



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 25th day of November in the year 2025, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 10th day of December in the year 2024 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT**:

(Name and address or location)

Public Works and Parks Service Center
RFP No. 2025-02-B

THE OWNER:

(Name, legal status, and address)

Town of Prosper
250 W. First Street
Prosper, Texas 75078

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Thos. S. Byrne, Inc. dba Byrne Construction Services
551 E. Berry Street
Fort Worth, Texas 76110

ADDITIONS AND DELETIONS:

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

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

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Twenty Two Million, Nine Hundred Ninety Eight Thousand, and Six Hundred Thirteen

Dollars (\$ 22,998,613), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

See attached Exhibit A.1 – Cost Summary.

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

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

Item	Price
See attached Exhibit A.2 – Alternates.	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
See attached Exhibit A.2 – Alternates.		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
See attached Exhibit A.3 – Unit Prices.		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

Date of Commencement will be based on Notice to Proceed date or issuance of building permit, whichever occurs last.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

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User Notes:

(1668707192)

See attached Exhibit A.4 – Project Schedule.

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Not applicable.	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
N/A			

§ A.3.1.2 The following Specifications:

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

See attached Exhibit A.5 – Contract Documents.

Section	Title	Date	Pages

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See attached Exhibit A.5 – Contract Documents.

Number	Title	Date

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item	Price
See attached Exhibit A.6 – Allowances.	

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User Notes:

(1668707192)

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

See attached Exhibit A.7 – Qualifications & Clarifications.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See attached Exhibit A.8 – Value Options Log & Exhibits

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

To Be Determined

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

OWNER (Signature)

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Paul Avila, COO

(Printed name and title)

Init.

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User Notes:

(1668707192)

Exhibit “A.1”

Cost Summary

See attached Cost Summary dated November 25, 2025.

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP)

Date: November 25, 2025

30,500 sqft

Bid Package #	Bid Package Description		100%CD GMP	Cost/SF	Notes
010020	Temporary Construction		\$ 644,106	\$ 21.12	
017400	Final Cleaning		\$ 25,890	\$ 0.85	
023000	Demolition		\$ -	\$ -	
033000	Concrete		\$ 3,895,976	\$ 127.74	
033000	Pier Casings & Dewatering Allowance	Allow.	\$ 200,000	\$ 6.56	
044000	Masonry		\$ 707,880	\$ 23.21	
051000	Structural Steel		\$ 916,231	\$ 30.04	
053110	Mezz & Wire Mesh Partitions		\$ -	\$ -	See Alternates
061000	Rough Carpentry		\$ 81,971	\$ 2.69	
062000	Architectural Woodwork		\$ 294,534	\$ 9.66	
071000	Waterproofing & Sealants		\$ 215,061	\$ 7.05	
072500	Spray Insulation		\$ 85,212	\$ 2.79	
074200	Metal Wall Panels & Soffits		\$ 408,105	\$ 13.38	
075000	Roofing		\$ 635,283	\$ 20.83	
081000	Doors, Frames & Hardware		\$ 181,229	\$ 5.94	
083300	Overhead Doors		\$ -	\$ -	See Alternates
084000	Glass & Glazing		\$ 438,035	\$ 14.36	
092100	Drywall & Acoustical		\$ 1,360,870	\$ 44.62	
093000	Tile		\$ 212,977	\$ 6.98	
096600	Resilient Flooring & Base		\$ 299,989	\$ 9.84	
096723	Resinous Flooring		\$ -	\$ -	See Alternates
099100	Painting		\$ 213,700	\$ 7.01	
100000	Specialties & Lockers		\$ 190,116	\$ 6.23	
101400	Room Signage		\$ 65,926	\$ 2.16	
106500	Operable Partition		\$ 86,365	\$ 2.83	
107300	Canopies & Awnings		\$ 150,523	\$ 4.94	
108000	Misc Shop Equipment		\$ -	\$ -	See Alternates
113000	Residential / Kitchen Equipment		\$ 37,699	\$ 1.24	
122000	Window Treatment		\$ 18,387	\$ 0.60	
123500	Lab Casework & Equipment		\$ -	\$ -	See Alternates
133400	Pre-Engineered Structures		\$ -	\$ -	See Alternates
210000	Fire Protection		\$ 170,950	\$ 5.60	
220000	ATMOS Infrastructure Expansion Allowance	Allow.	\$ 35,000	\$ 1.15	Per MP100 Note
220000	Plumbing		\$ 881,251	\$ 28.89	
230000	HVAC		\$ 1,257,993	\$ 41.25	
230010	Test & Balance		\$ 25,550	\$ 0.84	
260000	Electrical & FA		\$ 3,078,429	\$ 100.93	
270000	Communications		\$ 165,756	\$ 5.43	
274000	Audio / Video Systems		\$ 294,344	\$ 9.65	
280000	Security & Access Control		\$ 196,254	\$ 6.43	
310000	Earthwork		\$ 1,474,067	\$ 48.33	
312500	Pavement Markings		\$ 59,398	\$ 1.95	
310001	Site Enabling		\$ 131,662	\$ 4.32	
313116	Termite Treatment		\$ 2,500	\$ 0.08	
321410	Fencing & Gates		\$ 411,319	\$ 13.49	
324000	Unit Pavers		\$ -	\$ -	Removed & excluded

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP)

Date: November 25, 2025

30,500 sqft

Bid Package #	Bid Package Description		100%CD GMP	Cost/SF	Notes
329000	Landscape & Irrigation		\$ 969,032	\$ 31.77	
330000	Site Utilities		\$ 1,037,679	\$ 34.02	
	Accepted VE ROM Credit		\$ (1,695,985)	\$ (55.61)	Refer to Value Option Log
Cost of Work Subtotal			\$ 19,861,264	\$ 651.19	
Design Completion Factor		0.00%	\$ -	\$ -	
Market Volatility Contingency		1.00%	\$ 198,613	\$ 6.51	
Contractor Contingency		3.00%	\$ 595,838	\$ 19.54	
Building Permit			Excluded	\$ -	
Construction Costs Subtotal			\$ 20,655,715	\$ 677.24	
CGL & Umbrella Insurance		0.96%	\$ 221,017	\$ 7.25	
Builder's Risk			\$ 36,345	\$ 1.19	
Payment & Performance Bond			\$ 169,408	\$ 5.55	
Construction Costs & Insurance Subtotal			\$ 21,082,485	\$ 691.23	
General Conditions & General Requirements			\$ 1,355,186	\$ 44.43	
Subtotal			\$ 22,437,671	\$ 735.66	
Preconstruction Fee			Via Separate Agreement		
Fee		2.50%	\$ 560,942	\$ 18.39	
Project SubTotal			\$ 22,998,613	\$ 754.05	
			100%CD GMP		

ALT #1	Shop Building	ADD	\$ 4,756,403	with accepted VE
ALT #2	Covered Storage Public Works	ADD	\$ 770,504	
ALT #3	Covered Storage Parks	ADD	\$ 564,191	
ALT #4	Aggregate Bins	ADD	\$ 221,592	
ALT #5	Employee Plaza Shade Area Upgrade	ADD	\$ 411,403	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #01 - Shop Building

Date: November 25, 2025

20,000 sqft

Bid Package #	Bid Package Description		100%CD GMP Alternate #1	Cost/SF	Notes
010020	Temporary Construction		\$ -	\$ -	w/ base bid
017400	Final Cleaning		\$ 15,311	\$ 0.77	
023000	Demolition		\$ -	\$ -	
033000	Concrete		\$ 701,291	\$ 35.06	
033000	Pier Casings & Dewatering Allowance	Allow.	w/ base bid		
036500	Polished & Stained Concrete		\$ -	\$ -	
044000	Masonry		\$ 864,960	\$ 43.25	
051000	Structural Steel		\$ 379,193	\$ 18.96	
053110	Mezzanine & Wire Partitions		\$ 476,272	\$ 23.81	
061000	Rough Carpentry		\$ 22,105	\$ 1.11	
062000	Architectural Woodwork		\$ 750	\$ 0.04	
071000	Waterproofing & Sealants		\$ 142,272	\$ 7.11	
072400	Lath & Plaster		\$ -	\$ -	None Shown
072500	Spray Insulation		\$ -	\$ -	None Shown
074200	Metal Wall Panels & Soffits		\$ 198,141	\$ 9.91	
075000	Roofing		\$ 424,732	\$ 21.24	
079000	Fireproofing		\$ -	\$ -	N/A
081000	Doors, Frames & Hardware		\$ 153,928	\$ 7.70	
083300	Overhead Doors		\$ 152,308	\$ 7.62	
084000	Glass & Glazing		\$ 9,545	\$ 0.48	
086000	Skylights		\$ -	\$ -	w/ Roofing (solatubes)
089100	Louvers		\$ -	\$ -	w/ Mechanical
092100	Drywall & Acoustical		\$ 54,166	\$ 2.71	
093000	Tile		\$ 28,080	\$ 1.40	
096600	Resilient Flooring & Base		\$ 7,780	\$ 0.39	
096723	Resinous Flooring		\$ 13,630	\$ 0.68	
099100	Painting		\$ 193,317	\$ 9.67	
100000	Specialties		\$ 16,300	\$ 0.82	
101400	Room Signage		\$ 12,369	\$ 0.62	
105300	Canopies & Awnings		\$ 534,530	\$ 26.73	
108000	Misc. Shop Equipment		\$ 64,161	\$ 3.21	
123500	Lab Equipment & Casework		\$ 79,340	\$ 3.97	
113000	Residential / Kitchen Equipment		\$ 36,260	\$ 1.81	
122000	Window Treatment		\$ -	\$ -	None Shown
133400	Pre-Engineered Structures		\$ -	\$ -	
210000	Fire Protection		\$ 120,050	\$ 6.00	
220000	ATMOS Infrastructure Expansion Allowance	Allow.	w/ base bid		
220000	Plumbing		\$ 650,912	\$ 32.55	
230000	HVAC		\$ 268,087	\$ 13.40	
230593	Testing & Balancing		\$ 4,875	\$ 0.24	
260000	Electrical & FA		\$ 485,760	\$ 24.29	
270000	Communications		\$ 34,619	\$ 1.73	
274000	Audio / Video Systems		\$ -	\$ -	
280000	Security & Access Control		\$ 66,307	\$ 3.32	
310000	Earthwork		\$ 28,950	\$ 1.45	
312500	Pavement Markings		\$ -	\$ -	
310001	Enabling		\$ 4,030	\$ 0.20	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #01 - Shop Building

Date: November 25, 2025

20,000 sqft

Bid Package #	Bid Package Description		100%CD GMP Alternate #1	Cost/SF	Notes
313116	Termite Treatment		\$ 1,650	\$ 0.08	
316316	Drilled Piers		w/ concrete		
321410	Fencing & Gates		w/ base bid		
329900	Retaining Walls		w/ base bid		
323000	Site Improvements		w/ base bid		
324000	Unit Pavers		\$ -	\$ -	Excluded
329000	Landscape & Irrigation		w/ base bid		
330000	Site Utilities		\$ -	\$ -	All Site Utilities to Bldgs in base bid.
	Accepted VE ROM Credit		\$ (1,879,953)	\$ (94.00)	Refer to ALT #1 Value Option Log
Cost of Work Subtotal			\$ 4,366,028	\$ 218.30	
Design Completion Factor		0.00%	\$ -	\$ -	
Market Volatility Contingency		1.00%	\$ 43,660	\$ 2.18	
Contractor Contingency		3.00%	\$ 130,981	\$ 6.55	
Building Permit			Excluded	\$ -	
Construction Costs Subtotal			\$ 4,540,669	\$ 227.03	
CGL & Umbrella Insurance			\$ 45,709	\$ 2.29	
Builder's Risk			\$ 7,517	\$ 0.38	
Payment & Performance Bond			\$ 46,498	\$ 2.32	
Construction Costs & Insurance Subtotal			\$ 4,640,393	\$ 232.02	
General Conditions & General Requirements			\$ -	\$ -	w/ base bid
Subtotal			\$ 4,640,393	\$ 232.02	
Preconstruction Fee		Via Separate Agreement			
Fee		2.50%	\$ 116,010	\$ 5.80	
Project SubTotal			\$ 4,756,403	\$ 237.82	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #02 - Covered Storage Public Works Row

Date: November 25, 2025

15,324 sqft

Bid Package #	Bid Package Description		100%CD GMP Alternate #2	Cost/SF	Notes
010020	Temporary Construction		\$ -	\$ -	
017400	Final Cleaning		\$ -	\$ -	
023000	Demolition		\$ -	\$ -	
033000	Concrete		\$ 331,271	\$ 21.62	
033000	Pier Casings & Dewatering Allowance	Allow.	w/ base bid		
036500	Polished & Stained Concrete		\$ -	\$ -	
044000	Masonry		\$ -	\$ -	
051000	Structural Steel		\$ 9,403	\$ 0.61	
055000	Decorative Metals		\$ -	\$ -	
061000	Rough Carpentry		\$ -	\$ -	
062000	Architectural Woodwork		\$ -	\$ -	
071000	Waterproofing & Sealants		\$ 3,000	\$ 0.20	
072400	Lath & Plaster		\$ -	\$ -	
072500	Spray Insulation		\$ -	\$ -	
074100	Roofing		\$ -	\$ -	
074200	Metal Wall Panels & Soffits		\$ -	\$ -	
079000	Fireproofing		\$ -	\$ -	
081000	Doors, Frames & Hardware		\$ -	\$ -	
083300	Overhead Doors		\$ -	\$ -	
084000	Glass & Glazing		\$ -	\$ -	
086000	Skylights		\$ -	\$ -	
089100	Louvers		\$ -	\$ -	
092100	Drywall & Acoustical		\$ -	\$ -	
093000	Tile		\$ -	\$ -	
096600	Resilient Flooring & Base		\$ -	\$ -	
099100	Painting		\$ 429	\$ 0.03	
100000	Specialties		\$ -	\$ -	
101400	Room Signage		\$ -	\$ -	
105300	Canopies & Awnings		\$ -	\$ -	
114300	Residential / Kitchen Equipment		\$ -	\$ -	
122000	Window Treatment		\$ -	\$ -	
133400	Pre-Engineered Structures		\$ 340,497	\$ 22.22	
210000	Fire Protection		\$ -	\$ -	
220000	ATMOS Infrastructure Expansion Allowance	Allow.	w/ base bid		
220000	Plumbing		\$ -	\$ -	
230000	HVAC		\$ -	\$ -	
260000	Electrical		\$ 47,292	\$ 3.09	
270000	Communications		\$ -	\$ -	
274000	Audio / Video Systems		\$ -	\$ -	
280000	Security & Access Control		\$ -	\$ -	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #02 - Covered Storage Public Works Row

Date: November 25, 2025

15,324 sqft

Bid Package #	Bid Package Description	100%CD GMP Alternate #2	Cost/SF	Notes
283100	Fire Alarm	\$ -	\$ -	
310000	Earthwork	\$ (31,998)	\$ (2.09)	
312500	Pavement Markings	\$ -	\$ -	
310001	Enabling	\$ 3,585	\$ 0.23	
313116	Termite Treatment	\$ -	\$ -	
316316	Drilled Piers	\$ -	\$ -	
321410	Fencing & Gates	\$ -	\$ -	
329900	Retaining Walls	\$ -	\$ -	
323000	Site Improvements	\$ -	\$ -	
324000	Unit Pavers	\$ -	\$ -	
329000	Landscape & Irrigation	\$ -	\$ -	
330000	Site Utilities	\$ -	\$ -	
Cost of Work Subtotal		\$ 703,479	\$ 45.91	
Design Completion Factor		0.00%	\$ -	\$ -
Market Volatility Contingency		1.00%	\$ 7,035	\$ 0.46
Contractor Contingency		3.00%	\$ 21,104	\$ 1.38
Building Permit			Excluded	\$ -
Construction Costs Subtotal		\$ 731,618	\$ 47.74	
CGL & Umbrella Insurance		0.96%	\$ 7,405	\$ 0.48
Builder's Risk			\$ 1,218	\$ 0.08
Payment & Performance Bond			\$ 11,470	\$ 0.75
Construction Costs & Insurance Subtotal		\$ 751,711	\$ 49.05	
General Conditions & General Requirements			\$ -	\$ -
Subtotal		\$ 751,711	\$ 49.05	
Preconstruction Fee		Via Separate Agreement		
Fee		2.50%	\$ 18,793	\$ 1.23
Project SubTotal		\$ 770,504	\$ 50.28	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #03 - Covered Storage Parks Row

Date: November 25, 2025

12,506 sqft

Bid Package #	Bid Package Description		100%CD GMP Alternate #3	Cost/SF	Notes
010020	Temporary Construction		\$ -	\$ -	
017400	Final Cleaning		\$ -	\$ -	
023000	Demolition		\$ -	\$ -	
033000	Concrete		\$ 186,968	\$ 14.95	
033000	Pier Casings & Dewatering Allowance	Allow.	w/ base bid	\$ -	
036500	Polished & Stained Concrete		\$ -	\$ -	
044000	Masonry		\$ -	\$ -	
051000	Structural Steel		\$ 9,403	\$ 0.75	
055000	Decorative Metals		\$ -	\$ -	
061000	Rough Carpentry		\$ -	\$ -	
062000	Architectural Woodwork		\$ -	\$ -	
071000	Waterproofing & Sealants		\$ 3,000	\$ 0.24	
072400	Lath & Plaster		\$ -	\$ -	
072500	Spray Insulation		\$ -	\$ -	
074100	Roofing		\$ -	\$ -	
074200	Metal Wall Panels & Soffits		\$ -	\$ -	
079000	Fireproofing		\$ -	\$ -	
081000	Doors, Frames & Hardware		\$ -	\$ -	
083300	Overhead Doors		\$ -	\$ -	
084000	Glass & Glazing		\$ -	\$ -	
086000	Skylights		\$ -	\$ -	
089100	Louvers		\$ -	\$ -	
092100	Drywall & Acoustical		\$ -	\$ -	
093000	Tile		\$ -	\$ -	
096600	Resilient Flooring & Base		\$ -	\$ -	
099100	Painting		\$ 429	\$ 0.03	
100000	Specialties		\$ -	\$ -	
101400	Room Signage		\$ -	\$ -	
105300	Canopies & Awnings		\$ -	\$ -	
114300	Residential / Kitchen Equipment		\$ -	\$ -	
122000	Window Treatment		\$ -	\$ -	
133400	Pre-Engineered Structures		\$ 289,883	\$ 23.18	
210000	Fire Protection		\$ -	\$ -	
220000	ATMOS Infrastructure Expansion Allowance	Allow.	w/ base bid	\$ -	
220000	Plumbing		\$ -	\$ -	
230000	HVAC		\$ -	\$ -	
260000	Electrical		\$ 46,114	\$ 3.69	
270000	Communications		\$ -	\$ -	
274000	Audio / Video Systems		\$ -	\$ -	
280000	Security & Access Control		\$ -	\$ -	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #03 - Covered Storage Parks Row

Date: November 25, 2025

12,506 sqft

Bid Package #	Bid Package Description	100%CD GMP Alternate #3	Cost/SF	Notes
283100	Fire Alarm	\$ -	\$ -	
310000	Earthwork	\$ (25,192)	\$ (2.01)	
312500	Pavement Markings	\$ -	\$ -	
310001	Enabling	\$ 3,585	\$ 0.29	
313116	Termite Treatment	\$ -	\$ -	
316316	Drilled Piers	\$ -	\$ -	
321410	Fencing & Gates	\$ -	\$ -	
329900	Retaining Walls	\$ -	\$ -	
323000	Site Improvements	\$ -	\$ -	
324000	Unit Pavers	\$ -	\$ -	
329000	Landscape & Irrigation	\$ -	\$ -	
330000	Site Utilities	\$ -	\$ -	
Cost of Work Subtotal		\$ 514,190	\$ 41.12	
Design Completion Factor		0.00%	\$ -	\$ -
Market Volatility Contingency		1.00%	\$ 5,142	\$ 0.41
Contractor Contingency		3.00%	\$ 15,426	\$ 1.23
Building Permit			Excluded	\$ -
Construction Costs Subtotal		\$ 534,758	\$ 42.76	
CGL & Umbrella Insurance		0.96%	\$ 5,422	\$ 0.43
Builder's Risk			\$ 892	\$ 0.07
Payment & Performance Bond			\$ 9,358	\$ 0.75
Construction Costs & Insurance Subtotal		\$ 550,430	\$ 44.01	
General Conditions & General Requirements			\$ -	\$ -
Subtotal		\$ 550,430	\$ 44.01	
Preconstruction Fee		Via Separate Agreement		
Fee		2.50%	\$ 13,761	\$ 1.10
Project SubTotal		\$ 564,191	\$ 45.11	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #04 - Aggregate Bins

Date: November 25, 2025

3,050 sqft

Bid Package #	Bid Package Description		100%CD GMP Alternate #4	Cost/SF	Notes
010020	Temporary Construction		\$ -	\$ -	
017400	Final Cleaning		\$ -	\$ -	
023000	Demolition		\$ -	\$ -	
033000	Concrete		\$ 116,281	\$ 38.12	
033000	Pier Casings & Dewatering Allowance	Allow.	w/ base bid	\$ -	
036500	Polished & Stained Concrete		\$ -	\$ -	
044000	Masonry		\$ -	\$ -	
051000	Structural Steel		\$ 2,548	\$ 0.84	
055000	Decorative Metals		\$ -	\$ -	
061000	Rough Carpentry		\$ -	\$ -	
062000	Architectural Woodwork		\$ -	\$ -	
071000	Waterproofing & Sealants		\$ 1,000	\$ 0.33	
072400	Lath & Plaster		\$ -	\$ -	
072500	Spray Insulation		\$ -	\$ -	
074100	Roofing		\$ -	\$ -	
074200	Metal Wall Panels & Soffits		\$ -	\$ -	
079000	Fireproofing		\$ -	\$ -	
081000	Doors, Frames & Hardware		\$ -	\$ -	
083300	Overhead Doors		\$ -	\$ -	
084000	Glass & Glazing		\$ -	\$ -	
086000	Skylights		\$ -	\$ -	
089100	Louvers		\$ -	\$ -	
092100	Drywall & Acoustical		\$ -	\$ -	
093000	Tile		\$ -	\$ -	
096600	Resilient Flooring & Base		\$ -	\$ -	
099100	Painting		\$ 250	\$ 0.08	
100000	Specialties		\$ -	\$ -	
101400	Room Signage		\$ -	\$ -	
105300	Canopies & Awnings		\$ -	\$ -	
114300	Residential / Kitchen Equipment		\$ -	\$ -	
122000	Window Treatment		\$ -	\$ -	
133400	Pre-Engineered Structures		\$ 83,863	\$ 27.50	
210000	Fire Protection		\$ -	\$ -	
220000	ATMOS Infrastructure Expansion Allowance	Allow.	w/ base bid	\$ -	
220000	Plumbing		\$ -	\$ -	
230000	HVAC		\$ -	\$ -	None Shown
260000	Electrical		\$ -	\$ -	None Shown
270000	Communications		\$ -	\$ -	
274000	Audio / Video Systems		\$ -	\$ -	
280000	Security & Access Control		\$ -	\$ -	
283100	Fire Alarm		\$ -	\$ -	
310000	Earthwork		\$ (5,282)	\$ (1.73)	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #04 - Aggregate Bins

Date: November 25, 2025

3,050 sqft

Bid Package #	Bid Package Description	100%CD GMP Alternate #4	Cost/SF	Notes
312500	Pavement Markings	\$ -	\$ -	
310001	Enabling	\$ 2,572	\$ 0.84	
313116	Termite Treatment	\$ -	\$ -	
316316	Drilled Piers	\$ -	\$ -	
321410	Fencing & Gates	\$ -	\$ -	
329900	Retaining Walls	\$ -	\$ -	
323000	Site Improvements	\$ -	\$ -	
324000	Unit Pavers	\$ -	\$ -	
329000	Landscape & Irrigation	\$ -	\$ -	
330000	Site Utilities	\$ -	\$ -	
Cost of Work Subtotal		\$ 201,232	\$ 65.98	
Design Completion Factor	0.00%	\$ -	\$ -	
Market Volatility Contingency	1.00%	\$ 2,012	\$ 0.66	
Contractor Contingency	3.00%	\$ 6,037	\$ 1.98	
Building Permit		Excluded	\$ -	
Construction Costs Subtotal		\$ 209,281	\$ 68.62	
CGL & Umbrella Insurance	0.96%	\$ 2,130	\$ 0.70	
Builder's Risk		\$ 350	\$ 0.11	
Payment & Performance Bond		\$ 4,426	\$ 1.45	
Construction Costs & Insurance Subtotal		\$ 216,187	\$ 70.88	
General Conditions & General Requirements		\$ -	\$ -	
Subtotal		\$ 216,187	\$ 70.88	
Preconstruction Fee		Via Separate Agreement		
Fee	2.50%	\$ 5,405	\$ 1.77	
Project SubTotal		\$ 221,592	\$ 72.65	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #05 - Employee Plaza and Shade Structure Area

Date: November 25, 2025

4,800 sqft

Bid Package #	Bid Package Description		100%CD GMP Alternate #5	Cost/SF	Notes
010020	Temporary Construction		\$ -	\$ -	
017400	Final Cleaning		\$ -	\$ -	
023000	Demolition		\$ -	\$ -	
033000	Concrete		\$ 58,450	\$ 12.18	
033000	Pier Casings & Dewatering Allowance	Allow.	w/ base bid	\$ -	
036500	Polished & Stained Concrete		\$ -	\$ -	
044000	Masonry		\$ 89,250	\$ 18.59	
051000	Structural Steel		\$ 2,500	\$ 0.52	
055000	Decorative Metals		\$ -	\$ -	
061000	Rough Carpentry		\$ -	\$ -	
062000	Architectural Woodwork		\$ -	\$ -	
071000	Waterproofing & Sealants		\$ 2,000	\$ 0.42	
072400	Lath & Plaster		\$ -	\$ -	
072500	Spray Insulation		\$ -	\$ -	
074100	Roofing		\$ 2,000	\$ 0.42	
074200	Metal Wall Panels & Soffits		\$ -	\$ -	
079000	Fireproofing		\$ -	\$ -	
081000	Doors, Frames & Hardware		\$ -	\$ -	
083300	Overhead Doors		\$ -	\$ -	
084000	Glass & Glazing		\$ -	\$ -	
086000	Skylights		\$ -	\$ -	
089100	Louvers		\$ -	\$ -	
092100	Drywall & Acoustical		\$ -	\$ -	
093000	Tile		\$ -	\$ -	
096600	Resilient Flooring & Base		\$ -	\$ -	
099100	Painting		\$ -	\$ -	
100000	Specialties		\$ -	\$ -	
101400	Room Signage		\$ -	\$ -	
105300	Canopies & Awnings		\$ 160,316	\$ 33.40	
114300	Residential / Kitchen Equipment		\$ -	\$ -	
122000	Window Treatment		\$ -	\$ -	
133400	Pre-Engineered Structures		\$ -	\$ -	
210000	Fire Protection		\$ -	\$ -	
220000	ATMOS Infrastructure Expansion Allowance	Allow.	w/ base bid	\$ -	
220000	Plumbing		\$ -	\$ -	
230000	HVAC		\$ 10,130	\$ 2.11	
260000	Electrical		\$ 32,554	\$ 6.78	
270000	Communications		\$ -	\$ -	
274000	Audio / Video Systems		\$ -	\$ -	
280000	Security & Access Control		\$ -	\$ -	
283100	Fire Alarm		\$ -	\$ -	
310000	Earthwork		\$ 15,342	\$ 3.20	

Cost Estimate Summary Sheet

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP) - ALTERNATE #05 - Employee Plaza and Shade Structure Area

Date: November 25, 2025

4,800 sqft

Bid Package #	Bid Package Description		100%CD GMP Alternate #5	Cost/SF	Notes
312500	Pavement Markings		\$ -	\$ -	
310001	Enabling		\$ 1,904	\$ 0.40	
313116	Termite Treatment		\$ -	\$ -	
316316	Drilled Piers		\$ -	\$ -	
321410	Fencing & Gates		\$ -	\$ -	
329900	Retaining Walls		\$ -	\$ -	
323000	Site Improvements		\$ -	\$ -	
324000	Unit Pavers		\$ -	\$ -	
329000	Landscape & Irrigation		\$ -	\$ -	
330000	Site Utilities		\$ -	\$ -	
Cost of Work Subtotal			\$ 374,446	\$ 78.01	
Design Completion Factor	0.00%	\$ -	\$ -		
Market Volatility Contingency	1.00%	\$ 3,744	\$ 0.78		
Contractor Contingency	3.00%	\$ 11,233	\$ 2.34		
Building Permit		Excluded	\$ -		
Construction Costs Subtotal			\$ 389,424	\$ 81.13	
CGL & Umbrella Insurance	0.96%	\$ 3,954	\$ 0.82		
Builder's Risk		\$ 650	\$ 0.14		
Payment & Performance Bond		\$ 7,341	\$ 1.53		
Construction Costs & Insurance Subtotal			\$ 401,369	\$ 83.62	
General Conditions & General Requirements		\$ -	\$ -		
Subtotal			\$ 401,369	\$ 83.62	
Preconstruction Fee		Via Separate Agreement			
Fee	2.50%	\$ 10,034	\$ 2.09		
Project SubTotal			\$ 411,403	\$ 85.71	

Exhibit “A.2”

Alternates

Alternate	Description	Value	Expiration Date to avoid Schedule Impact
1	Shop Building (with approved Cost Value Options)	\$4,756,403	12/19/25
2	Public Works Covered Storage	\$770,504	3/16/26
3	Parks Covered Storage	\$564,191	5/11/26
4	Aggregate Bins	\$221,592	6/15/26
5	Employee Plaza and Shade Structure Area	\$411,403	6/1/26

Exhibit “A.3”

Unit Prices

No unit prices are included in the GMP.

Exhibit “A.4”

Project Schedule

See attached Project Schedule with a Data Date of October 13, 2025.

Activity Name	RD	Start	Finish	2026												2027										
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2		Tr 3		
				Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	S	Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul	
Prosper Public Works and Parks Complex																										
Key Milestones																										
100% Construction Documents	0			06-Oct-25 A																						
Bid Day		0					04-Nov-25																			
NTP - Construction		0						15-Dec-25																		
Permanent Power	1		23-Oct-26		23-Oct-26																					
Conditioned Air	1		26-Oct-26		26-Oct-26																					
Substantial Completion	0			23-Mar-27																						
Facility Operational	0			20-Apr-27																						
Preconstruction																										
Design Documents																										
Develop Construction Documents	0		01-Apr-25 A		06-Oct-25 A																					
100% CD's Issued for Bid & Permit	0			06-Oct-25 A																						
Project Permitting w/ City																										
Permit Dwg Review by City	25		13-Oct-25		14-Nov-25																					
Permit Review Comments Received	0				14-Nov-25																					
Design Team Prepares Response to Comments	5		17-Nov-25		21-Nov-25																					
Permit Comments Responses Reviewed By City	7		24-Nov-25		04-Dec-25																					
Building Permit Issued	0			04-Dec-25																						
Bidding & GMP Development																										
Subcontractor Review of Bid Documents	17		07-Oct-25 A		04-Nov-25																					
Review & Finalize Trade Bid Packages	5		13-Oct-25		17-Oct-25																					
Deadline for Pre-Bid RFI's	0				24-Oct-25																					
Public Advertisement # 1	0				26-Oct-25																					
Issue Final Pre-Bid Addendum	0				29-Oct-25																					
Public Advertisement #2	0				02-Nov-25																					
Virtual Public Outreach Pre-Bid	1		03-Nov-25		03-Nov-25																					
Bid Day	0				04-Nov-25																					
Subcontractor Bids Scope Review	10		05-Nov-25		18-Nov-25																					
Prepare GMP for Council Approval	5		19-Nov-25		25-Nov-25																					
Submit GMP for Council Packets	1		26-Nov-25		26-Nov-25																					
Council GMP Approval	1		09-Dec-25		09-Dec-25																					
NTP Issued for Construction	0			15-Dec-25																						

Activity Name	RD	Start	Finish	2026												2027									
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2			
				Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	S	Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul
Procurement																									
Issue LOI's / Sub Buyout & Purchasing	30	16-Dec-25	29-Jan-26																						
Structural Steel - Prepare Submittals/Shop Drawings	35	23-Dec-25	12-Feb-26																						
MEP - Prepare Submittals/Shop Drawings	50	23-Dec-25	05-Mar-26																						
Roof Deck - Prepare Shop Drawings	30	23-Dec-25	05-Feb-26																						
Aluminum Glass - Prepare Submittals/Shop Drawings	40	02-Jan-26	26-Feb-26																						
Roof Deck - Submittal Review (CM & Design Team)	15	06-Feb-26	26-Feb-26																						
Structural Steel - Submittal Review (CM & Design Team)	15	13-Feb-26	05-Mar-26																						
Aluminum Glass - Submittal Review (CM & Design Team)	20	27-Feb-26	26-Mar-26																						
Roof Deck - Fabricate & Deliver	40	27-Feb-26	23-Apr-26																						
MEP - Submittal Review (CM & Design Team)	20	06-Mar-26	02-Apr-26																						
Structural Steel - Fabricate & Deliver	40	06-Mar-26	30-Apr-26																						
Aluminum Glass - Fabricate & Deliver	70	27-Mar-26	02-Jul-26																						
MEP - Fabricate & Deliver	130	03-Apr-26	01-Oct-26																						
Construction																									
Mobilization																									
Mobilization	10	16-Dec-25	31-Dec-25																						
SWPPP - Erosion Control	2	22-Dec-25	23-Dec-25																						
Temporary Site Fencing	2	22-Dec-25	23-Dec-25																						
Project / Safety Kick-Off Meeting - Owner / Design Team	1	22-Dec-25	22-Dec-25																						
Site Survey & Dimension Control	2	22-Dec-25	23-Dec-25																						
Site																									
Clear Grub	5	02-Jan-26	08-Jan-26																						
Layout Control for Earthwork	3	09-Jan-26	13-Jan-26																						
Earthwork	24	14-Jan-26	16-Feb-26																						
Site Utilities	35	17-Feb-26	06-Apr-26																						
Site Paving	40	07-Apr-26	01-Jun-26																						
Fire Lanes Completed	0		04-May-26																						
Fencing	25	30-Jun-26	03-Aug-26																						
Sidewalks Hardscape	25	16-Sep-26	20-Oct-26																						
Irrigation	30	04-Nov-26	15-Dec-26																						
Landscaping	35	25-Nov-26	12-Jan-27																						
Admin Building																									
Structure																									

Activity Name	RD	Start	Finish	2026												2027												
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2			Tr 3			
				Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	S	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul			
Drilled Piers	23	04-Feb-26	06-Mar-26																									
Grade Beams	35	04-Mar-26	21-Apr-26																									
Under Slab MEP	27	18-Mar-26	23-Apr-26																									
Slab-on-Carton Forms	30	15-Apr-26	26-May-26																									
Structural Steel Delivery	0																											
Steel Erection Metal Deck	48	06-May-26	10-Jul-26																									
Exterior Facade																												
Exterior Framing & Sheathing	35	17-Jun-26	04-Aug-26																									
Exterior Facade, Stone & Veneer & Mtl Siding	55	08-Jul-26	22-Sep-26																									
Glass & Glazing	20	19-Aug-26	15-Sep-26																									
Building Dry-In	0																											
Roofing																												
Set Equipment Curbs	5	13-Jul-26	17-Jul-26																									
TPO Roofing	35	20-Jul-26	04-Sep-26																									
Set Rooftop Equipment	2	31-Aug-26	01-Sep-26																									
MEP Connections to Equipment	20	02-Sep-26	29-Sep-26																									
Roof Dry-In	0																											
RTU Start-Up	5	14-Oct-26	20-Oct-26																									
Conditioned Air	0																											
Interior																												
East																												
Overhead MEP Rough-In	35	17-Jun-26	04-Aug-26																									
Wall Layout	10	08-Jul-26	21-Jul-26																									
Frame Walls	22	22-Jul-26	20-Aug-26																									
In-Wall MEP Rough-In	22	27-Jul-26	25-Aug-26																									
One-Side Walls	18	10-Aug-26	02-Sep-26																									
Close Walls	18	24-Aug-26	16-Sep-26																									
Tape, Bed, & Prime Paint Walls	36	03-Sep-26	22-Oct-26																									
Frame Ceilings	18	07-Sep-26	30-Sep-26																									
MEP Rough-In at Drywall Ceilings	22	17-Sep-26	16-Oct-26																									
Install Ceiling Grid	28	08-Oct-26	16-Nov-26																									
MEP Above Ceiling Trim-Out Lighting at Grid	30	15-Oct-26	25-Nov-26																									
MEP Inspections at Drywall Ceilings	5	16-Oct-26	22-Oct-26																									
Close Ceilings	14	23-Oct-26	11-Nov-26																									
Tape, Bed, & Prime Paint Ceilings	15	02-Nov-26	20-Nov-26																									

Activity Name	RD	Start	Finish	2026												2027											
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2			Tr 3		
				Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	S	Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul		
Ceramic Porcelain Tile at Restrooms Showers	35	09-Nov-26	25-Dec-26																								
Millwork	25	16-Nov-26	18-Dec-26																								
Interior Aluminum Glass Systems	21	17-Nov-26	15-Dec-26																								
MEP Wall Trim-Out	18	23-Nov-26	16-Dec-26																								
Overhead MEP Inspections	5	26-Nov-26	02-Dec-26																								
Miscellaneous Specialties	20	30-Nov-26	25-Dec-26																								
Install Lockers	17	30-Nov-26	22-Dec-26																								
Install Ceiling Tile	10	03-Dec-26	16-Dec-26																								
Carpet Resilient Tile Flooring	20	14-Dec-26	08-Jan-27																								
Toilet Partitions	8	17-Dec-26	28-Dec-26																								
Toilet Accessories	10	25-Dec-26	07-Jan-27																								
Doors & Hardware	15	25-Dec-26	14-Jan-27																								
Final Paint	15	29-Dec-26	18-Jan-27																								
West																											
Overhead MEP Rough-In	29	05-Aug-26	14-Sep-26																								
Wall Layout	4	12-Aug-26	17-Aug-26																								
Frame Walls	15	18-Aug-26	07-Sep-26																								
In-Wall MEP Rough-In	18	26-Aug-26	18-Sep-26																								
One-Side Walls	14	08-Sep-26	25-Sep-26																								
Close Walls	14	28-Sep-26	15-Oct-26																								
Frame Ceilings	12	16-Oct-26	02-Nov-26																								
MEP Rough-In at Drywall Ceilings	17	23-Oct-26	16-Nov-26																								
MEP Inspections at Drywall Ceilings	3	16-Nov-26	18-Nov-26																								
Close Ceilings	8	19-Nov-26	30-Nov-26																								
Tape, Bed, & Prime Paint Ceilings	14	23-Nov-26	10-Dec-26																								
Tape, Bed, & Prime Paint Walls	25	23-Nov-26	25-Dec-26																								
Ceramic Porcelain Tile at Restrooms	15	11-Dec-26	31-Dec-26																								
Millwork	23	21-Dec-26	20-Jan-27																								
Install Ceiling Grid	20	28-Dec-26	22-Jan-27																								
Miscellaneous Specialties	10	31-Dec-26	13-Jan-27																								
MEP Wall Trim-Out	11	01-Jan-27	15-Jan-27																								
Toilet Partitions	4	18-Jan-27	21-Jan-27																								
Toilet Accessories	5	20-Jan-27	26-Jan-27																								
Carpet Resilient Tile Flooring	22	25-Jan-27	23-Feb-27																								
MEP Above Ceiling Trim-Out Lighting at Grid	22	25-Jan-27	23-Feb-27																								

Activity Name	RD	Start	Finish	2026												2027										
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2				
				Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	S	Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul	
Interior Aluminum Glass Systems	16	25-Jan-27	15-Feb-27																							
Doors & Hardware	10	17-Feb-27	02-Mar-27																							
Final Paint	9	19-Feb-27	03-Mar-27																							
Overhead MEP Inspections	5	24-Feb-27	02-Mar-27																							
Install Ceiling Tile	5	03-Mar-27	09-Mar-27																							
ALTERNATES																										
Shop Building (Alternate #01)																										
Structure																										
Building Foundation	30	24-Apr-26	04-Jun-26																							
Structural Steel Delivery	0																									
Structural Masonry	30	05-Jun-26	16-Jul-26																							
Steel Structure & Roofing Supports	15	17-Jul-26	06-Aug-26																							
Exterior Facade and Roofing																										
Exterior Facade CMU Veneer & Mtl Siding	30	17-Jul-26	27-Aug-26																							
Roofing	17	07-Aug-26	31-Aug-26																							
Overhead Doors	20	28-Aug-26	24-Sep-26																							
Roofing Dry-In	0																									
Building Dry-In	0																									
Interior																										
Overhead MEP Rough-In	25	01-Sep-26	05-Oct-26																							
Interior Wall Construction	20	24-Sep-26	21-Oct-26																							
Tape, Bed, Float and Paint	7	22-Oct-26	30-Oct-26																							
Ceiling Systems	15	29-Oct-26	18-Nov-26																							
Millwork	15	19-Nov-26	09-Dec-26																							
Flooring	10	10-Dec-26	23-Dec-26																							
MEP Trim Out	17	24-Dec-26	15-Jan-27																							
Specialties & Equipment	16	24-Dec-26	14-Jan-27																							
Public Works Covered Storage (Alternate #02)																										
Unit 1																										
Foundations	15	05-Jun-26	25-Jun-26																							
PEMB	15	01-Jul-26	21-Jul-26																							
MEP Trim-Out & Finishes	10	22-Jul-26	04-Aug-26																							
Unit 2																										
Foundations	15	26-Jun-26	16-Jul-26																							
PEMB	15	22-Jul-26	11-Aug-26																							
MEP Trim-Out & Finishes	10	12-Aug-26	25-Aug-26																							

Activity Name	RD	Start	Finish	2026												2027											
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2			Tr 3		
				Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	S	Oct	N	Dec	Jan	F	Mar	Apr	M	Jun	Jul		
Unit 3																											
Foundations	15		17-Jul-26		06-Aug-26																						
PEMB	15		12-Aug-26		01-Sep-26																						
MEP Trim-Out & Finishes	10		02-Sep-26		15-Sep-26																						
Parks Covered Storage (Alternate #03)																											
Unit 4																											
Foundations	15		07-Aug-26		27-Aug-26																						
PEMB	15		02-Sep-26		22-Sep-26																						
MEP Trim-Out & Finishes	10		23-Sep-26		06-Oct-26																						
Unit 5																											
Foundations	15		28-Aug-26		17-Sep-26																						
PEMB	15		23-Sep-26		13-Oct-26																						
MEP Trim-Out & Finishes	10		14-Oct-26		27-Oct-26																						
Unit 6																											
Foundations	15		18-Sep-26		08-Oct-26																						
PEMB	15		14-Oct-26		03-Nov-26																						
MEP Trim-Out & Finishes	10		04-Nov-26		17-Nov-26																						
Aggregate Storage (Alternate #04)																											
Covered Material Bins	50		09-Oct-26		17-Dec-26																						
Final Inspections & Closeout																											
Plumbing Final Inspection	5		03-Mar-27		09-Mar-27																						
Electrical Final Inspection	5		03-Mar-27		09-Mar-27																						
Mechanical Final Inspection	5		03-Mar-27		09-Mar-27																						
Fire Alarm Sprinkler Inspection	5		10-Mar-27		16-Mar-27																						
Byrne Punchlist	20		10-Mar-27		06-Apr-27																						
Building Final Inspection	5		17-Mar-27		23-Mar-27																						
Project Substantial Completion (TCO)	0				23-Mar-27																						
Punchlist & Close-Out	20		24-Mar-27		20-Apr-27																						
Warranties, O&M, & Owner Training	20		24-Mar-27		20-Apr-27																						
Final CO	0				20-Apr-27																						
Final Acceptance	0				20-Apr-27																						

Exhibit “A.5”

Contract Documents

See attached Contract Documents List dated November 25, 2025.

Contract Documents List

Town of Prosper - Public Works & Parks Operations Complex

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Specifications		
Specification Section	Issue Date	Specification Section Title
01 02 00	8/8/2025	INFORMATION AVAILABLE TO BIDDERS
01 02 01	8/8/2025	GEOTECHNICAL REPORT
01 11 00	8/8/2025	SUMMARY OF WORK
01 11 13	8/8/2025	ADMINISTRATIVE PROVISIONS
01 20 00	8/8/2025	CONTRACT CONSIDERATION
01 23 00	8/8/2025	ALTERNATES
01 31 13	8/8/2025	PROJECT COORDINATION
01 33 00	8/8/2025	SUBMITTALS
01 43 00	8/8/2025	QUALITY ASSURANCE
01 45 29	8/8/2025	TESTING LABORATORY SERVICES
01 60 00	8/8/2025	PRODUCT REQUIREMENTS
01 73 29	8/8/2025	CUTTING AND PATCHING
01 75 00	8/8/2025	STARTING OF SYSTEMS
03 10 00	8/8/2025	CONCRETE FORMING AND ACCESSORIES
03 20 00	8/8/2025	CONCRETE REINFORCING
03 30 00	8/8/2025	CAST-IN-PLACE CONCRETE
04 05 11	8/8/2025	MASONRY MORTARING AND GROUTING
04 05 23	8/8/2025	MASONRY ACCESSORIES – FLASHING
04 21 13	8/8/2025	BRICK MASONRY
04 23 13	8/8/2025	THIN BRICK VENEER
04 29 00	8/8/2025	ENGINEERED UNIT MASONRY
04 43 00	8/8/2025	STONE MASONRY VENEER
04 72 00	8/8/2025	CAST STONE
05 12 00	8/8/2025	STRUCTURAL STEEL FRAMING
05 21 00	8/8/2025	STEEL JOIST FRAMING
05 31 00	8/8/2025	STEEL DECKING
05 31 10	8/8/2025	MEZZANINE
05 50 00	8/8/2025	MISCELLANEOUS METALS
06 10 00	8/8/2025	ROUGH CARPENTRY
06 22 00	8/8/2025	FINISH CARPENTRY AND MILLWORK
06 64 00	8/8/2025	PLASTIC PANELING
07 19 00	8/8/2025	WATER REPELLENT
07 21 00	8/8/2025	INSULATION
07 27 00	8/8/2025	FLUID-APPLIED MEMBRANE AIR BARRIERS
07 40 00	8/8/2025	CLADDING SUPPORT SYSTEM
07 42 00	8/8/2025	CUSTOM IMAGEWALL PERFORATED METAL PANELS
07 52 16	8/8/2025	MODIFIED BITUMEN ROOFING
07 52 17	8/8/2025	ROOF DETAILS
07 61 00	8/8/2025	PREFORMED METAL ROOF & WALL PANELS
07 61 01	8/8/2025	PAC CLAD DETAILS
07 62 00	8/8/2025	SHEET METAL FLASHING AND TRIM

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07 84 00	8/8/2025	FIRESTOPPING
07 92 00	8/8/2025	CAULKING AND SEALANT
08 11 13	8/8/2025	HOLLOW METAL DOORS AND FRAMES
08 16 00	8/8/2025	FRP DOORS AND FRAMES
08 31 00	8/8/2025	ACCESS DOORS
08 33 23	8/8/2025	OVERHEAD ROLLING DOORS
08 36 13	8/8/2025	OVERHEAD SECTIONAL DOOR
08 41 00	8/8/2025	ALUMINUM FRAMED ENTRANCES, STOREFRONTS, AND WINDOWS
08 41 26	8/8/2025	ALL-GLASS ENTRANCES
08 62 23	8/8/2025	TUBULAR DAYLIGHTING DEVICE
08 71 00	8/8/2025	DOOR HARDWARE
08 80 00	8/8/2025	GLASS AND GLAZING
08 87 00	8/8/2025	GLASS FILM
09 20 00	8/8/2025	GYPSUM WALLBOARD, METAL FRAME SYSTEMS
09 27 10	8/8/2025	GYPSUM BOARD ACCESSORIES
09 30 00	8/8/2025	CERAMIC TILE
09 34 00	8/8/2025	WATERPROOF MEMBRANE CERAMIC TILING
09 50 00	8/8/2025	ACOUSTICAL CEILINGS
09 51 13	8/8/2025	ACOUSTICAL PANEL CEILINGS
09 65 13	8/8/2025	RUBBER BASE
09 65 19	8/8/2025	RESILIENT TILE FLOORING
09 67 23.01	8/8/2025	RESINOUS FLOORING / SEALED CONCRETE
09 68 13	8/8/2025	MODULAR FLOORING FOR COMMERCIAL APPLICATION
09 72 00	8/8/2025	WALL PROTECTION
09 72 16	8/8/2025	FABRIC WALL COVERING
09 77 00	8/8/2025	SPECIAL WALL SURFACE FINISHES
09 84 13	8/8/2025	FIXED SOUND ABSORPTIVE PANELS
09 90 00	8/8/2025	PAINTING
09 96 00	8/8/2025	HIGH PERFORMANCE COATINGS
10 00 00	8/8/2025	MISCELLANEOUS ACCESSORIES
10 14 00	8/8/2025	PLASTIC SIGNS
10 14 16	8/8/2025	PLAQUE
10 21 13	8/8/2025	TOILET PARTITIONS
10 22 26	8/8/2025	OPERABLE PARTITION
10 28 00	8/8/2025	TOILET AND SHOWER ACCESSORIES
10 35 00	8/8/2025	FLAG POLE
10 73 00	8/8/2025	ALUMINUM CANOPY & PROTECTIVE COVERS
11 31 00	8/8/2025	RESIDENTIAL APPLIANCES
11 53 00	8/8/2025	LABORATORY EQUIPMENT
12 24 00	8/8/2025	ROLLER SHADES
12 35 00	8/8/2025	LABORATORY CASEWORK
12 36 61	8/8/2025	SIMULATED STONE COUNTERTOPS
12 48 13	8/8/2025	ENTRANCE FLOORING
13 34 19	8/8/2025	METAL BUILDING SYSTEMS

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13 80 15	8/8/2025	COMPOSITE FABRICATIONS (MICROLITE)
21 00 10	8/8/2025	BASIC FIRE PROTECTION REQUIREMENTS
21 05 12	8/8/2025	FIRE PROTECTION AND ELECTRICAL COORDINATION
21 11 00	8/8/2025	FIRE PROTECTION PIPING
21 13 00	8/8/2025	AUTOMATIC SPRINKLER SYSTEMS
22 00 10	8/8/2025	BASIC PLUMBING REQUIREMENTS
22 05 12	8/8/2025	PLUMBING AND ELECTRICAL COORDINATION
22 05 19	8/8/2025	PLUMBING METERS AND GAUGES
22 05 29	8/8/2025	PLUMBING SUPPORTS AND ANCHORS
22 05 31	8/8/2025	PROTECTION OF UNDER-SLAB PLUMBING UNDER SLAB-ON-VOIDFORM F
22 05 53	8/8/2025	PLUMBING IDENTIFICATION
22 05 93	8/8/2025	PLUMBING TESTING, ADJUSTING AND BALANCING
22 07 16	8/8/2025	PLUMBING PIPING INSULATION
22 10 00	8/8/2025	PLUMBING PIPING
22 10 01	8/8/2025	PLUMBING SPECIALTIES
22 11 19	8/8/2025	PIPING SPECIALTIES
22 30 00	8/8/2025	PLUMBING EQUIPMENT
22 40 01	8/8/2025	PLUMBING FIXTURES (SHORT FORM)
23 00 10	8/8/2025	BASIC MECHANICAL REQUIREMENTS
23 05 12	8/8/2025	MECHANICAL AND ELECTRICAL COORDINATION
23 05 29	8/8/2025	MECHANICAL SUPPORTS AND ANCHORS
23 05 53	8/8/2025	MECHANICAL IDENTIFICATION
23 05 93	8/8/2025	MECHANICAL TESTING, ADJUSTING AND BALANCING
23 07 13	8/8/2025	HVAC DUCT INSULATION
23 09 23	8/8/2025	BUILDING CONTROL SYSTEM (BCS)
23 09 93	8/8/2025	SEQUENCE OF OPERATION
23 31 13	8/8/2025	METAL DUCTWORK
23 31 13.1	8/8/2025	DUCTWORK ACCESSORIES
23 34 00	8/8/2025	FANS
23 37 13	8/8/2025	AIR OUTLETS AND INLETS
23 55 00	8/8/2025	FUEL-FIRED HEATERS
23 74 13	8/8/2025	ROOFTOP HEATING AND COOLING UNITS
23 75 33	8/8/2025	OUTSIDE AIR HANDLING UNITS
23 81 26	8/8/2025	SPLIT DX COOLING/HEATING SYSTEMS
23 81 27	8/8/2025	DUCTLESS SPLIT AIR CONDITIONING UNITS
23 89 65	8/8/2025	MOTOR CONTROLLERS
26 05 10	8/8/2025	GENERAL REQUIREMENTS FOR ELECTRICAL WORK
26 05 12	8/8/2025	MECHANICAL AND ELECTRICAL COORDINATION
26 05 19	8/8/2025	WIRES AND CABLES
26 05 20	8/8/2025	WIRE CONNECTION AND DEVICES
26 05 26	8/8/2025	GROUNDING
26 05 27	8/8/2025	SEALING OF PENETRATIONS
26 05 29	8/8/2025	SUPPORTING DEVICES
26 05 32	8/8/2025	PULL AND JUNCTION BOXES

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26 05 33	8/8/2025	CONDUITS
26 05 34	8/8/2025	OUTLET BOXES
26 05 35	8/8/2025	WIREWAY
26 09 13	8/8/2025	ELECTRICAL POWER MANAGEMENT SYSTEM
26 09 24	8/8/2025	OCCUPANCY SENSORS
26 09 43	8/8/2025	DIGITAL NETWORK LIGHTING CONTROLS
26 22 13	8/8/2025	DRY TYPE TRANSFORMERS
26 24 13	8/8/2025	DISTRIBUTION BOARDS
26 24 16	8/8/2025	PANELBOARDS
26 24 17	8/8/2025	DISTRIBUTION PANELBOARDS
26 27 13	8/8/2025	ELECTRIC SERVICE ENTRANCE
26 27 13.13	8/8/2025	POWER METERS
26 27 14	8/8/2025	ELECTRIC METERING
26 27 16	8/8/2025	CABINETS
26 27 26	8/8/2025	WIRING DEVICES
26 28 16	8/8/2025	OVERCURRENT PROTECTIVE DEVICES
26 28 17	8/8/2025	DISCONNECT SWITCHES
26 29 13	8/8/2025	MOTORS, MOTOR STARTERS AND CONTROLS
26 32 14	8/8/2025	NATURAL GAS GENERATOR SYSTEM
26 36 23	8/8/2025	AUTOMATIC TRANSFER SWITCHES
26 43 13	8/8/2025	SURGE PROTECTION DEVICES (SPDS)
26 51 13	8/8/2025	LIGHTING
27 05 28	8/8/2025	EMPTY CONDUIT SYSTEMS
28 31 00	8/8/2025	ANALOG ADDRESSABLE FIRE ALARM SYSTEM
31 10 00	8/8/2025	SITE DEMOLITION AND CLEARING
31 23 00	8/8/2025	EXCAVATION AND FILL
31 23 16	8/8/2025	CIVIL EXCAVATING, BACKFILLING, AND COMPACTION
31 23 33	8/8/2025	TRENCHING
31 41 00	8/8/2025	SHORING AND BRACING
31 63 29	8/8/2025	DRILLED CONCRETE PIERS AND SHAFTS
32 13 13	8/8/2025	PORTLAND CEMENT CONCRETE PAVING AND CURBS
32 17 23	8/8/2025	PAVEMENT MARKINGS
32 31 19	8/8/2025	ORNAMENTAL FENCE SYSTEM

Drawings

Sheet Number	Issue Date	Drawing Title
G001	8/8/2025	COVER SHEET
G002	8/8/2025	TITLE SHEET
G003	8/8/2025	LIFE SAFETY AND CODE ANALYSIS
G004	8/8/2025	LIFE SAFETY AND CODE ANALYSIS
G005	8/8/2025	ZONING ANALYSIS - SCREENING
G006	8/8/2025	3D MODEL VIEWS
G007	8/8/2025	3D MODEL VIEWS

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G008	8/8/2025	ACCESSIBILITY GUIDELINES (TAS)
G009	8/8/2025	ACCESSIBILITY GUIDELINES (TAS)
G010	8/8/2025	ACCESSIBILITY GUIDELINES (TAS)
G011	8/8/2025	ACCESSIBILITY GUIDELINES (TAS)
C000A	8/8/2025	PLAT SHEET 1
C000B	8/8/2025	PLAT SHEET 2
C001	8/8/2025	TOWN OF PROSPER GENERAL NOTES
C002	8/8/2025	TOWN OF PROSPER GENERAL NOTES
C003	8/8/2025	TOWN OF PROSPER GENERAL NOTES
C004	8/8/2025	TOWN OF PROSPER GENERAL NOTES
C005	8/8/2025	EROSION CONTROL PLAN
C006	8/8/2025	EROSION CONTROL DETAILS
C007	8/8/2025	DIMENSION CONTROL PLAN
C008	8/8/2025	DRAINAGE AREA MAP
C009	8/8/2025	DRAINAGE CALCULATIONS
C010	8/8/2025	DRAINAGE PLAN
C011	8/8/2025	DRAINAGE PLAN
C012	8/8/2025	DRAINAGE PROFILE - LINE 'A'
C013	8/8/2025	DRAINAGE PROFILE - LINE 'B'
C014	8/8/2025	GRADING PLAN
C015	8/8/2025	WATER AND WASTEWATER PLAN
C016	8/8/2025	WATER PROFILE - LINE 'A'
C017	8/8/2025	WATER PROFILE - LINE 'A'
C018	8/8/2025	SANITARY SEWER PROFILES
C019	8/8/2025	PAVING PLAN
C020	8/8/2025	CONSTRUCTION DETAILS
C021	8/8/2025	CONSTRUCTION DETAILS
C022	8/8/2025	CONSTRUCTION DETAILS
C023	8/8/2025	STANDARD CONSTRUCTION DETAILS
C024	8/8/2025	STANDARD CONSTRUCTION DETAILS
C025	8/8/2025	STANDARD CONSTRUCTION DETAILS
L0.00	8/8/2025	SHEET INDEX
L0.01	8/8/2025	GENERAL NOTES & MATERIAL LEGEND
L0.02	8/8/2025	TOWN OF PROSPER STANDARD SPECIFICATIONS
L0.03	8/8/2025	TOWN OF PROSPER STANDARD SPECIFICATIONS
L0.04	8/8/2025	TOWN OF PROSPER STANDARD SPECIFICATIONS
L1.01	8/8/2025	OVERALL PLAN
L1.02	8/8/2025	TREE PRESERVATION PLAN
L1.03	8/8/2025	TREE INVENTORY & DETAILS
L2.01	8/8/2025	LANDSCAPE PLAN
L2.02	8/8/2025	LANDSCAPE PLAN
L2.03	8/8/2025	LANDSCAPE PLAN
L2.04	8/8/2025	LANDSCAPE PLAN
L2.05	8/8/2025	LANDSCAPE PLAN

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L3.01	8/8/2025	STANDARD PLANTING DETAILS
L3.02	8/8/2025	HARDSCAPE DETAILS
L3.03	8/8/2025	HARDSCAPE DETAILS
L4.01	8/8/2025	IRRIGATION PLAN
L4.02	8/8/2025	IRRIGATION PLAN
L4.03	8/8/2025	IRRIGATION PLAN
L4.04	8/8/2025	IRRIGATION PLAN
L4.05	8/8/2025	IRRIGATION DETAILS
L4.06	8/8/2025	IRRIGATION NOTES & SPECIFICATIONS
ADS100	8/8/2025	DEMOLITION SITE PLAN
AS100	8/8/2025	OVERALL SITE PLAN
AS101	8/8/2025	ENLARGED PARTIAL SITE PLAN
AS102	8/8/2025	SITE DETAILS
AS103	8/8/2025	ENLARGED PARTIAL SITE PLAN
AS104	8/8/2025	ENLARGED PARTIAL SITE PLAN
AS105	8/8/2025	SITE DETAILS
AS106	8/8/2025	SITE DETAILS
AS107	8/8/2025	EMPLOYEE PLAZA ENLARGED PLAN
AS108	8/8/2025	EMPLOYEE PLAZA ELEVATIONS & SECTIONS
AS109	8/8/2025	DUMPSTER ENCLOSURE ELEVATION & SECTION
AS111	8/8/2025	ENLARGED PARTIAL SITE PLAN - EMPLOYEE..
1A010	8/8/2025	ADMIN. BLDG. SLAB EDGE DIMENSION PLAN
1A100	8/8/2025	ADMIN. BUILDING OVERALL FLOOR PLAN
1A101A	8/8/2025	ADMIN. BLDG. FLOOR PLAN - WEST ENLARGED
1A101B	8/8/2025	ADMIN. BLDG. FLOOR PLAN - EAST ENLARGED
1A102	8/8/2025	ADMIN. PARTITION TYPES
1A103	8/8/2025	ADMIN. REFLECTED CEILING PLAN
1A104	8/8/2025	REFLECTED CEILING DETAILS
1A105	8/8/2025	ENLARGED RCP
1A106	8/8/2025	ENLARGED RCP
1A107	8/8/2025	ENLARGED RCP
1A108	8/8/2025	ADMIN. BUILDING ROOF PLAN
1A161	8/8/2025	ADMIN. BUILDING EQUIPMENT FLOOR PLAN
1A200	8/8/2025	ADMIN. BUILDING EXTERIOR ELEVATIONS
1A201	8/8/2025	ADMIN. BUILDING EXTERIOR ELEVATIONS
1A202	8/8/2025	ENLARGED ELEVATIONS
1A203	8/8/2025	ENLARGED ELEVATIONS
1A204	8/8/2025	INTERIOR ELEVATIONS
1A205	8/8/2025	INTERIOR ELEVATIONS
1A206	8/8/2025	INTERIOR ELEVATIONS
1A207	8/8/2025	INTERIOR ELEVATIONS
1A208	8/8/2025	INTERIOR ELEVATIONS
1A209	8/8/2025	INTERIOR ELEVATIONS
1A210	8/8/2025	INTERIOR ELEVATIONS

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1A211	8/8/2025	INTERIOR ELEVATIONS
1A212	8/8/2025	INTERIOR ELEVATIONS
1A213	8/8/2025	INTERIOR ELEVATIONS
1A214	8/8/2025	INTERIOR ELEVATIONS
1A215	8/8/2025	INTERIOR ELEVATIONS
1A216	8/8/2025	INTERIOR ELEVATIONS
1A217	8/8/2025	INTERIOR ELEVATIONS
1A218	8/8/2025	INTERIOR ELEVATIONS
1A219	8/8/2025	INTERIOR ELEVATIONS
1A220	8/8/2025	INTERIOR ELEVATIONS
1A300	8/8/2025	BUILDING SECTIONS
1A301	8/8/2025	WALL SECTIONS
1A302	8/8/2025	WALL SECTIONS
1A303	8/8/2025	WALL SECTIONS
1A304	8/8/2025	WALL SECTIONS
1A305	8/8/2025	WALL SECTIONS
1A306	8/8/2025	WALL SECTIONS
1A400	8/8/2025	ENLARGED PLANS
1A401	8/8/2025	ENLARGED PLANS
1A402	8/8/2025	ENLARGED PLANS AND ELEVATIONS
1A403	8/8/2025	ENLARGED PLANS AND ELEVATIONS
1A404	8/8/2025	ENLARGED PLANS AND ELEVATIONS
1A405	8/8/2025	ENLARGED PLANS AND ELEVATIONS
1A406	8/8/2025	ENLARGED PLANS AND ELEVATIONS
1A500	8/8/2025	DETAILS
1A501	8/8/2025	DETAILS
1A502	8/8/2025	DETAILS
1A503	8/8/2025	DETAILS
1A504	8/8/2025	DETAILS
1A505	8/8/2025	DETAILS
1A506	8/8/2025	DETAILS
1A507	8/8/2025	MILLWORK DETAILS
1A508	8/8/2025	MILLWORK DETAILS
1A600	8/8/2025	DOOR SCHEDULE & DETAILS
1A601	8/8/2025	ADMIN WINDOW TYPES
1A602	8/8/2025	ADMIN EXTERIOR WINDOW TYPES
1A603	8/8/2025	ADMIN INTERIOR WINDOW TYPES
1A700	8/8/2025	OVERALL FINISH FLOOR PLAN
1A701	8/8/2025	FINISH FLOOR PLAN - WEST ENLARGED
1A702	8/8/2025	FINISH FLOOR PLAN - EAST ENLARGED
1A703	8/8/2025	FINISH LEGEND
1A704	8/8/2025	INTERIOR FINISH DETAILS
1A705	8/8/2025	MANUFACTURER PROVIDED DETAILS
1A706	8/8/2025	MANUFACTURER PROVIDED DETAILS (CONT.)

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1A707	8/8/2025	MANUFACTURER PROVIDED DETAILS (CONT.)
1A708	8/8/2025	MANUFACTURER PROVIDED DETAILS (CONT.)
2A100	8/8/2025	SHOP OVERALL FLOOR PLAN
2A101A	8/8/2025	SHOP DIMENSION PLAN - WEST
2A101B	8/8/2025	SHOP DIMENSION PLAN - EAST
2A102	8/8/2025	SHOP BUILDING PARTITION TYPES
2A103	8/8/2025	REFLECTED CEILING PLAN
2A104	8/8/2025	SHOP BUILDING ROOF PLAN
2A105	8/8/2025	EQUIPMENT PLAN
2A106	8/8/2025	LAB ENLARGED EQUIPMENT PLAN
2A200	8/8/2025	SHOP BUILDING EXTERIOR ELEVATIONS
2A201	8/8/2025	SHOP BUILDING EXTERIOR ELEVATIONS
2A300	8/8/2025	BUILDING SECTIONS
2A301	8/8/2025	SHOP BUILDING WALL SECTIONS
2A302	8/8/2025	SHOP BUILDING WALL SECTIONS
2A303	8/8/2025	SHOP BUILDING WALL SECTIONS
2A304	8/8/2025	SHOP BUILDING WALL SECTIONS
2A305	8/8/2025	SHOP BUILDING SECTION DETAILS
2A306	8/8/2025	SHOP BUILDING SECTION DETAILS
2A400	8/8/2025	SHOP BUILDING ENLARGED PLANS
2A401	8/8/2025	SHOP BUILDING ENLARGED WASH AREA
2A500	8/8/2025	DETAILS
2A600	8/8/2025	SHOP DOOR SCHEDULE & WINDOW TYPES
2A700	8/8/2025	OVERALL FINISH PLAN
2A701	8/8/2025	SHOP PARTIAL FINISH FLOOR PLAN - WEST
2A702	8/8/2025	SHOP PARTIAL FINISH FLOOR PLAN - EAST
3A100	8/8/2025	PARKS COVERED STORAGE
3A101	8/8/2025	PARKS COVERED STORAGE RCP
4A100	8/8/2025	PUBLIC WORKS COVERED STORAGE
4A101	8/8/2025	PUBLIC WORKS COVERED STORAGE RCP
S001	8/8/2025	STRUCTURAL SITE PLAN - OVERALL
S002	8/8/2025	STRUCTURAL SITE DETAILS
S101	8/8/2025	STRUCTURAL SITE DETAILS
S102	8/8/2025	STRUCTURAL SITE DETAILS
S103	8/8/2025	STRUCTURAL SITE DETAILS
S104	8/8/2025	FOUNDATION DETAILS
SS101	8/8/2025	FOUNDATION DETAILS
SS201	8/8/2025	FOUNDATION DETAILS
SS202	8/8/2025	FOUNDATION DETAILS
SS203	8/8/2025	GENERAL NOTES
SS204	8/8/2025	SPECIAL INSPECTIONS
1S201	8/8/2025	ADMIN BUILDING PIER LAYOUT PLAN -OVERALL
1S201A	8/8/2025	ADMIN.BUILDING PIER LAYOUT PLAN - WEST
1S201B	8/8/2025	ADMIN. BUILDING PIER LAYOUT PLAN - EAST

Contract Documents List

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP)

Date: November 25, 2025

1S202	8/8/2025	ADMIN. BLDG. FOUNDATION PLAN - OVERALL
1S202A	8/8/2025	ADMIN. BLDG. FOUNDATION PLAN - WEST
1S202B	8/8/2025	ADMIN. BLDG. FOUNDATION PLAN - EAST
1S203	8/8/2025	ADMIN. BLDG. ROOF FRAMING PLAN -OVERALL
1S203A	8/8/2025	ADMIN. BLDG. ROOF FRAMING PLAN - WEST
1S203B	8/8/2025	ADMIN. BLDG. ROOF FRAMING PLAN - EAST
1S204	8/8/2025	ADMIN. BLDG. PARTIAL ROOF FRAMING PLANS
2S201	8/8/2025	SEE SHOP BUILDING MODEL - NOT USED
2S201A	8/8/2025	SHOP BUILDING PIER LAYOUT PLAN - WEST
2S201B	8/8/2025	SHOP BUILDING PIER LAYOUT PLAN - EAST
2S202	8/8/2025	SHOP BUILDING FOUNDATION PLAN - OVERALL
2S202A	8/8/2025	SHOP BUILDING FOUNDATION PLAN - WEST
2S202B	8/8/2025	SHOP BUILDING FOUNDATION PLAN - EAST
2S203	8/8/2025	SHOP BUILDING ROOF FRAMING PLAN -OVERALL
2S203A	8/8/2025	SHOP BUILDING ROOF FRAMING PLAN - WEST
2S203B	8/8/2025	SHOP BUILDING ROOF FRAMING PLAN - EAST
3S201	8/8/2025	PARKS COVERED STORAGE FOUNDATION
4S201	8/8/2025	PUBLIC WORKS COVERED STORAGE FOUNDATION
S301	8/8/2025	FRAMING DETAILS
S302	8/8/2025	FRAMING DETAILS
S303	8/8/2025	FRAMING DETAILS
S304	8/8/2025	FRAMING DETAILS
1FP001	8/8/2025	FIRE PROTECTION NOTES AND DETAILS
FPS100	8/8/2025	ADMIN BUILDING FLOOR PLAN - FIRE PROTECTION
1FP100	8/8/2025	SHOP BUILDING FLOOR PLAN - FIRE PROTECTION
2FP100	8/8/2025	SITE PLAN - FIRE PROTECTION
1M001	8/8/2025	MECHANICAL NOTES AND SCHEDULES
1M002	8/8/2025	MECHANICAL DETAILS
1M003	8/8/2025	MECHANICAL DETAILS
1M100	8/8/2025	ADMIN BUILDING FLOOR PLAN - MECHANICAL
1M101	8/8/2025	ADMIN BUILDING ROOF PLAN - MECHANICAL
2M100	8/8/2025	SHOP BUILDING FLOOR PLAN - MECHANICAL
1P001	8/8/2025	PLUMBING NOTES AND SCHEDULES
1P002	8/8/2025	PLUMBING DETAILS
1P003	8/8/2025	PLUMBING DETAILS
1P004	8/8/2025	PLUMBING RISER DIAGRAMS
1P100	8/8/2025	ADMIN BUILDING FLOOR PLAN - PLUMBING
1P101	8/8/2025	ADMIN BUILDING ROOF PLAN - PLUMBING
2P100	8/8/2025	SHOP BUILDING FLOOR PLAN - PLUMBING
MP100	8/8/2025	SITE PLAN - MECHANICAL & PLUMBING
MP101	8/8/2025	ENLARGED PLANS - MECHANICAL & PLUMBING
MP102	8/8/2025	GAS RISER DIAGRAM
1E100	8/8/2025	ADMIN BUILDING CEILING PLAN - LIGHTING
1E200	8/8/2025	ADMIN BUILDING FLOOR PLAN - POWER

Contract Documents List

Town of Prosper - Public Works & Parks Operations Complex

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1E201	8/8/2025	ADMIN BUILDING ROOF PLAN - POWER
1E300	8/8/2025	ADMIN BUILDING FLOOR PLAN - LOW VOLTAGE
1ED100	8/8/2025	ADMIN BUILDING CEILING PLAN - DAY LIGHTING
2E100	8/8/2025	SHOP BUILDING CEILING PLAN - LIGHTING
2E200	8/8/2025	SHOP BUILDING FLOOR PLAN - POWER
2E300	8/8/2025	SHOP BUILDING FLOOR PLAN - LOW VOLTAGE
2ED100	8/8/2025	SHOP BUILDING CEILING PLAN - DAYLIGHTING
3E100	8/8/2025	COVERED PARKING - LIGHTING
3E101	8/8/2025	COVERED PARKING - POWER
4E100	8/8/2025	RISER DIAGRAM & PANEL SCHEDULES
4E101	8/8/2025	ELECTRICAL PANEL SCHEDULES
4E102	8/8/2025	ELECTRICAL PANEL SCHEDULES
4E103	8/8/2025	ELECTRICAL PANEL SCHEDULES
5E100	8/8/2025	ELECTRICAL DETAILS & SCHEDULES
ES100	8/8/2025	SITE PLAN - ELECTRICAL
ES101	8/8/2025	ENLARGED PLANS - ELECTRICAL

Addenda

Addendum	Issue Date	Document Title
1	10/1/2025	Addendum No. 1
2	10/8/2025	Addendum No. 2
3	10/24/2025	Addendum No. 3
4	10/29/2025	Addendum No. 4
RFI Responses	11/3/2025	Prosper Pre-Bid RFI Responses

Exhibit “A.6”

Allowances

The allowances indicated below are included in this GMP.

1	Drilled Pier Casings and/or Dewatering (as required)	\$ 200,000
2	Subsidize Infrastructure Expansion to Site per MEP100	\$ 35,000

Exhibit “A.7”

Qualifications &

Clarifications

See attached Qualifications & Clarifications dated November 25, 2025.

Qualifications & Clarifications

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP)

Date: November 25, 2025

General Conditions:

1	A Contractor's Construction Contingency of 3.00% is included in this estimate, and is intended for construction use only. Owner contingency is excluded from this estimate.
2	A market volatility factor of 1.00% is included on the cost summary, and is based upon the total construction cost.
3	A construction fee of 2.50% is included on the cost summary, and is based upon the total construction cost.
4	Builders Risk Insurance is included, and based upon the total cost.
5	CGL & Umbrella Insurance is included, and based upon the total cost.
6	Payment and Performance bonds for Byrne have been included on the cost summary, and are based upon the total cost.
7	The CM pre-construction services fee is excluded from this GMP.
8	All costs associated with approvals, easements, assessments, fees, deposits, charges, permits (including ancillary permits), studies, impact fees, tap fees, services fees, or similar, required by any governing agency to include County, City, State, or Federal entities, in addition to any and all utility entities are specifically excluded.
9	Building permit cost is excluded.
10	Testing Lab services for materials, mock-ups, or delegated engineering components are to be provided by the Owner, and are excluded.
11	Testing of building components for water or air intrusion is not included and is to be provided by the Owner, if required.
12	Commissioning Agent and Services are to be provided by the Owner.
13	The General Conditions included in this estimate are based upon approximately 15 months to substantial completion. Overall project completion is 16 months.
14	Design Fees or services are not included. Where required in the specifications, the Construction Manager will provide design calculations and information provided by the Trade Contractors to the Architect and Engineer for approval and acceptance of the design.
15	All franchise utilities are excluded from this estimate.
16	The CM does not warrant or guarantee functionality of the design with the Owner's requirements. The CM relies upon the designers to provide and implement the Owner's requirements into the design documents.
17	Includes trucks, fuel, tolls, and maintenance related to the Byrne personnel assigned to this project. Truck / Auto Allowance is inclusive of vehicle costs, insurance, fuel and maintenance.
18	All costs for mobile phones is inclusive of mobile data management.
19	All initial and final survey's and plats required by the City are by the Owner.
20	All electrical costs associated with construction is included.
21	All water costs associated with construction is included.
22	This GMP is to be reviewed as a whole; not as individual line items, or individual buildings or site components.

Temporary Construction Cost of Work Items:

1	Initial design models shall be provided by the design team to Byrne. BIM coordination and clash detection is included for structure and M/E/P during construction.
2	LEED management of onsite waste and documentation of LEED compliances are not indicated and are excluded.
3	All costs associated with temporary fencing and gates is included.

Qualifications & Clarifications

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP)

Date: November 25, 2025

General Comment:

1	Material and Labor Shortages – If serious or unusual price escalation, or material and/or labor shortages are experienced due to causes beyond the Contractor's control following the execution of this Contract, and to the extent such escalation and/or shortages increase the cost of construction or cause the Contractor to incur delays to the critical path that cannot be avoided despite the exercise of reasonable professional diligence, Contractor shall provide Owner with notice of such shortages and their potential cost and/or schedule impact and a change order shall issue to adjust the Contract Sum and Contract Time accordingly.
2	Sales tax is excluded.
3	This GMP is based upon electronic design document files and models being available to all subcontractors at no additional cost.
4	All furnishings, fixtures, and equipment are excluded from this budget, unless specifically noted.
5	All hazardous or contaminated material and soil testing, remediation, investigation, and abatement is excluded.
6	Site is assumed to be free of any contaminates, unencumbered, and ready to begin excavation work.
7	Per attached Value Options Log, the "Whitebox" of the Administration Building Parks Work Area and Shop Building East two bays (Parks Storage/Shop and Streets & Solid Waste Shop) are accepted. Whitebox assumptions are below and per discussions with the Town of Prosper and Quorum.
Administration Parks Area Whitebox:	
<ul style="list-style-type: none"> Includes exterior framing with rigid and spray insulation, but without interior sheathing. Includes Plumbing underground rough-in, stubbed up above floor for future completion. Water stubbed into space for future. Includes HVAC supply and return ducts stubbed into space, but no further duct or trim-out. RTU to remain. Includes electrical stubbed into space for future completion. Includes code-minimum temporary safety lighting. Excludes interior wall framing and ceilings. Excludes interior floor, wall, and ceiling finishes. Excludes all Division 10 items, except for Fire Extinguisher and FE Cabinet. Parks Admin 102 area and desk to remain in base bid. 	
Shop Building West Bays Whitebox:	
<ul style="list-style-type: none"> Includes exterior CMU framing and rigid insulation. Includes Plumbing underground rough-in, stubbed up above floor for future completion. In wall water service rough-in is included, no final trim included. Compressed air loop is included. No final drops, reels, or hoses are included in this area. Includes complete trench drain system. Includes unit heaters and associated gas piping. Excludes HVLS fans in this area. HVAC supply and return ducts stubbed into space, but no further duct or trim-out. Includes electrical stubbed into space for future completion. Includes code-minimum temporary safety lighting. Includes CMU structure between bays. Excludes interior wall framing and ceilings. Excludes interior floor, wall, and ceiling finishes. Excludes all Division 10 items, except for Fire Extinguisher and FE Cabinet. Excludes interior rooms' wall (metal and CMU) framing and ceilings. 	

Qualifications & Clarifications

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP)

Date: November 25, 2025

8	Value Options Log and the accepted options are to be reviewed as a whole. Final values shall be reconciled upon review and pricing of revised documents provided by the Design Team.
9	Accepted value options are subject to final redesign, issued final drawings, and Byrne and subcontractor confirmation.
10	Alternates are provided with expiration dates to avoid schedule impacts. However, the value of the alternates will be evaluated and updated, as necessary, upon approval.

Division 2 - Existing Conditions:

1	Per ES100, existing power poles are indicated to be relocated by utility, and therefore excluded by Byrne.
2	Existing shipping containers are assumed to be removed and relocated by owner and are excluded.

Division 3 - Concrete:

1	Includes specified allowance of Allowance of \$200,000 for drilled pier casings. This allowance may also be used for de-watering if required. (Per Spec 01 20 00-1.01-B)
2	Per accepted Value Options, "special" finishes including integral color, rock salt, stamps, and sandblast finishes per Landscaping drawings (Types P-2 and P-3) are excluded, and now to be typical natural gray pavement.
3	Piers included as dry and do not include casings, 18" from FFE to the top of bearing strata elevation 615.73' plus the required penetration.
3	Concrete locker bases are excluded. Bases to be furnished and installed with Division 10.
4	Per accepted Value Options, concrete pavement and associated curbs are not included per marked up site plans.

Division 4 - Masonry:

1	Reinforcement included in CMU masonry assemblies are included as indicated, with indicated lap requirements. Couplers are indicated to be required and are not included.
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Division 5 - Metals:

1	AISC certified fabricator is included.
2	AISC certified erector is excluded, subcontractor will be experienced with AISC erection requirements.
3	AESS certifications and finishes are excluded. Exposed welds and finishes to be coordinated with architect and subject to review and approval.
4	Per accepted Value Options, mezzanine and wire partitions are to be excluded entirely. Concrete footings, anchor bolts, embeds, etc... for this work are excluded.

Division 6 - Wood, Plastics and Composites:

1	PLM-4 is not shown, and therefore excluded.
2	Some quartz cannot be thermoformed. Testing will be required to confirm if QTZ1 and QTZ2 is thermoformable.
3	SPF-4 Deep Space is discontinued and is priced as a different group 3 Corian product.
4	AWI certifications, inspections and stickers are excluded. Millwork to conform with AWI standards.

Division 7 - Thermal and Moisture Protection:

1	"Aged Bronze" is not available in 22 Ga.; all metal wall panels priced as 24 Ga. with "Aged Bronze" finish.
3	No color listed for soffit panels on Architectural documents. Panels priced to match Standing Seam Roof Panels.

Qualifications & Clarifications

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP)

Date: November 25, 2025

2	Per accepted Value Options, membrane roofing is included as 60 mil TPO system in lieu of the specified modified bit system shown at the Administration Building.
4	Spray foam is included as indicated at exterior partitions of Administration as 2" of closed foam to achieve the indicated R-13. Spray foam is not shown and not included at the Shop Building.
5	Spray applied fireproofing is not shown and is not included.
Division 8 - Openings:	
1 Shop Building (Alternate #1) overhead doors are included as indicated.	
2 Door Tags 155, 156, and 157 do not have scheduled Elevations. These three (3) are included as "Elevation 5".	
3 Openings 213A, 204A, 214B, 218A, 214D, 218E show sidelites but no door type elevations are provided. Included per the exterior elevation shown on page 2A200.	
4 Per RFI response, FLM-2 is indented to be in 5' sections at sidelites and included accordingly. FLM-2 is not included for the entire piece of glass.	
5 Includes glass as indicated in specification 08 80 00 Glass and Glazing specification. Per feedback, glass specified does not meet indicated STC requirements specified in section 08 41 00 Aluminum Storefront specification.	
Division 9 - Finishes:	
1	Per accepted Value Options, delete all Axiom Direct Cove Trim, shown in Details 4,6,7 / 1A104, and install acoustical ceilings wall to wall. This option will not affect the Axiom 10" Light Cove Indirect indicated.
2	Unless noted otherwise on 1A102 Partition Types drawing, typical 5/8" Type X gypsum board is included throughout interior.
3	Per accepted Value Options, LVT to be glue down in lieu of the "click" in type.
4	Per 1A703 Finish Schedule, CT-1, CT-7 and CT-8 are noted to be cut to size in the field to align with patterns shown on the elevations. Per accepted Value Options, tiles in restrooms no longer are required to be field cut, and therefore cutting of typical tile is excluded.
5	Per accepted Value Options, epoxy grout is to be excluded on tile walls. Floor tile to remain as epoxy grout as specified.
6	Per accepted Value Options, walk-off mats are only included at exterior entry to Lobby 100 and rear entrance to Vestibule 146, approximately 100 square feet included.
Division 10 - Specialties:	
1	Included as shown and specified.
2	Concrete and CMU bases for lockers are not shown and are excluded. Include 4" HDPE base per Addendum #4 10 51 26 Plastic Locker specification provided.
Division 11 - Equipment:	
1	Includes residential type appliances indicated to be CFCI. Includes updated models if specified models have been discontinued, see below. - E-17 Ice Maker included as Fisher & Paykel Undercounter Refrigerator, RB36S25MKIWN1. - E-18 Ice Maker included as Perlick ADA Compliant Undercounter Ice Maker, HA15CUR. - E-19 Dishwasher included as Bosch Dishwasher, SGX78C55UC.
2	Refrigerators at Breakroom 147 are not included and indicated to be OFOI. Plumbing as shown on 1P100 is included.

Qualifications & Clarifications

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP)

Date: November 25, 2025

Division 12 - Furnishings:

1	Window treatments included as shown and specified, to be manually operated throughout.
2	Includes metal laboratory casework manufactured by Hamilton Laboratory Solutions in lieu of specified Jamestown Metal Products system.

Division 13 - Special Construction:

1	Pre-Engineered metal building structure to be galvanized per drawings and notes. Field painting of structure and decking is excluded. Applicable to Alternates #2, #3, and #4.
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Division 21 - Fire Suppression:

1	A pre-action system and chemical suppression systems are not indicated, and therefore excluded.
2	Includes wet and dry systems where indicated.

Division 22 - Plumbing:

1	Included as shown and specified.
2	Includes site natural gas from meter to buildings and generator. Meter is excluded, and to be furnished and installed by ATMOS.
3	Includes allowance of \$35,000 per drawing MP100 callout to "subsidize infrastructure expansion to site".

Division 23 - Heating, Ventilating and Air Conditioning:

1	Per accepted Value Options, RTUs are included as manufactured by Carrier in lieu or the basis of design Trane units.
2	DDC controls are included by Climatec as specified.

Division 26 - Electrical:

1	Included as shown and specified.
2	Cable Tray(s) for backbone cabling (or other trades) are not shown and not included.
3	Per accepted Value Options, electrical gear, lighting packages, and generator to be value engineered to equal and more cost effective options. Final review and approvals will be by the Design Team and Owner. If proposed light fixtures, light controls, gear, generators, distribution equipment is not approved, pricing may require revisions.
4	With accepted Value options, a Kohler generator is included in lieu of the basis of design Cummins.
5	Per RFI response, lightning protection is not required (or indicated) and is excluded.

Division 27 - Communications & Audio Visual:

1	Included as shown and specified.
2	Cabling and data drops to video displays are included. Furnish of video displays are displays are excluded, and specified to be provided by Owner.

Division 28 - Electronic Safety and Security:

1	Included as shown and specified.
2	ERRC System and testing is excluded per Pre-Bid RFI #18 response.

Division 31 - Earthwork:

1	Included as shown and specified.
2	Road base is included at alternate and removed paving areas as Type D road base (recycled crushed concrete). Reference Exhibit A.8 for marked up site plans showing alternates and paving removed during Value Option effort.

Qualifications & Clarifications

Town of Prosper - Public Works & Parks Operations Complex

Guaranteed Maximum Price (GMP)

Date: November 25, 2025

Division 32 - Exterior Improvements:

1	Per accepted Value Options, a 5% reduction in landscaping and irrigation scope is accepted. Exact reductions are "to be determined" with all team members after selection of recommended Subcontractor.
2	Per accepted Value Options, artificial turf and concrete sub slab are to be removed and replaced with typical sod and irrigation.

Division 33 - Utilities:

1	Includes double check / detector assembly only as shown on fire sprinkler riser details. Excludes all backflow preventers not clearly indicated.
2	Per RFI response, boring of water line under existing gas line in the easement is not required. Potholing, hand digging and typical excavation is included for this scope. 24" steel casing is included where indicated.

Other

1	N/A
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Exhibit “A.8”

Cost Value Options

Log & Exhibits

See attached Cost Summary dated November 25, 2025

Previous Estimate Value:	\$ 24,823,857			
"Pending" Options Value:	\$ -			Without Mark-Ups
"Accepted" Options Value:	\$ (1,695,985)			Without Mark-Ups
"Rejected" Options Value:	\$ (390,753)			Without Mark-Ups
Current Approximate Estimate with "Accepted":	\$ 23,127,872			

Adjustment Factor (+/-): 5.0%

Print Date: 11/25/2025

Number	Date Originated	Description	Value (+/-)	Pending	Approved	Rejected	Component Description	Adj %	Quantity	Unit	Unit Price	Subtotals
SUBTOTALS			\$ -	\$ (1,695,985)	\$ (390,753)							
1	11/19/2025	"Whitebox" Parks Area of Admin Building	\$ (456,879)		\$ (456,879)		Deduct in-wall Rough Carpentry		(1)	LSUM	\$ 6,147.83	\$ (6,148)
							Deduct Millwork		(1)	LSUM	\$ 14,965.00	\$ (14,965)
							Deduct DH Scope		(1)	LSUM	\$ 10,827.00	\$ (10,827)
							Deduct Glass Scope		(1)	LSUM	\$ 36,952.00	\$ (36,952)
							Deduct Floor & Tile		(1)	LSUM	\$ 64,086.00	\$ (64,086)
							Framing scope		(1)	LSUM	\$ 68,259.00	\$ (68,259)
							Deduct Paint		(1)	LSUM	\$ 11,721.00	\$ (11,721)
							Delete Div 10 Scope w/ Lockers		(1)	LSUM	\$ 40,482.00	\$ (40,482)
							Delete undercounter refrigerator		(1)	EACH	\$ 3,700.00	\$ (3,700)
							Delete Plumbing Scope		(1)	LSUM	\$ 50,167.00	\$ (50,167)
							Adjust Fire Suppression Scope - Mains & Upright Heads		(3,850)	SQFT	\$ 1.50	\$ (5,775)
							Deduct Mechanical Scope - RTU Remains		(1)	LSUM	\$ 32,416.00	\$ (32,416)
							Deduct Electrical - Code Minimum lights included.		(1)	SQFT	\$ 116,558.75	\$ (116,559)
							Deduct Comms and Security		(1)	LSUM	\$ 16,489.00	\$ (16,489)
							AV Scope Deduct		(1)	LSUM	\$ 6,850.00	\$ (6,850)
							Add "Temporary" wall and door to Corridor 160.		1	LSUM	\$ 4,470.00	\$ 4,470
											\$ -	
							Adjustment Factor (+/-)	5.0%				\$ 24,046
							TOTAL					\$ (456,879)
2	11/19/2025	Prosper to provide and stockpile onsite approximately 10,000 CY of general fills onsite from other Prosper sites. Import of select fill, road base, and the balance of general fill remains.	\$ (133,000)		\$ (133,000)		Per CY of imported General Fills Deduct		(10,000)	CY	\$ 14.00	\$ (140,000)
											\$ -	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%				\$ 7,000
							TOTAL					\$ (133,000)
3	11/19/2025	Remove ALL fencing and gate scope. Pathways for power and access controls to remain in base bid.	\$ (390,753)		\$ (390,753)		Remove Fence Scope		(1)	LSUM	\$ 411,319.00	\$ (411,319)
											\$ -	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%				\$ 20,566
							TOTAL					\$ (390,753)
4	11/19/2025	Deduct Paving at East side parking lot.	\$ (382,248)		\$ (382,248)		Deduct 7" Paving and Curbs - Fire Lane remains in base bid.		(1)	LSUM	\$ 467,586.00	\$ (467,586)
							Remove Associated Site Sealants		(1)	LSUM	\$ 6,740.25	\$ (6,740)
							Earthwork Impact - remove concrete pavement prep and add road base.		1	LSUM	\$ 165,300.00	\$ 165,300
							Earthwork Impact - Remove lime stabilization at future paving (10' from edge of pavement to remain in base).		(1)	LSUM	\$ 85,300.00	\$ (85,300)
							Striping / Pavement Reductions - 67 parking spots		(1)	LSUM	\$ 8,040.00	\$ (8,040)
											\$ -	
							Adjustment Factor (+/-)	5.0%				\$ 20,118
							TOTAL					\$ (382,248)
5	11/19/2025	Electrical VE - Gear, Lighting, and Generator Packages Value Engineering - Final Pricing Forthcoming.	\$ (189,824)		\$ (189,824)		ROM VE Savings		(1)	LSUM	\$ 199,815.00	\$ (199,815)
											\$ -	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%				\$ 9,991
							TOTAL					\$ (189,824)
6	11/19/2025	Provide 60 mil TPO in lieu of specified modified bit system	\$ (84,609)		\$ (84,609)		TPO ILO Mod Bit		(1)	LSUM	\$ 89,062.50	\$ (89,063)
											\$ -	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%				\$ 4,453
							TOTAL					\$ (84,609)
7	11/19/2025	Broad Scope Reduction in Landscaping Scope ~5%.	\$ (43,695)		\$ (43,695)		General Design Adjustments/Reduction		(1)	LSUM	\$ 45,994.90	\$ (45,995)
											\$ -	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%				\$ 2,300
							TOTAL					\$ (43,695)
8	11/19/2025	Provide Carrier ILO Trane - Trane BOD but Carrier also approved in spec.	\$ (28,500)		\$ (28,500)		Change to Carrier		(1)	LSUM	\$ 30,000.00	\$ (30,000)
											\$ -	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%				\$ 1,500
							TOTAL					\$ (28,500)
9	11/19/2025	Deduct "special" concrete finishes in Landscaping Drawings	\$ (112,898)		\$ (112,898)		Deduct "special" finishes per Landscaping at Admin Building		(1)	LSUM	\$ 118,840.00	\$ (118,840)
											\$ -	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%				\$ 5,942
							TOTAL					\$ (112,898)

Previous Estimate Value:	\$ 6,793,650			
"Pending" Options Value:	\$ -			Without Mark-Ups
"Accepted" Options Value:	\$ (1,879,953)			Without Mark-Ups
"Rejected" Options Value:	\$ 26,437			Without Mark-Ups
Current Approximate Estimate with "Accepted":	\$ 4,913,697			

Adjustment Factor (+/-): 5.0%

Print Date: 11/25/2025

Number	Date Originated	Description	Value (+/-)	Pending	Approved	Rejected	Component Description	Adj %	Quantity	Unit	Unit Price	Subtotals
		SUBTOTALS	\$ -	\$ (1,879,953)	\$ 26,437							
1		Deduct Water/Wastewater Sewer Vacs Far East Bay and Exterior lean-to wash covered wash area. Between Gridlines 5 and 7.	\$ (854,994)		\$ (854,994)		Deduct Concrete	(1)	LSUM	\$ 97,116.00	\$ (97,116)	
							Delete Masonry	(1)	LSUM	\$ 134,167.00	\$ (134,167)	
							Structural Steel Deduct	(1)	LSUM	\$ 100,181.00	\$ (100,181)	
							Roofing Duct	(1)	LSUM	\$ 91,679.96	\$ (91,680)	
							Deduct Attached Canopies	(1)	LSUM	\$ 160,359.00	\$ (160,359)	
							Delete (6) OH Doors	(1)	LSUM	\$ 33,000.00	\$ (33,000)	
							Deduct Glass Scope	(1)	LSUM	\$ 10,630.00	\$ (10,630)	
							Deduct Paint	(1)	LSUM	\$ 15,976.80	\$ (15,977)	
							Remove (1) Full Size Ice Makers (BSP)	(1)	EACH	\$ 5,700.00	\$ (5,700)	
							Deduct Fire Suppression Scope (ROM)	(5,580)	SQFT	\$ 4.50	\$ (25,110)	
							Delete Plumbing Scope	(1)	LSUM	\$ 124,772.00	\$ (124,772)	
							Delete HVAC Scope	(1)	LSUM	\$ 17,221.00	\$ (17,221)	
							Deduct Electrical	(1)	LSUM	\$ 59,202.00	\$ (59,202)	
							Deduct Comms & Security Scope	(1)	LSUM	\$ 10,353.00	\$ (10,353)	
							Building Pad Reduction	(1)	LSUM	\$ 14,526.00	\$ (14,526)	
											\$ -	
							Adjustment Factor (+/-)	5.0%			\$ 45,000	
							TOTAL				\$ (854,994)	
2		Remove Mezzanine / Wire Partitions entirely, including associated footings, anchor bolts, embeds etc... for this scope of work.	\$ (452,458)		\$ (452,458)		Remove Mezzanine & Wire Partition Scope.	(1)	LSUM	\$ 476,272.00	\$ (476,272)	
							Adjustment Factor (+/-)	5.0%			\$ 23,814	
							TOTAL				\$ (452,458)	
3		Completely Delete Attached Canopies.	\$ (341,212)		\$ (341,212)		Deduct Attached Canopies	(1)	LSUM	\$ 374,171.00	\$ (374,171)	
							Add Misc. Metal Panels and Flashings at deleted Canopies.	1	LSUM	\$ 15,000.00	\$ 15,000	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%			\$ 17,959	
							TOTAL				\$ (341,212)	
4		"Whitebox" West (2) bays - Parks Storage/Shop AND Streets/Solid Waste Shop.	\$ (170,335)		\$ (170,335)		Masonry Framing Scope	(1)	LSUM	\$ 11,660.00	\$ (11,660)	
							Framing scope	(1)	LSUM	\$ 10,115.00	\$ (10,115)	
							Tiling	(1)	LSUM	\$ 5,711.00	\$ (5,711)	
							Deduct Paint	(1)	LSUM	\$ 19,971.00	\$ (19,971)	
							Remove (2) Full Size Ice Makers	(2)	EACH	\$ 5,700.00	\$ (11,400)	
							Remove Div 10 Scope	(1)	LSUM	\$ 2,400.00	\$ (2,400)	
							Delete Plumbing Scope	(1)	LSUM	\$ 14,409.00	\$ (14,409)	
							Delete HVAC Scope	(1)	LSUM	\$ 37,481.00	\$ (37,481)	
							Deduct Electrical	(1)	LSUM	\$ 52,624.00	\$ (52,624)	
							Deduct Comms & Security Scope	(1)	LSUM	\$ 13,529.00	\$ (13,529)	
											\$ -	
							Adjustment Factor (+/-)	5.0%			\$ 8,965	
							TOTAL				\$ (170,335)	
5		Reduce Miscellaneous Shop Scope - Hot Pressure Washer, Shelving, Workbenches, Gantry Crane. For Future or by owner.	\$ (60,953)		\$ (60,953)		Remove Misc. Shop Equipment	(1)	LSUM	\$ 64,161.00	\$ (64,161)	
											\$ -	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%			\$ 3,208	
							TOTAL				\$ (60,953)	
6		Change portion of Brick Veneer to board and batten metal panels.	\$ 26,437		\$ 26,437		Deduct Portion Brick Veneer (CMU structure to remain)	(1)	LSUM	\$ 114,274.00	\$ (114,274)	
							Add Board & Batten Metal Panels	1	LSUM	\$ 142,102.00	\$ 142,102	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%			\$ (1,391)	
							TOTAL				\$ 26,437	
7			\$ -	\$ -							\$ -	
											\$ -	
											\$ -	
							Adjustment Factor (+/-)	5.0%			\$ -	
							TOTAL				\$ -	
		SUBTOTALS	\$ -	\$ (1,879,953)	\$ 26,437							

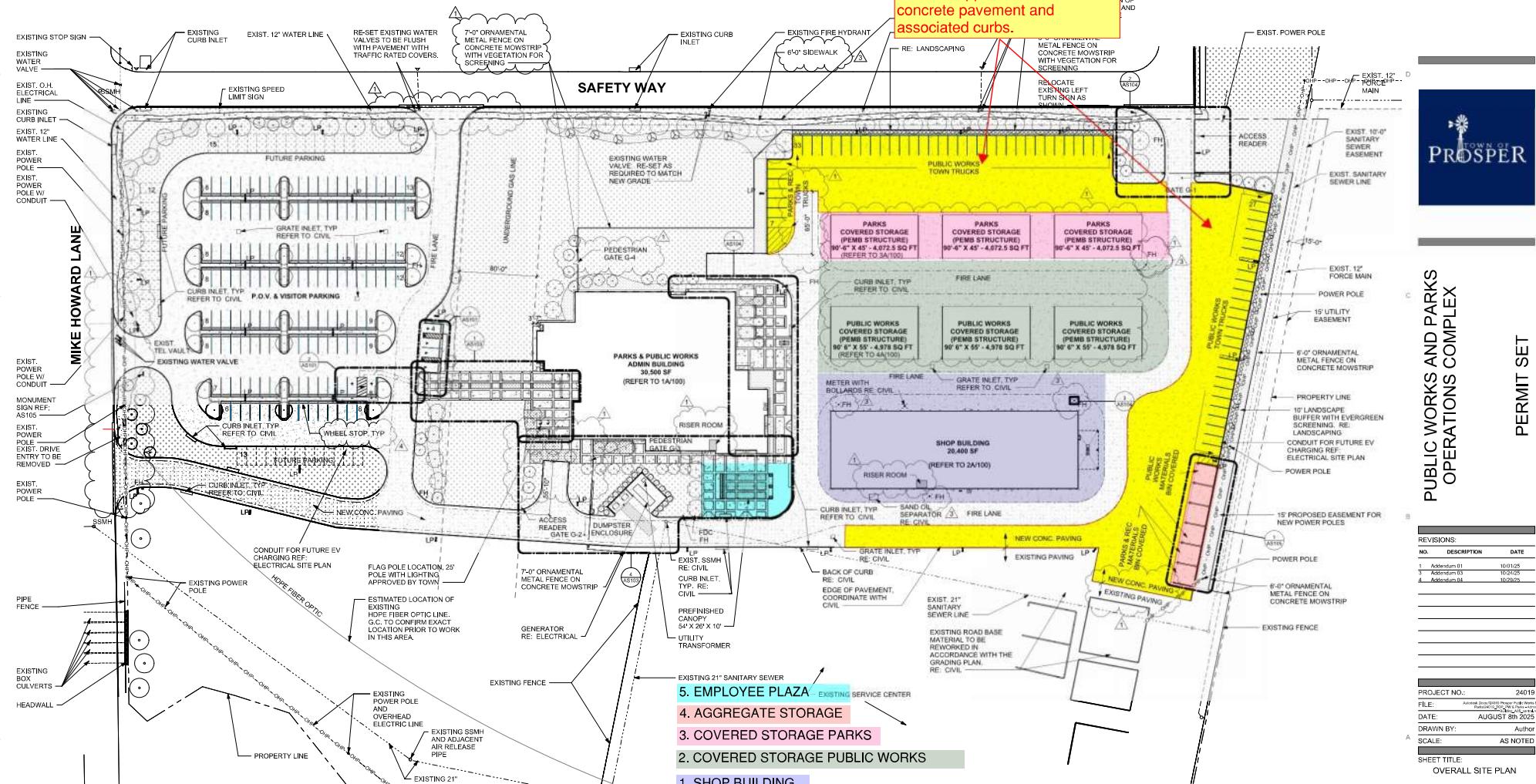
SITE LEGEND

	LANDSCAPE GROUND COVER	FDC - FIRE DEPARTMENT CONNECTION
	LANDSCAPE AREA	FH - FIRE HYDRANT
	FIRE LANE	LP - LIGHT POLE
	PAINTED STRIPES	

GENERAL NOTES - SITE PLAN

- A. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND AREA OF WORK PRIOR TO BEGINNING IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING CONDITIONS.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATING, PROTECTING AND SAFE KEEPING OF EXISTING WORK INCLUDING UNDERGROUND UTILITIES AS WELL AS ALL EXISTING CONCRETE, STONE, BRICK, AND OTHER SURFACES.
- C. ALL EXISTING SURFACES DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE PATCHED, FINISHED, OR REPLACED TO MATCH ADJACENT SURFACES. ANY EXISTING UTILITIES OR EQUIPMENT DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT CONTRACTOR'S EXPENSE.
- D. THE SITE WORK MAY INCLUDE REMOVAL OF ALL NON-STRUCTURAL ITEMS NOT ESSENTIAL TO THE PROJECT BUT THAT WILL INTERFERE WITH THE NEW CONSTRUCTION INCLUDING UNDERGROUND ITEMS, PAVING OR BASE MATERIAL, TREE ROOTS / STUMPS, ETC.
- E. WARP ALL EXTERIOR PAVEMENT AT DOORWAYS TO FINISHED FLOOR WITH SLOPE NOT EXCEEDING .5% FOR FEET IN EACH DIRECTION.
- F. ALL WALKS SHALL BE SLOPED 5% MAXIMUM IN THE DIRECTION OF TRAVEL AND 2% ON CROSS SLOPES. NO STEP GREATER THAN 1/4" ALONG THE ACCESSIBLE ROUTE.
- G. GC TO COORDINATE ALL CONTROL JOINTS/PAVING AT DOOR STOOPS.
- H. REFER TO CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR RELATED WORK.
- I. COORDINATE ALL PAVING, CURBS, GRADES, DIMENSIONS, ETC. WITH CIVIL DRAWINGS.
- J. WHERE CONCRETE ABUTS STRUCTURES, FOOTINGS, FOUNDATIONS, ETC., PROVIDE 1/2" EXPANSION JOINT MATERIAL AND SEALANT (TYP.).

Base Bid - Value Option #4 -
Remove approx. 69,000 SF of
concrete pavement and
associated curbs.



PUBLIC WORKS AND PARKS OPERATIONS COMPLEX

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Addendum 01	10/01/25
3	Addendum 03	10/24/25
4	Addendum 04	10/29/25

PROJECT NO.: 24019
FILE: Autodesk Docs\24019_Prairie Public Works
Park2019\01_TOP_Plan & Parks - Admin
DATE: AUGUST 8th 2023

DRAWN BY: Author
SCALE: AS NOTED
SHEET TITLE:

OVERALL SITE PLAN

ANSWER

AS100

AS 100

SHEET OF

STREET - OR -

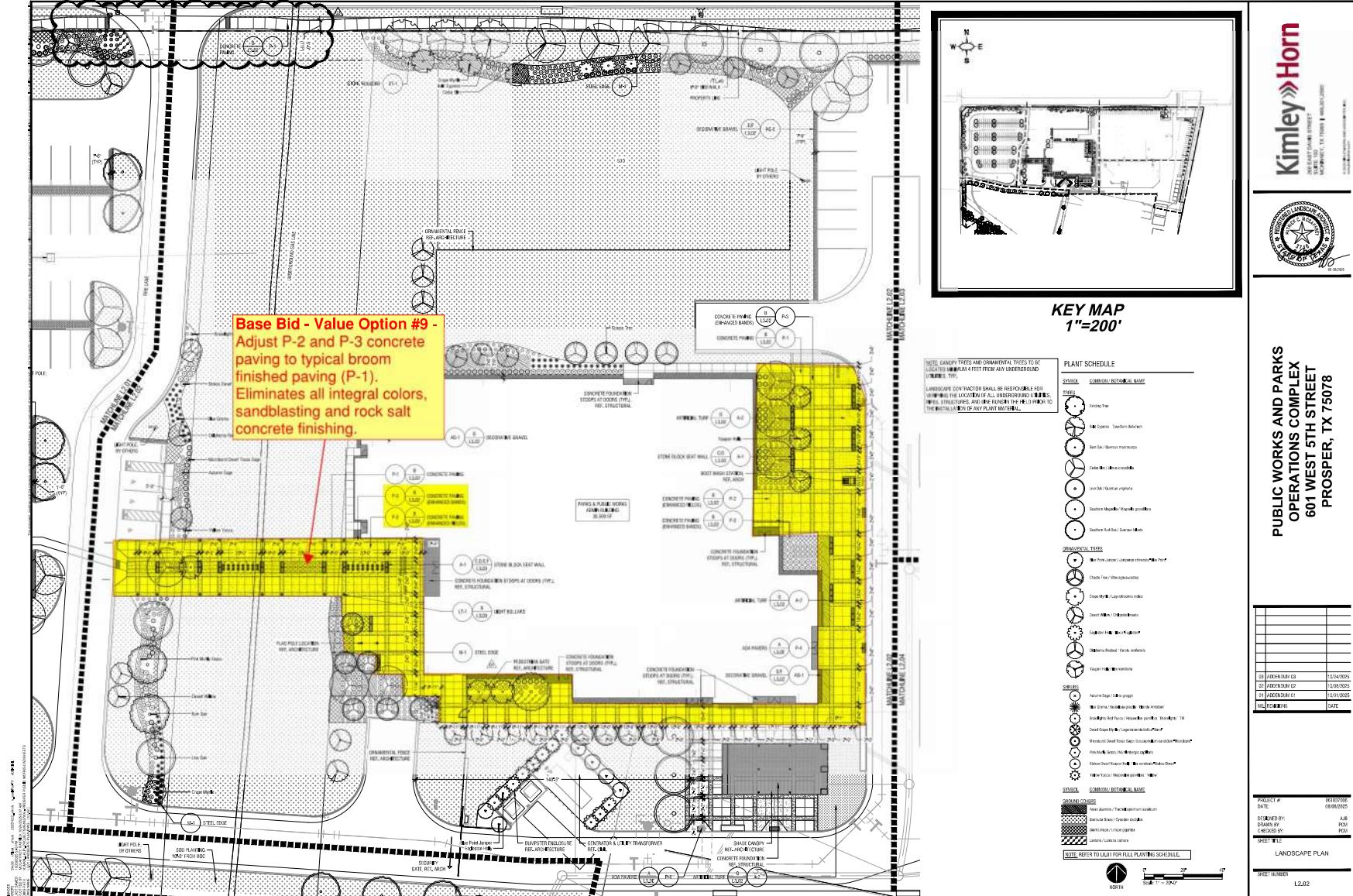
ANSWER

AS100

1 OVERALL SITE PLAN

AS100 SCALE: 1" = 40'-0"

AS100



HAZARDOUS MATERIALS STORED

PARKS STORAGE
 a. FUEL, 3-4 FIVE GALLON CONTAINERS
 b. 2 PALLETS OF 5 GALLON PAILS OF FIELD PAINT

PARKS CHEMICAL STORAGE
 a. WASP SPRAY
 b. SMALL HERBICIDE CONTAINERS
 c. 3 PALLETS OF FERTILIZER (40LB BAGS)

STREETS/SOLID WASTE
 a. NO COMBUSTIBLES - SMALL HAND TOOLS, SMALL MATERIALS SUCH AS BOLTS, SCREWS, ETC.

SIGNAL/SIGN SHOP
 a. NO COMBUSTIBLES - SIGN BLANKS AND 3M VINYL SHEETING

SHIPPING & RECEIVING
 a. NO COMBUSTIBLES - TEMPORARILY HOLD ITEMS THAT ARE UNLOADED

WATER/WASTEWATER
 a. NO COMBUSTIBLES - CREW STORAGE WILL HAVE SMALL HAND TOOLS, SMALL MATERIALS SUCH AS BOLTS, SCREWS, ETC.

BLEACH STORAGE
 a. 1 GAL CONTAINERS OF BLEACH NO MORE THAN 10 AT A TIME

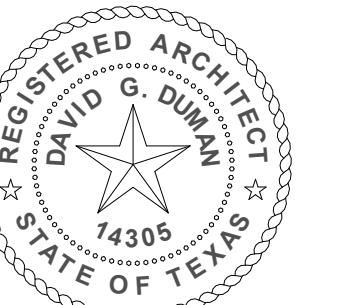
LAB STORAGE
 a. ONLY BLEACH TEMPORARILY USED IN LAB AND STORED IN DESIGNATED BLEACH STORAGE.

GENERAL NOTES - FLOOR PLAN

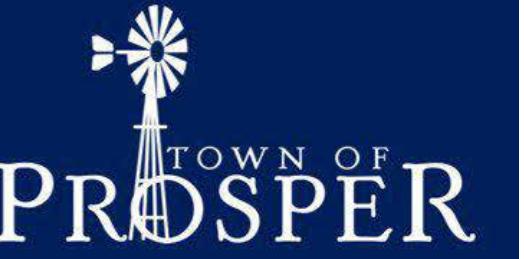
- A. DIMENSIONS AS SHOWN ARE TO FACE OF STUD, CMU OR FACE OF BRICK, CONCRETE, UNLESS NOTED OTHERWISE (UNO).
- B. PROVIDE IN WALL BLOCKING FOR ALL CABINETS, TOILET ACCESSORIES, AND OTHER WALL MOUNTED ITEMS.
- C. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK, EQUIPMENT, AND ITEMS SUPPLIED BY THE OWNER, OR OTHERS, WITH THE SUPPLIER PRIOR TO THE START OF THE RELATED WORK.
- D. WARP ALL EXTERIOR PAVEMENT AT DOORWAYS TO FINISHED FLOOR WITH SLOPE NOT EXCEEDING 1.5% FOR 5' IN EACH DIRECTION.
- E. COORDINATE ALL LIGHTING, DUCTS, DIFFUSERS, SOLATUBES AND ROOF PENETRATIONS WITH MEP DRAWINGS TO AVOID CONFLICT WITH STRUCTURE, AND OTHER BUILDING SYSTEMS.
- F. PROVIDE A RECESSED MOUNTED KNOX BOX WITH AN ALARM TIMER SWITCH. TAMPER SWITCH MUST BE WIRED INTO FIRE ALARM PANEL OR BURGLAR ALARM PANEL.
- G. GC TO COORDINATE ALL CONTROL JOINTS/PAVING AT DOOR STOOPS.
- H. PROVIDE GYP. BD. FURR OUT AROUND ALL EXPOSED STEEL STRUCTURE. FIELD COORDINATE EXACT SIZE OF FURR OUT. HOLD TIGHT TO STRUCTURE.
- I. ALL MASONRY WALLS SHALL BE REINFORCED WITH STEEL PER THE SPECIFICATIONS AND/OR STRUCTURAL DRAWINGS. ADDITIONAL COST WILL NOT BE AWARDED FOR MASONRY WALL REINFORCEMENT.
- J. DO NOT SUSPEND ANY ITEMS FROM BOTTOM OF JOIST CHORD, HORIZONTAL BRIDGING, X-BRACING, PIPING OR CONDUITS. ALL ROOF LOADS EXCEEDING 150 LBS SHALL BE SUBMITTED TO ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.
- K. ALL EXPOSED WALL MOUNTED CONDUITS, BUS GUTTERS, JUNCTION BOXES, PANEL BOXES, METERS, PIPES, ETC ARE TO BE THREE (3) COAT PAINTED WITH COLOR TO BE SELECTED BY THE ARCHITECT. ALL EXPOSED CONDUIT PIPES, JUNCTION BOXES, ROOF SCUTTLES, ETC ABOVE THE ROOF BOTH IN MID FIELD AREAS AND ON BACKS OF PARAPETS ARE TO BE THREE (3) COAT PAINTED. COLOR TO BE SELECTED BY ARCHITECT.
- L. UNLESS OTHERWISE INDICATED, EACH SUBCONTRACTOR AND GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND SUPPORTING ALL ITEMS FROM THE ROOF STRUCTURE FOR GRAVITY LOADS AND TO RESIST SEISMIC MOVEMENT AS REQUIRED BY ALL APPLICABLE CODES (ANY BRACING WITH A SIGNIFICANT VISUAL IMPACT IS SUBJECT TO ARCHITECT FOR APPROVAL).
- M. CONTRACTOR IS RESPONSIBLE FOR PROVIDING HINGED ACCESS PANELS AT ALL LOCATIONS REQUIRING ACCESS TO MEP ITEMS REGARDLESS AS TO WHETHER THEY MAY BE SPECIFICALLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS. CONTRACTOR IS REQUIRED FOR COORDINATING ALL ACCESS PANEL LOCATIONS FOR DRYWALL, TILE, E.I.F.S. AND PLASTER WORK WITH ALL TRADES.

NOTE: ALL PRE-ENGINEERED MEZZANINES TO BE DELEGATED DESIGN, CONTRACTOR TO OBTAIN PERMIT FROM TOWN WITH SEPARATE SUBMITTAL

QUORUM
 ARCHITECTURE + INTERIOR DESIGN
 825 W Vickery Blvd, Suite 100
 Fort Worth, TX 76104
 (817) 738-8095



David Duman
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PUBLIC WORKS & PARKS
 OPERATIONS COMPLEX

PROSPER, TX 75078

PERMIT SET

REVISIONS:
 NO. DESCRIPTION DATE
 1 PERMIT COMMENTS 10/01/25

PROJECT NO.: 24019
 FILE: Autodesk Docs://24019_Parks & Shop Building_A25_central.rvt
 DATE: AUGUST 8th 2025
 DRAWN BY: Author
 SCALE: AS NOTED

SHEET TITLE:
 SHOP OVERALL FLOOR PLAN

2A100

