternate #8

Provide Interior VAV reheat systems in the building as indicated in the MEP drawings and specifications.

1. Base Bid: Center zones of building do not have VAV reheat capabilities (provide cooling capacity only) except where shown on drawings.
2. Alternate: Provide VAV reheat capability to all interior zones of the building as indicated in the MEP drawings and specifications.

Cost - \$23,585.00

Alternate #9

Add space CO2 sensors for high occupancy rooms and for return at each unit.

1. Base Bid: No CO2 sensors provided in the building.
2. Alternate: Add space CO2 sensors for high occupancy rooms and for return at each unit.

Cost - \$15,697.00

Alternate #10

Provide natural stone specified on building exterior, retaining walls and fountains in lieu of Cast Stone Wainscot.

1. Base Bid: Provide cast stone panels and support system in same panel sizes in lieu of natural stone at building envelope wainscot, retaining wall veneer and fountain veneer.
2. Alternate: Cut honed natural limestone building envelope wainscot, retaining wall veneer and fountain veneer.

Cost - \$214,822.00

Alternate #11

Install reduced tree and landscaping calipers as indicated on the Landscape drawings.

1. Base Bid: Install larger size tree calipers and specified landscaping planting sizes and spacing as indicated on the Landscape drawings.
2. Alternate: Install reduced size tree calipers and reduced landscaping planting sizes with increased spacing as indicated on the Landscape drawings.
3. No caliber deduction was provided by design team.

Cost – Undetermined

Alternate #12

Video Production Equipment integrated into Council Chambers

1. Base Bid: Rough-in only for video production equipment.
2. Alternate: Provide the following for video live-streaming of Council meetings:
 - a. Three (3) PTZ cameras with joystick controller
 - b. Video production switcher with video encoding/streaming device and recording capabilities.
 - c. Additional I/O cards for matrix switcher and DSP for integration of a. and b. into Council Chambers AV System.
 - d. Video scalers and/or audio mixers as required for integration of a. and b. into Council Chambers AV System.

Cost - \$184,667.00

Alternate #13

Terrazzo flooring in the Great hall common areas in lieu of tile per Addendum #5

1. Base Bid: Tile per Addendum #5
2. Alternate: Terrazzo flooring as shown previous to Addendum #5
3. See clarifications on Exhibit D

Cost - \$0.00

Alternate #14

Provide conduits on site for Owner requested path to connect telecommunications to the existing Police station center. Pathways and pull boxes not on site are by others.

1. Base Bid: Provide (3) 4 inch conduits from a pull box near the Library to the telecommunication service entrance.
2. Alternate: Provide (3) 4 inch conduits from the pull box outside the Library to a pull box at the northeast corner of the site. Provide intermediate pull boxes as required by due to distance. Accommodate connections to be made by others such that two of the 4" conduits can service the Police Station connection and the third 4" conduit splits to service a pull station in the alley

Cost - \$41,205.00

Alternate #15

Locate the transformer and generator on the west side of the west drive aisle

1. Base Bid: Building electrical transformer and emergency generator located on the east side of the west drive aisle.
2. Alternate: Locate the building electrical transformer and emergency generator on the west of the west drive aisle.

Cost - \$16,690.00

Alternate #16

Software license for head-end fiber at City Hall.

1. Base Bid: Software license not provided nor installed.
2. Alternate: Software license provided and installed per the SC (Security) drawings and specifications.
3. Design Team has not defined this alternate so that cost can be provided.

Cost – Undetermined

Alternate #17

Finish cupola in thin brick in lieu of EIFS.

1. Base Bid: EIFS veneer at cupola.
2. Alternate: Thin brick veneer in lieu of EIFS at cupola.

Cost - \$33,877.00

Alternate #18

3 Form panels at elevator shaft walls and millwork per Addendum #5

1. Base Bid: Tile as shown previous to Addendum #5.
2. Alternate: 3 Form resinous panels per Addendum #5.

Cost – 161,625.00

**SECOND ADDENDUM to
The 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
AIA Document A133 - 2009**

This Second Addendum to the *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*, AIA Document A133 - 2009 ("Second Addendum") is entered into this 21st day of November, 2016, by and between Pogue Construction Co., L.P. (the "Construction Manager") and the Town of Prosper, Texas, (the "Owner"). This Second Addendum is entered into to delete from, amend, replace, modify, add to, and/or supplement the *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*, AIA Document A133 - 2009 (the "Agreement"), the First Addendum thereto, dated on or about September 8, 2015, and all other documents entered into by Construction Manager and Owner to date, as set forth herein below.

WITNESSETH:

WHEREAS, the Owner and Construction Manager previously have entered into an Agreement for the construction of the Town of Prosper Town Hall/Multi-Purpose Facility in the Town of Prosper, Texas, RFP No. 2015-51-B; and

WHEREAS, the Owner and Construction Manager desire to clarify and revise certain of the terms and provisions contained in the Agreement, the First Addendum, and all other documents entered into by Construction Manager and Owner to date; and

WHEREAS, the Owner and Construction Manager would not enter into the Agreement, the First Addendum and other documents referenced above save and except for the clarifications and revisions contained herein; **NOW THEREFORE**,

FOR AND IN CONSIDERATION of the covenants, duties and obligations herein contained together with the covenants, duties and obligations contained in the Agreement, First Addendum and all other documents entered into by the parties to date, the parties do mutually agree that except as provided for below, all other terms and conditions of the Agreement, First Addendum and all other documents entered into by the parties to date shall remain unchanged and in full force and effect. In the event of any conflict or inconsistency between the provisions set forth in this Second Addendum and the Agreement, the First Addendum and all other documents entered into by the

parties to date, this Second Addendum shall govern and control. In consideration of the foregoing, and for other good and valuable consideration, the parties agree as follows:

I.

The following amendments, modifications, replacements, additions, and/or deletions are hereby made to those Sections and Articles of the Agreement and First Addendum identified herein below as follows:

1. Section 2.3.1.4 of the First Addendum is hereby amended to read as follows:

§ 2.3.1.4 The Construction Manager and the Construction Manager's surety shall be liable for and shall pay to the Owner the sums hereinafter stipulated as liquidated damages for each calendar day of delay until the Work is substantially complete: One Thousand and No/One Hundredths Dollars (\$1,000.00) per day or part of a day.

2. Article 11, "Miscellaneous Provisions," of the Agreement is hereby amended by adding thereto a new Section 11.4, to read as follows:

§ 11.4 Notwithstanding any provision to the contrary in this Agreement, the First Addendum or all other documents entered into by Construction Manager and Owner to date, Architect shall be allowed fourteen (14) calendar days to respond to any request for information. When requested, Owner, in its sole discretion, may take into consideration any extenuating circumstances and may allow additional time for the Architect to respond.

II.

In the event of conflict in the language of the Agreement, the First Addendum, and all other documents entered into by Construction Manager and Owner to date, the terms of this Second Addendum shall be final, controlling and binding upon the parties. Where a portion of the Agreement, the First Addendum, and all other documents entered into by Construction Manager and Owner to date, is not amended, replaced, modified and/or supplemented by this Second Addendum, the unaltered portions of the foregoing shall remain in full force and effect.

III.

This Second Addendum, when combined with the Agreement, the First Addendum and all other documents entered into by Construction Manager and Owner

to date, contains the entire agreement between Owner and Construction Manager with respect to the subject matter hereof, and except as otherwise provided herein cannot be modified without written agreement of the parties. Said Agreement, First Addendum and all other documents entered into by Construction Manager and Owner to date, shall be fully effective as written except that it shall be read as if the foregoing deletions, modifications and additions were incorporated therein word for word.

IV.

This Second Addendum is entered into subject to the Prosper Town Charter and ordinances of Town, as same may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and federal laws. Construction Manager will make any and all reports required per federal, state or local law including, but not limited to, proper reporting to the Internal Revenue Service, as required in accordance with Construction Manager's income. Situs of this Contract is agreed to be Collin County, Texas, for all purposes, including performance and execution.

V.

If any of the terms, provisions, covenants, conditions or any other part of this Second Addendum are for any reason held to be invalid, void or unenforceable, the remainder of the terms, provisions, covenants, conditions or any other part of this Second Addendum shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

VI.

No right or remedy granted herein or reserved to the parties is exclusive of any other right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Second Addendum may be waived without written consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Second Addendum.

VII.

For purposes of this Second Addendum, including its intended operation and effect, the parties (Owner and Construction Manager) specifically agree and contract that: (1) the Second Addendum only affects matters/disputes between the parties to this Second Addendum, and is in no way intended by the parties to benefit or otherwise affect any third person or entity notwithstanding the fact that such third person or entity may be in contractual relationship with Owner or Construction Manager or both; and (2) the terms of this Second Addendum are not intended to release, either by contract or

operation of law, any third person or entity from obligations owing by them to either Owner or Construction Manager.

IN WITNESS WHEREOF, the parties hereto have set their hands by their representatives duly authorized on the day and year first written above.

OWNER:

TOWN OF PROSPER, TEXAS

By: _____
Harlan Jefferson, Town Manager

Date Signed: _____

ATTEST:

Robyn Battle, Town Secretary

APPROVED AS TO FORM:

Terrence S. Welch, Town Attorney

CONSTRUCTION MANAGER:

POGUE CONSTRUCTION CO., L.P.

a Texas Limited Partnership, acting by and through Ben Pogue, its President/Chief Executive Officer.

By:  _____
Ben Pogue, Sole Member of Ben Pogue, L.C., a Texas L.L.C., General Partner

Date Signed: November 21, 2014

THE STATE OF TEXAS,
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Harlan Jefferson, Town Manager of the **TOWN OF PROSPER**, a Texas Municipal Corporation, known to me to be the person who's name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same on the Town's behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF _____, 2016.

Notary Public, Collin County, Texas
My commission expires: _____

THE STATE OF TEXAS,
COUNTY OF COLLIN

This instrument was acknowledged before me on the 21st day of November, 2016, by Ben Pogue, Sole Member of Ben Pogue, L.C., a Texas L.L.C., General Partner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that Ben Pogue is the President/Chief Executive Officer of **POGUE CONSTRUCTION CO., L.P.**, a Texas Limited Partnership, and that he executed the same on behalf of and as the act of **POGUE CONSTRUCTION CO., L.P.**

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21st DAY OF November, 2016.

Tonya Conda

Notary Public, Collin County, Texas
My commission expires: April 9, 2019

