



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 23rd day of June 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 13th day of January in the year 2025 (the “Agreement”)
(In words, indicate day, month, and year.)

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

Veterans Building Rehabilitation and Preservation Project
409 San Bernardo Avenue
Laredo, Texas 78040

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

Webb County
1000 Houston Street
Laredo, Texas 78040

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

Stoddard Enterprise, LLC
401 Rodeo Drive
Spring Branch, Texas 78070

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

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 6.1.5 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 to or deleted from the original AIA text.

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

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

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Four Million Five Hundred Sixty-Four Thousand Five Hundred Sixty Two Dollars Seventy-Six Cents (\$ 4,564,662.76), 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, Attachment A

§ 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 shall only be by agreement of the Owner's Commissioners Court.

§ A.1.1.5 **Alternates**

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

Item	Price
N/A	

§ 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
N/A		

§ 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)
N/A		

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.)

See below

The commencement date will be a date mutually agreed upon by the Owner and Construction Manager. The "Notice to Proceed" shall not be issued by Architect until the Agreement has been signed by the Construction Manager, approved by the Owner's Commissioner Court, signed by the Owner's authorized representative, and Owner has received all required payment and performance bonds and insurance, in compliance with Article 11 of the AIA document A201-2017, and the A133-2019 Exhibit B.

§ 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.)

☒ [X] Not later than Three Hundred and Sixty-Five (365) calendar days from the date of commencement of the Work.

☐ [] By the following date:

Final Completion shall be thirty (30) calendar days after the date of Substantial Completion subject to adjustments of the Contract Time as provided in the Contract Documents.

§ 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
N/A	

§ 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
----------	-------	------	-------

§ A.3.1.2 The following Specifications:

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

See, Attachment B-Specifications Index

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, Attachment C-Drawing Index

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
N/A

Date

Pages

Other identifying information:

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

Item	Price
See, Attachment D-Allowances	

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

See, Attachment E-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.)

N/A

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.)

N/A

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

OWNER (Signature)

BY: Tano E. Tijerina, Webb County Judge

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

BY: Keith Stoddard, President

(Printed name and title)

ATTEST:

Margie Ramirez-Ibarra
Webb County Clerk

Webb County Veterans Building Rehabilitation and Preservation Project

ATTACHMENT A

Division 1 - General Requirements		90% GMP	
	Preconstruction Services	\$	12,000.00
	General Conditions		
	Project Manager	\$	126,000.00
	Project Superintendent	\$	150,000.00
	Other Staff Members	\$	26,400.00
	P&P Bonds	\$	41,535.00
	Commercial General Liability	\$	30,000.00
	All Risk Builders Insurance	\$	32,400.00
	Mobilization	\$	20,000.00
	Office Operations/Supplies/Services	\$	6,960.00
	Temporay Fire Extinguishers, safety equipment, & labor	\$	17,400.00
	Document reproduction/printing	\$	4,200.00
	Project Sign	\$	3,000.00
	Dumpsters	\$	27,000.00
	Record Documents	\$	2,000.00
Division 1		90% GMP	
	Project Executive	\$	65,000.00
	Project Administrator	\$	20,000.00
	Demobilization	\$	5,000.00
	Field Office	\$	6,000.00
	Travel Costs/Housing/Per Diem	\$	63,722.00
	Temporay Fencing	\$	5,800.00
	Temporary Utilities	\$	4,400.00
	Temporary Facilities	\$	3,600.00
	Scheduling	\$	10,000.00
	Construction Software	\$	6,250.00
Division 1 - Allowances		90% GMP	
No.1	Owner Contingency	\$	150,000.00
No.2	Architectural Wall System	\$	80,000.00
No.3	Door and Window Hardware	\$	25,000.00
No.4	Testing - By Owner	\$	-
No.5	Contractor Contingency	\$	150,000.00
No.6	Storm Drain J Boxes Vacuum	\$	5,000.00
No.7	Permitting, Utility Tap & Impact Fees	\$	20,000.00
	TCE - By Owner	\$	-
Division 2 - Existing Conditions		90% GMP	
021150	Tree Protection	\$	5,200.00
024116	Structure Demolition	\$	66,000.00
024119	Selective Structure Demolition	\$	30,000.00
024296	Historic Removal and Dismantling		Included Above
Division 3 - Concrete		90% GMP	
033000	Cast-In-Place Concrete	\$	144,452.00
033053	Miscellaneous Cast-in-place Concrete	\$	20,000.00
Division 4 - Masonry		90% GMP	
040120.63	Brick Masonry Repair	\$	9,800.00
040120.64	Brick Masonry Repointing	\$	7,000.00
040310	Historic Masonry Cleaning		Included Above
040342	Historic Stone Masonry Repair	\$	255,000.00
042000	Unit Masonry	\$	24,500.00
042300	Reinforced Unit Masonry		Included Above
Division 5 - Metals		90% GMP	
051200	Structural Steel	\$	28,000.00
055400	Cold-Formed Metal Framing	\$	15,040.00
055000	Metal Fabrications	\$	34,800.00
Division 6 - Wood and Plastics		90% GMP	
061000	Rough Carpentry	\$	209,905.00
061050	Miscellaneous Carpentry	\$	5,000.00
062000	Finish Carpentry	\$	101,750.00
060312	Historic Wood Repair		Included Above
064023	Interior Architectural Woodwork	\$	89,567.00
Division 7 - Thermal and Moisture Protection		90% GMP	

072100	Building Insulation	\$	8,250.00	
074113	Formed Metal Roof Panels	\$	115,500.00	
075423	Thermoplastic Polyolefin (TPO) Roofing		Included Above	
076000	Flashing and Sheet Metal		Included Above	
077100	Roof Specialties		Included Above	
079010	Joint Sealants	\$	4,500.00	
Division 8 - Openings		90% GMP		
080314	Historic Treatment of Wood Doors	\$	282,500.00	
080352	Historic Treatment of Wood Windows	\$	122,600.00	
081110	Standard Steel Doors and Frames	\$	1,000.00	
084313	Aluminum-Framed Entrances & Storefronts	\$	51,000.00	
087100	Door Hardware		Allowance #3	
088000	Glazing		Included Above	
Division 9 - Finishes		90% GMP		
090320	Historic Treatment of Plaster	\$	166,600.00	
092400	Cement Plastering		Included Above	
092900	Gypsum Board Assemblies	\$	19,125.00	
093000	Tile	\$	64,605.00	
096519	Resilient Flooring	\$	896.00	
096313	Brick Flooring	\$	4,800.00	
099000	Painting	\$	83,757.00	
Division 10 - Specialties		90% GMP		
100050	Miscellaneous Specialties		Included Below	
101400	Interior Signage	\$	5,100.00	
102800	Toilet, Bath and Laundry Accessories	\$	4,500.00	
105220	Fire Extinguishers and Cabinets	\$	1,250.00	
107500	Flagpoles	\$	16,000.00	
Division 22 - Plumbing		90% GMP		
220000	Plumbing	\$	105,700.00	
220500	Common Work Results for Plumbing		Included Above	
220529	Hangers and Supports for Plumbing Piping and Equipment		Included Above	
220553	Identification for Plumbing Piping and Equipment		Included Above	
220719	Plumbing Piping Insulation		Included Above	
221116	Domestic Water Piping		Included Above	
221119	Domestic Water Piping Specialties		Included Above	
221313	Facility Sanitary Sewers		Included Above	
221319	Sanitary Waste Piping Specialties		Included Above	
223300	Electric Domestic water Heaters		Included Above	
224200	Commercial plumbing Fixtures		Included Above	
224713	Drinking Fountains		Included Above	
Division 23 - Heating Ventilating and Air Conditioning		90% GMP		
230000	HVAC	\$	210,100.00	
230500	Common Work Results for HVAC		Included Above	
230529	Hangers and Supports for HVAC Piping and Equipment		Included Above	
230553	Identification for HVAC Piping and Equipment		Included Above	
230593	Testing, Adjusting and Balancing for HVAC		Included Above	
230713	Duct Insulation		Included Above	
230719	HVAC Pipe Insulation		Included Above	
230923	Direct Digital Controls System for HVAC		Included Above	
232300	Refrigerant Piping		Included Above	
232600	Condensate Drain Piping		Included Above	
233113	Metal Ducts		Included Above	
233300	HVAC Duct Accessories		Included Above	
233346	Flexible Ducts		Included Above	
233416	Centrifugal HVAC Fans		Included Above	
233713	Diffusers, Registers and Grilles		Included Above	
236313	Air-cooled Refrigerant Condensers		Included Above	
237312	DX Air-handling units Single Zone VAV		Included Above	
238239	Electric Unit Heaters		Included Above	
Division 26 - Electrical		90% GMP		
260000	Electrical	\$	326,974.00	
260001	Electrical General Requirements		Included Above	
260500	Common Work results for Electrical		Included Above	
260519	Low Voltage electrical Power Conductors and Cables		Included Above	
260526	Grounding and Bonding for Electrical Systems		Included Above	
260529	Hangers and Supports for Electrical Systems		Included Above	
260533	Raceways and Boxes for electrical Systems		Included Above	
260553	Identification for electrical Systems		Included Above	

262416	Panelboards	Included Above	
262726	Wiring Devices	Included Above	
262813	Fuses	Included Above	
262816.16	Enclosed Switches	Included Above	
264313	Surge Protective Devices for Low-voltage Electrical Power Circuits	Included Above	
265100	Interior Lighting	Included Above	
265600	Exterior Lighting	Included Above	

Division 27 - Communications	90% GMP
-------------------------------------	----------------

270533	Conduits and backboxes for Communications Systems	\$	8,000.00	
--------	---	----	----------	--

Division 28 - Electronic Safety and Security	90% GMP
---	----------------

283100	Intrusion detection	\$	12,000.00	
--------	---------------------	----	-----------	--

283111	Addressible Fire-Alarm Systems	\$	18,936.00	
--------	--------------------------------	----	-----------	--

Division 31 - Earthwork	90% GMP
--------------------------------	----------------

311000	Site Clearing	\$	35,000.00	
--------	---------------	----	-----------	--

312000	Earth Moving		Included Above	
--------	--------------	--	----------------	--

312200	Grading		Included Above	
--------	---------	--	----------------	--

312316	Excavation		Included Above	
--------	------------	--	----------------	--

312323	Fill		Included Above	
--------	------	--	----------------	--

313116	Termite Control	\$	1,420.00	
--------	-----------------	----	----------	--

Division 32 - Exterior Improvements	90% GMP
--	----------------

321123	Aggregate Base Courses	\$	12,000.00	
--------	------------------------	----	-----------	--

321216	Asphalt Paving		Included Above	
--------	----------------	--	----------------	--

321313	Concrete Paving	\$	108,692.00	
--------	-----------------	----	------------	--

321400	Unit Paving		Included Above	
--------	-------------	--	----------------	--

321713	Parking Wheel Stops	\$	280.00	
--------	---------------------	----	--------	--

321723.13	Painted Pavement Markings	\$	1,000.00	
-----------	---------------------------	----	----------	--

323113	Chain Link Fences and Gates	\$	2,450.00	
--------	-----------------------------	----	----------	--

323119	Fencing	\$	93,311.00	
--------	---------	----	-----------	--

327400	Landscaping Specifications	\$	64,698.00	
--------	----------------------------	----	-----------	--

329115.10	Landscape Grading		Included Above	
-----------	-------------------	--	----------------	--

329200	Turf and Grasses		Included Above	
--------	------------------	--	----------------	--

329450	Welded Wire Panel Plant Support System	\$	6,900.00	
--------	--	----	----------	--

Division 33 - Utilities	90% GMP
--------------------------------	----------------

330110.58	Disinfection of Water Utility Piping Systems	\$	101,322.00	
-----------	--	----	------------	--

331416	Site Water Utility Distribution Piping		Included Above	
--------	--	--	----------------	--

333113	Site Sanitary Sewerage Gravity Piping		Included Above	
--------	---------------------------------------	--	----------------	--

Totals	90% GMP
---------------	----------------

	Cost Subtotal	\$	4,226,447.00	
--	----------------------	----	--------------	--

	Overhead and Profit	\$	338,115.76	
--	----------------------------	----	------------	--

	Total 90% GMP	\$	4,564,562.76	
--	----------------------	----	--------------	--

TABLE OF CONTENTS 06.10.2025

COVER

000101	Title Page	1 only
000003	Table of Contents	1 thru 4
000102	Project Directory	1 only
000107	Seals Page	1 only
000115	Index of Documents	1 thru 3
002600	Procurement Substitution Procedures	1 only
003113	Preliminary Schedules	1 only
003143	Permit Applications	1 only
004373	Proposed Schedule of Values Form	1 only
006000	Project Forms	1 only

List of Webb County Forms (Additional Forms)

Non-Collusion Notification	1 only
Felony Conviction Notification	1 thru 2
Proof of No Delinquent Taxes owed to Webb County	1 only
Conflict of Interest Questionnaire	1 thru 2
Code of Ethics Affidavit Form	1 only
Hold Harmless Agreement	1 only
Waiver of Mechanics Lien Claims	1 thru 2
Final Release of Mechanic's Lien Claims	1 thru 2
Affidavit of Non-Use of Asbestos	1 thru 2
Contractor's Lead-Free Affidavit	1 only
Historic Documentation (Vol. 2, Pgs. 1- 221)	
Phase I Environmental Site Assessment Study (This information is provided separately by the Owner - Vol. 3, pgs. 1-279)	
ACBM & Lead-Based Paint Investigation (This information is provided separately by the Owner - Vol. 3, pgs. 1-17)	

DIVISION 1 – GENERAL REQUIREMENTS

011000	Summary of Work	1 thru 2
012100	Allowances	1 thru 3
012300	Alternates	1 only
012200	Unit Prices	1 thru 2
012600	Contract Modification Procedures	1 thru 2
012600	G701 Change Order	1 only
012600	G709 Work Changes Proposal Request	1 only
012600	G710 Architect's Supplemental Instructions	1 only
012600	G714 Construction Change Directive	1 only
012900	Payment Procedures	1 thru 3
012900	G702 Contractors Application for Payment	1 only
012900	G703 Contractors Application for Payment Continuation Sheet	1 only
013100	Project Management and Coordination	1 thru 6
013100	G716 Request for Information (RFI's)	1 only
013200	Construction Progress and Documentation	1 thru 4
013233	Photographic Documentation	1 thru 3
013300	Submittal Procedures	1 thru 7
013300	Agreement for Transfer	1 only
013300	G810 Transmittal Letter	1 only
013591	Historic Treatment Procedures	1 thru 7
014000	Quality Requirements	1 thru 5
014200	References	1 thru 12
015000	Temporary Facilities and Controls	1 thru 5
015713	Temporary Erosion and Sediment Control	1 thru 3
016000	Product Requirements	1 thru 5

Table of Contents

JHS Architects Inc | Steven Land Tillotson FAIA © 2024

3 - 1/4

017329	Cutting and Patching	1 thru 3
017419	Construction Waste Management and Disposal	1 thru 4
017700	Closeout Procedures	1 thru 4
017823	Operation and Maintenance Data	1 thru 4
017839	Project Record Documents	1 thru 3

DIVISION 2 – EXISTING CONDITIONS

021150	Tree Protection	1 thru 2
024116	Structure Demolition	1 thru 7
024119	Selective Structure Demolition	1 thru 4
024296	Historic Removal and Dismantling	1 thru 4

DIVISION 3 – CONCRETE

033000	Cast-In-Place Concrete	1 thru 16
033053	Miscellaneous Cast -in-place Concrete	1 thru 6

DIVISION 4 – MASONRY

040120.63	Brick Masonry Repair	1 thru 9
040120.64	Brick Masonry Repointing	1 thru 7
040310	Historic Masonry Cleaning	1 thru 8
040342	Historic Stone Masonry Repair	1 thru 10
042000	Unit Masonry	1 thru 4
042300	Reinforced Unit Masonry	1 thru 4

DIVISION 5 – METALS

051200	Structural Steel	1 thru 7
055400	Cold-Formed Metal Framing	1 thru 6
055000	Metal Fabrications	1 thru 17

DIVISION 6 – WOOD AND PLASTICS

061000	Rough Carpentry	1 thru 10
061050	Miscellaneous Carpentry	1 thru 5
062000	Finish Carpentry	1 thru 7
060312	Historic Wood Repair	1 thru 13
064023	Interior Architectural Woodwork	1 thru 4

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

071113	Bituminous Dampproofing	1 thru 3
072100	Building Insulation	1 thru 5
074113	Formed Metal Roof Panels	1 thru 6
075423	Thermoplastic Polyolefin (TPO) Roofing	1 thru 8
076000	Flashing and Sheet Metal	1 thru 3
077100	Roof Specialties	1 thru 6
079010	Joint Sealants	1 thru 10

DIVISION 8 – DOORS, WINDOWS & GLASS

080314	Historic Treatment of Wood Doors	1 thru 9
080352	Historic Treatment of Wood Windows	1 thru 9
081110	Standard Steel Doors and Frames	1 thru 6
085123.40	Steel Windows (Not in Contract)	1 thru 7
085123.50	Steel Doors (Not in Contract)	1 thru 7
084313	Aluminum-Framed Entrances & Storefronts	1 thru 7
087100	Door Hardware	1 thru 16
088000	Glazing	1 thru 9

DIVISION 9 – FINISHES

090320	Historic Treatment of Plaster	1 thru 20
092400	Cement Plastering	1 thru 4
092900	Gypsum Board Assemblies	1 thru 9
093000	Tile	1 thru 9
096519	Resilient Flooring	1 thru 4
096313	Brick Flooring	1 thru 9
099000	Painting	1 thru 10

DIVISION 10 – SPECIALTIES

100050	Miscellaneous Specialties	1 only
101400	Interior Signage	1 thru 6
102800	Toilet, Bath and Laundry Accessories	1 thru 3
105220	Fire Extinguishers and Cabinets	1 thru 3
107500	Flagpoles	1 thru 3

DIVISION 11 – EQUIPMENT	Not Used
DIVISION 12 – FURNISHINGS	Not Used
DIVISION 13 – SPECIAL CONSTRUCTION	Not Used
DIVISION 14 – ELEVATORS	Not Used
DIVISION 21 – FIRE PROTECTION	Not Used
DIVISION 22 – PLUMBING	Refer to MEP Index
DIVISION 23 – HEATING VENTILATION& AIR CONDITIONING	Refer to MEP Index
DIVISION 26 – ELECTRICAL	Refer to MEP Index
DIVISION 27 – COMMUNICATIONS	Refer to MEP Index
DIVISION 28 – ELECTRONIC SAFETY AND SECURITY	Refer to MEP Index

DIVISION 31 – EARTHWORK

311000	Site Clearing	1 thru 3
312000	Earth Moving	1 thru 7
312200	Grading	1 thru 2
312316	Excavation	1 thru 2
312323	Fill	1 thru 2
313116	Termite Control	1 thru 3

DIVISION 32 – EXTERIOR IMPROVEMENTS

321123	Aggregate Base Courses	1 thru 2
321216	Asphalt Paving	1 thru 6
321313	Concrete Paving	1 thru 9
321400	Unit Paving	1 thru 8
321713	Parking Wheel Stops	1 only
321723.13	Painted Pavement Markings	1 thru 2
321813	Synthetic Turf Systems (Not in Contract)	0 thru 0
323113	Chain Link Fences and Gates	1 thru 4
327400	Landscaping Specifications	1 thru 5
329115.10	Landscape Grading	1 thru 2
329200	Turf and Grasses	1 thru 4
329443	Tree Grates (Not in Contract)	0 thru 0
329450	Welded Wire Panel Plant Support System	1 thru 5

DIVISION 33 – UTILITIES

330110.58	Disinfection of Water Utility Piping Systems	1 thru 2
331416	Site Water Utility Distribution Piping	1 thru 14
333113	Site Sanitary Sewerage Gravity Piping	1 thru 8

INDEX OF DOCUMENTS 5.23.2025**1.1 LIST OF DRAWINGS & SPECIFICATIONS**

- A. Drawings: Drawings consist of the Contract Drawings and other drawings listed on the Table of Contents page of the separately bound drawing set titled Webb County Veterans Building Renovation & Preservation Project dated May 23, 2025, as modified by subsequent Addenda and Contract modifications.
- B. List of Drawings & Specifications: Project Manual consists of the following Specifications, Contract Drawings and other drawings of the type indicated and noted on Table of Contents:

BIDDING & CONTRACT CONDITIONS	(DIVISION 0)
GENERAL CONSTRUCTION SPECIFICATIONS	(DIVISION 1 THRU 14)
PLUMBING, MECHANICAL, & ELECTRICAL SPECIFICATIONS	(Division 21 THRU 28)
EXTERIOR CONSTRUCTION SPECIFICATIONS	(DIVISION 31 THRU 33)

CIVIL

- C 1.0 - DEMOLITION PLAN
- C 1.1 - OVERALL SITE PLAN
- C 1.2 - DIMENSIONAL PLAN
- C 2.1 - GRADING PLAN
- C 3.1 - UTILITY PLAN
- C 4.1 - S.W.P.P. PLAN
- C 5.1 - SITE DETAILS
- C 5.2 - SITE DETAILS
- C 5.3 - SITE DETAILS
- C 5.4 - SITE DETAILS

ARCHITECTURAL

- A0.0 - COVER SHEET
- A0.1 - INDEX AND ABBREVIATIONS
- AG.1 - BUILDING CODE ANALYSIS
- AG.2 - ACCESSIBILITY STANDARDS
- AG.3 - ACCESSIBILITY STANDARDS
- AG.4 - ACCESSIBILITY STANDARDS
- AG.5 - ACCESSIBILITY STANDARDS
- AD1.1 - DEMOLITION SITE PLAN
- AD2.1 - DEMOLITION FLOOR PLAN
- AD3.1 - DEMOLITION EXTERIOR ELEVATIONS
- AD3.2 - DEMOLITION EXTERIOR ELEVATIONS
- AD3.3 - DEMOLITION EXISTING CONDITIONS
- AD4.1 - DEMOLITION RCP
- AD5.1 - DEMOLITION ROOF PLAN
- AL.1 - LANDSCAPE PLAN
- AL.2 - PLANTING/ IRRIGATION DETAILS
- A1.1 - ALTERNATES PLAN
- A1.2 - SITE PLAN
- A1.3 - SITE DETAILS
- A1.4 - SITE DETAILS
- A1.5 - SITE DETAILS
- A2.1 - FLOOR PLAN IMPROVEMENTS
- A2.2 - WINDOW SCHEDULE

- A2.3 - DOOR SCHEDULE
- A2.4 - INTERIOR FINISH SCHEDULE
- A2.5 - DETAILS
- A2.6 - DETAILS
- A2.7 - PARTITION WALL TYPES
- A2.8 - PLAN DETAILS
- A2.9 - PLAN DETAILS
- A2.10 - ANCILLARY BUILDING
- A3.1 - EXTERIOR ELEVATIONS
- A3.2 - EXTERIOR ELEVATIONS
- A4.1 - BUILDING SECTIONS
- A4.2 - BUILDING SECTIONS
- A4.3 - WALL SECTIONS
- A4.4 - WALL SECTIONS
- A4.5 - SECTION DETAILS
- A4.6 - SECTION DETAILS
- A5.1 - ENLARGED TOILET PLANS
- A5.2 - ENLARGED TOILET PLANS
- A5.3 - INTERIOR ELEVATIONS
- A5.4 - INTERIOR ELEVATIONS
- A5.5 - INTERIOR ELEVATIONS
- A5.6 - INTERIOR ELEVATIONS
- A5.7 - MILLWORK
- A6.1 - ROOF PLAN
- A6.2 - ROOF DETAILS
- A6.3 - ROOF DETAILS
- A6.4 - PHOTO REFERENCE PLAN
- A7.1 - REFLECTED CEILING PLAN
- A7.2 - REFLECTED CEILING PLAN DETAILS

STRUCTURAL

- S001 - GENERAL NOTES
- S002 - TYPICAL FOUNDATION AND WOOD DETAILS
- S003 - TYPICAL METAL STUD WALL DETAILS
- S004 - TYPICAL CMU WALL DETAILS
- S101 - FOUNDATION PLAN
- S201 - ROOF FRAMING PLAN
- SD101 - FOUNDATION DETAILS
- SD201 - FRAMING DETAILS

MECHANICAL

- MG01 - MECHANICAL NOTES AND LEGEND
- MP01 - MECHANICAL FLOOR PLAN
- MC01 - MECHANICAL CONTROLS
- MS01 - MECHANICAL SCHEDULES
- MD01 - MECHANICAL DETAILS

ELECTRICAL

- EG01 - ELECTRICAL LEGEND
- ESP01 - ELECTRICAL SITE PLAN
- EL01 - ELECTRICAL LIGHTING FLOOR PLAN
- EP01 - ELECTRICAL POWER FLOOR PLAN
- ER01 - ELECTRICAL RISER DIAGRAM
- EPS01 - ELECTRICAL PANEL SCHEDULES

ED01 - ELECTRICAL DETAILS
ED02 - ELECTRICAL DETAILS
ED03 - ELECTRICAL DETAILS
SS01 - SPECIAL SYSTEMS FLOOR PLAN

PLUMBING

PG01 - PLUMBING LEGEND
PDP01 - PLUMBING DEMOLITION FLOOR PLAN
PP01 - PLUMBING SEWER & VENT FLOOR PLAN
PP02 - PLUMBING DOMESTIC WATER FLOOR PLAN
PD01 - PLUMBING DETAILS

SECTION 012100 - ALLOWANCES

GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements governing the following:
 - 1. Lump-sum allowances.
 - 2. Contingency allowances.
 - 3. Betterment allowances.
- B. See Division 01 Section "Unit Prices" for procedures for using unit prices.
- C. See Division 01 Section "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.

1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.3 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.4 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.5 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation,

overhead and profit, and similar costs related to products and materials ordered by Owner selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.

- C. Authorized use of funds from the contingency allowances will include Contractor's related costs and overhead and profit margins.

1.6 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders or Construction Allowance Expenditure Authorization that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Authorized use of funds from the contingency allowances include Contractor's related costs and overhead and profit margins.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.
- E. Contractor to provide costs for Door and Window restoration, Masonry restoration, and other work associated with rehabilitation of the Buildings and Site on the Base Bid amount as specified. Allowances are for additional work necessitated by the discovery of unforeseen conditions during construction.

1.7 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after the installation has been completed and accepted.
 - 1. If requested by Architect, prepare unused material for storage by Owner when it is not economically practical to return the material for credit. If directed by Architect, deliver unused material to Owner's storage space. Otherwise, disposal of unused material is Contractor's responsibility.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to the manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

- A. **Allowance No.1 – Contingency Allowance**

Include a total contingency allowance in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00) for use only by the Owner for project betterment for the Webb County Veterans Rehabilitation and Preservation Project or the County's use as necessary.

B. Allowance No.2 – Architectural Wall System

Include a contingency allowance in the amount of Eighty Thousand Dollars (\$80,000.00) for the purchase and installation of an architectural storefront system (Teknion Tek Vue, Altos System or compatible) complete with frame system, panels, glass system, etc. The wall system shall be selected by the Architect and approved by the Owner. The contractor shall include all installation labor, materials, overhead, and profit. The contractor shall also be responsible for the coordination of the work.

C. Allowance No.3 – Door and Window Hardware Betterment Allowance

Include a Door and Window Hardware Allowance in the amount of Twenty-Five Thousand Dollars (\$25,000.00) in addition to the items included in the specifications, to be used for purchasing material, coordination and supplier selection. The hardware shall be selected by the Architect and approved by the Owner. The contractor shall include all installation labor, materials, overhead, and profit. The contractor shall also be responsible for coordinating the work.

D. Allowance No.4 – Testing Allowance by Owner (Not Included)

E. Allowance No.5 – Contractor Contingency Allowance

Include a total contingency allowance in the amount of One Hundred Fifty Thousand Dollars (\$150,000.00) for the Contractor Manager's exclusive use to cover those costs that are included in the GMP, as stated in Article 3.2.4 of the A133 Standard form of Agreement Between Owner and Construction Manager as Constructor (dated January 25, 2025)

F. Allowance No.6 – Storm Drain Vacuum Allowance

Include an allowance in the amount of Five Thousand Dollars (\$5,000.00) for storm drain junction box vacuum cleaning as may be required by the City of Laredo Building Dept. The allowance is an estimate and is to be verified during the construction Phase. The contractor shall include all installation labor, materials, overhead, and profit.

A. Allowance No.7 – Regulatory Permitting, Utility Tap & Impact Fees Allowance

Include an allowance in the amount of Twenty Thousand Dollars (\$20,000.00) for Regulatory Permitting, Utilities, and Impact Fees. The allowance is an estimate and is to be verified during the construction Phase. The contractor shall document for all direct costs.

END OF SECTION 012100

Webb County Veterans Rehabilitation and Preservation Project 90% GMP

ATTACHMENT E - Clarifications

1. Temporary Construction Easement required between County and Property Owner - East of Project Property Line for Construction and Construction Access. Any costs associated with TCE are not included in the 90% GMP.
2. Project Survey Benchmark is required by Civil Engineer of Record.
3. For any Change Orders that exceed the GMP as stated in Document A133-Exhibit A, the Contractor shall be allowed a reasonable overhead, profit or fee mark-up not to exceed 15% of the Cost of the Work.

Exclusions:

1. Items not shown on the drawings or in the specifications are excluded.
2. Unforeseen conditions costs are excluded.
3. Hazardous Materials handling and/or abatement are excluded.
4. Material cost increase due to force majeure or tariffs are excluded.
5. Overtime time costs due to delays beyond our control are excluded.
6. Relocation of power poles and associated costs are unknown and excluded.
7. Taxes are excluded.
8. Scanning, x-ray or GPR of any kind are excluded.
9. Surveying is excluded.
10. Commissioning is excluded.