

# **AIA**® Document A132™ – 2009

## **Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition**

**AGREEMENT** made as of the 2<sup>nd</sup> day of April in the year Two Thousand Nineteen  
(In words, indicate day, month and year.)

**BETWEEN** the Owner:

(Name, legal status, address and other information)

City of Farmers Branch  
13000 William Dodson Parkway  
Farmers Branch, Texas 75234

and the Contractor:

(Name, legal status, address and other information)

Texas Yard Pro, Inc.  
2610 Poplar, Suite B  
Greenville, Texas 75402

for the following Project:

(Name, location and detailed description)

City of Farmers Branch Fire Station No. 2

The Construction Manager:

(Name, legal status, address and other information)

Gallagher Construction Company, LP  
Dba Gallagher Construction Services  
3501 Token Drive, Suite 100  
Richardson, Texas 75082

The Architect:

(Name, legal status, address and other information)

PGAL

14135 Midway Rd. Suite G-200  
Addison, Texas 75001

The Owner and Contractor agree as follows.

**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.

This document is intended to be used in conjunction with AIA Documents A232™–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser. ^AIA Document A232™–2009 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes:

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### ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement), and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Performance Bond, Labor and Material Bond, Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Architect. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

### ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

As specified in the Contract Documents, including but not limited to Section 01 81 00 of the Project Manual, Competitive Sealed Proposal, 32-B Landscape and Irrigation.

### ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

**§ 3.1** The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

*(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)*

*(Paragraphs deleted)*

The date of commencement shall be fixed in a notice to proceed.

**§ 3.2** The Contract Time shall be measured from the date of commencement.

**§ 3.3** The Contractor shall achieve Substantial Completion of the entire Work not later than see below ( ) days from the date of commencement, or as follows:

*(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)*

**Portion of the Work**  
Competitive Sealed Proposal 32-B

**Substantial Completion Date**  
Thirty (30) Calendar Days

TIME IS OF THE ESSENCE IN THE COMPLETED OF THE WORK PERTAINING TO THIS CONTRACT. THE OWNER REQUIRED THE PROJECT(S) TO BE COMPLETE AND READY FOR OCCUPANCY AS FOLLOWS:

City of Farmers Branch Fire Station No. 2

February 1, 2020

Therefore, the Contractor shall achieve the following:

Return executed CONTRACT to the Construction Manager:

On or before FIVE (5) calendar days after presentation of the Contract.

Return BONDS to the Construction Manager:

On or before FIVE (5) calendar days after presentation of the Contract.

Return INSURANCE to the Construction Manager:

On or before FIVE (5) calendar days after presentation of the Contract.

Submittals are due to the Construction Manager:

April 15, 2019

Notice to Proceed for the Installation of the Work:

To be coordinated.

On Site Storage of Materials:

N/A

, subject to adjustments of this Contract Time as provided in the Contract Documents.

*(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)*

Refer to Article 8.3.5 of the AIA A232-2009 General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised.

#### ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be one of the following:

*(Check the appropriate box.)*

☒ [ X ] Stipulated Sum, in accordance with Section 4.2 below  
*(Paragraphs deleted)*

#### § 4.2 Stipulated Sum

§ 4.2.1 The Stipulated Sum shall be One Hundred Forty Thousand Six Hundred Sixty-Four Dollars and No Cents (\$140,664.00), subject to additions and deletions as provided in the Contract Documents.

Base Proposal	\$213,203.00
Allowance	\$5,000.00
Alternate #5	\$0.00
Alternate #6	\$0.00
Value Engineering- Per Architect exhibit dated 9/22/19	(\$77,539.00)
<b>Total</b>	<b>\$140,664.00</b>

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**§ 4.2.2** The Stipulated Sum is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

*(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)*

**Alternate #5- Omit Cast-In-Place and ICF Perimeter Walls As Detailed In Addendum #2**

**Alternate #6 – Omit Brick and Stone Material Cost As Detailed in Addendum #2**

**§ 4.2.3** Unit prices, if any:

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

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

**Labor Unit Pricing:**

Each Bid Package Contractor shall submit hourly rates for field labor for this project: (unit price includes all labor, overhead, profit, taxes, insurance, bonds, etc.)

	Regular	Overtime	
General Labor	\$15.00	\$23.50	per hour
Apprentice/Helper	\$0.00	\$0.00	per hour
Journeyman/Mechanic	\$0.00	\$0.00	per hour
Supervisor/Foreman	\$21.00	\$31.50	per hour

SUPPLEMENTAL PRICING REQUESTED			
Unit Pricing: This proposal contractor shall furnish a per coat price to ADD or DELETE applications of floor wax. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 01-B	ADD/DEDUCT	\$	Per Coat
Unit Pricing: This proposal contractor shall furnish a per hour price for crane downtime. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 05-A	ADD	\$	Per Hour
Unit Pricing: This proposal contractor shall furnish a per hour price for erectors. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 05-A	ADD	\$	Per Hour
Unit Pricing: This proposal contractor shall furnish a per bag price to install latex floor leveling compound. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 09-C / CSP 09-D	ADD	\$	Per 50 lb. Bag
Unit Pricing: This proposal contractor shall furnish a per bag price to install feather finish floor leveling compound. <i>(price includes all labor, materials, equipment, overhead, profit, taxes, insurance, bonds, etc.)</i>			
CSP 09-C / CSP 09-D	ADD	\$	Per 10 lb. Bag

**CSP 05-A, STRUCTURAL STEEL & ERECTION  
REQUEST FOR DELIVERY DATES**

Shop Drawing Delivery:	_____
Anchor Bolts/Embed Delivery:	_____
Structural Steel Delivery:	_____
Joist and Metal Deck Delivery:	_____
Miscellaneous Steel Delivery:	_____

**PIER PRICING**

**UNIT PRICES FOR PIERS:** Unit prices include all materials, equipment, labor, insurance, overhead, profit, warranties, etc. to perform the required work according to the Project Documents (Lineal foot adjustments by Geotechnical Engineer: Adjustments determined on total estimated quantity and not per individual pier. Deduct amount shall not be less than 60% of Add amount).

ADD			DEDUCT			ADD CASING		
18"	\$		18"	\$		18"	\$	
24"	\$		24"	\$		24"	\$	
30"	\$		30"	\$		30"	\$	

**§ 4.2.4** Allowances included in the Stipulated Sum, if any:  
(Identify allowance and state exclusions, if any, from the allowance price.)

<b>Item</b>	<b>Allowance</b>
See Item 4.2.1 Above	

*(Paragraphs deleted)*

*(Table deleted)*

*(Paragraphs deleted)*

*(Table deleted)*

*(Paragraphs deleted)*

*(Table deleted)*

*(Paragraphs deleted)*

**ARTICLE 5 PAYMENTS**

**§ 5.1 Progress Payments**

**§ 5.1.1** Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and upon certification of the Project Application and Project Certificate for Payment or Application for Payment and Certificate for Payment by the Construction Manager and Architect and issuance by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

REFER TO ARTICLE 9 OF THE GENERAL CONDITIONS, A232-2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised

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*(Paragraphs deleted)*

## **§ 5.2 Final Payment**

**§ 5.2.1** Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

*(Paragraphs deleted)*

**REFER TO ARTICLE 9 OF THE GENERAL CONDITIONS, A232-2009**, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised

## **ARTICLE 6 DISPUTE RESOLUTION**

### **§ 6.1 Initial Decision Maker**

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A232–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

*(Paragraphs deleted)*

### **§ 6.2 Dispute Resolution**

*(Paragraphs deleted)*

**REFER TO ARTICLE 15 OF THE GENERAL CONDITIONS, A232-2009**, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised

## **ARTICLE 7 TERMINATION OR SUSPENSION**

### **§ 7.1 Where the Contract Sum is a Stipulated Sum**

**§ 7.1.1** The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised.

**§ 7.1.2** The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised.

*(Paragraphs deleted)*

**§ 7.1.3** The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 7.2.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 7, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders.

**§ 7.1.4** The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2009; in such case, the Contract Sum and Contract Time shall be increased as provided in Section 14.3.2 of AIA A232-2009 General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised.

## **ARTICLE 8 MISCELLANEOUS PROVISIONS**

**§ 8.1** Where reference is made in this Agreement to a provision of AIA Document A232–2009 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

**§ 8.2** Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.  
*(Insert rate of interest agreed upon, if any.)*

Any interest due and owing is subject to Texas Government Code 2251.

### **§ 8.3 The Owner's representative:**

*(Name, address and other information)*

Gallagher Construction Company, LP

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DbA Gallagher Construction Services  
3501 Token Drive Suite 100  
Richardson, Texas 75082

§ 8.4 The Contractor's representative:  
(Name, address and other information)

TBD

§ 8.5 Other provisions:

N/A

(Paragraphs deleted)

## ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A132–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition.

§ 9.1.2 The General Conditions are, AIA Document A232–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ 9.1.4 The Specifications:

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

Contract Conditions & CSP Package Scope of Work

City of Farmers Branch- Fire Station #2

GCS Job # 17-11A

February 1, 2019

Gallagher Volume 1

Section	Title	Date	Pages
	Cover	February 1, 2019	2
	Table of Contents	February 1, 2019	2
001113	Advertisement for Proposal	February 1, 2019	4
002113	Information for Proposers	February 1, 2019	5
003210	Geotechnical Investigation	February 1, 2019	51
004100	Construction Proposal Form	February 1, 2019	5
004101	Selection Criteria	February 1, 2019	1
005200	Form of Contract	February 1, 2019	8
006113.13	Sample Performance Bond	February 1, 2019	2
006113.16	Sample Payment Bond	February 1, 2019	2
007200	General Conditions of the Contract	February 1, 2019	58
007343	Wage Rate Schedule	February 1, 2019	4
008000	Safety Trade Contractor	February 1, 2019	3
011100	Summary of Work	February 1, 2019	2
012300	Alternates	February 1, 2019	1
012600	Change Order Procedures	February 1, 2019	2
012973	Schedule of Values	February 1, 2019	1
012976	Application for Payment	February 1, 2019	1

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013113	Coordination	February 1, 2019	1
013119	Progress Meetings	February 1, 2019	2
013213	Schedules and Reports	February 1, 2019	3
013300	Shop Drawings, Product Data and Samples	February 1, 2019	8
014000	Contract Quality Control	February 1, 2019	1
015100	Temporary Utilities	February 1, 2019	4
015200	Construction Facilities and Controls	February 1, 2019	3
016500	Transportation and Handling	February 1, 2019	1
016600	Storage and Protection	February 1, 2019	2
017423	Final Cleaning	February 1, 2019	1
017700	Contract Closeout Procedures	February 1, 2019	2
017823	Operation and Maintenance Data	February 1, 2019	3
017833	Warranties and Bonds	February 1, 2019	1
017839	Project Record Documents	February 1, 2019	2
017843	Spare Parts, Overages and Maintenance Materials	February 1, 2019	1
017900	System Demonstrations	February 1, 2019	1
018000	General Clarifications to All Proposers	February 1, 2019	4
018100	Scope of Work	February 1, 2019	

Project Manual  
City of Farmers Branch- Fire Station #2  
PGAL Architects  
Project No. 1003760  
January 25, 2019

Section	Title	Date	Pages
000010	Cover	January 25, 2019	2
000107	Professional Seals Page	January 25, 2019	9
000110	Table of Contents	January 25, 2019	4
002100	Instructions to Bidders	January 25, 2019	4
003132	Geotechnical Data, Geotech Report	January 25, 2019	1
004100	Bid Form	January 25, 2019	2
007000	General Conditions	January 25, 2019	1
008000	Supplementary Conditions	January 25, 2019	5
011000	Summary	January 25, 2019	2
012100	Allowances	January 25, 2019	2
012300	Alternates	January 25, 2019	1
012500	Substitution Procedures	January 25, 2019	2
012500.13	Substitution Request Form	January 25, 2019	5
012600	Contract Modification Procedures	January 25, 2019	2
012900	Payment Procedures	January 25, 2019	3
013100	Project Management and Coordination	January 25, 2019	6
013200	Construction Progress Documentation	January 25, 2019	5
013233	Photographic Documentation	January 25, 2019	2
013300	Submittal Procedures	January 25, 2019	6
014000	Quality Requirements	January 25, 2019	6
014200	References	January 25, 2019	1
014219	Reference Standards (C)	January 25, 2019	1
015000	Temporary Facilities and Controls	January 25, 2019	6
015639	Temporary Tree and Plant Protection	January 25, 2019	4
015713	Erosion and Sedimentation Control	January 25, 2019	3
015719	Temporary Environmental Controls	January 25, 2019	6
016000	Product Requirements	January 25, 2019	3
017300	Execution	January 25, 2019	6
017700	Closeout Procedures	January 25, 2019	4



017823	Operation and Maintenance Data	January 25, 2019	5
017839	Project Record Documents	January 25, 2019	3
017900	Demonstration and Training	January 25, 2019	3
018133	Storm Shelter Quality Assurance Plan	January 25, 2019	4
024113	Selective Site Demolition (C)	January 25, 2019	2
031150	Insulating Concrete Forms	January 25, 2019	3
033000	Cast-in-Place Concrete (S)	January 25, 2019	18
033660	Polished Concrete Floor Finish	January 25, 2019	3
042000	Unit Masonry	January 25, 2019	14
044313.13	Anchored Stone Masonry Veneer	January 25, 2019	8
051200	Structural Steel (S)	January 25, 2019	7
051213	Architecturally Exposed Structural Steel Framing	January 25, 2019	4
052100	Steel Joists and Joist Girders (S)	January 25, 2019	4
053100	Steel Deck (S)	January 25, 2019	3
054000	Cold-Formed Metal Framing	January 25, 2019	6
055000	Metal Fabrications	January 25, 2019	5
055113	Metal Stairs	January 25, 2019	4
055213	Pipe and Tube Railings	January 25, 2019	5
061053	Miscellaneous Rough Carpentry	January 25, 2019	5
061600	Sheathing	January 25, 2019	3
062023	Interior Finish Carpentry	January 25, 2019	4
064116	Plastic-Laminate-Faced Architectural Cabinet	January 25, 2019	5
066400	Plastic Paneling	January 25, 2019	2
070000	Thermally Broken Sub-Structure	January 25, 2019	2
071113	Bituminous Dampproofing	January 25, 2019	3
072100	Thermal Insulation	January 25, 2019	3
072129	Spray Applied Insulation	January 25, 2019	3
072600	Under Slab Vapor Barrier	January 25, 2019	2
072726	Fluid-Applied Membrane Air Barriers	January 25, 2019	2
074113.16	Standing-Seam Metal Roof Panels	January 25, 2019	4
074213.02	Metal Wall Panels	January 25, 2019	8
075493	Linear Metal Soffits	January 25, 2019	2
075423	Thermoplastic Polyolefin (TPO) Roofing	January 25, 2019	7
076200	Sheet Metal Flashing and Trim	January 25, 2019	5
076210	Flexible Flashing	January 25, 2019	2
077100	Roof Specialties	January 25, 2019	6
077200	Roof Accessories	January 25, 2019	5
078413	Penetration Firestopping	January 25, 2019	4
079200	Joint Sealants	January 25, 2019	7
079500	Expansion Joint	January 25, 2019	2
081113	Hollow Metal Doors and Frames (HW)	January 25, 2019	13
081214	Trimless Door Frames	January 25, 2019	3
081216	Aluminum Frames	January 25, 2019	3
081416	Flush Wood Doors	January 25, 2019	4
083113	Access Doors and Frames	January 25, 2019	3
083513	Panel Folding Doors	January 25, 2019	3
083614	Sectional Doors – All Glass	January 25, 2019	4
084113	Aluminum-Framed Entrances and Storefronts	January 25, 2019	7
086250	Tubular Day Lighting Device	January 25, 2019	3
087100	Door Hardware (HW)	January 25, 2019	28
088000	Glazing	January 25, 2019	7
088117	Fiber-Rated Glass	January 25, 2019	3
088300	Mirrors	January 25, 2019	3
089000	Louvers and Vents	January 25, 2019	3
092216	Non-Structural Metal Framing	January 25, 2019	5
092900	Gypsum Board	January 25, 2019	5
093013	Porcelain Tiling	January 25, 2019	6

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095113	Acoustical Panel Ceilings	January 25, 2019	5
095423	Linear Metal Ceilings	January 25, 2019	2
095426	Linear Wood Ceilings	January 25, 2019	3
096116	Concrete Floor Sealing	January 25, 2019	3
096240	Rubber Tile Flooring	January 25, 2019	2
096513	Resilient Base and Accessories	January 25, 2019	3
096519	Resilient Tile Flooring	January 25, 2019	3
096800	Carpeting	January 25, 2019	3
096813	Tile Carpcting	January 25, 2019	3
097200	Wall Coverings	January 25, 2019	4
099100	Painting	January 25, 2019	10
101100	Visual Display Units	January 25, 2019	4
101400	Signage	January 25, 2019	3
102600	Wall and Door Protection	January 25, 2019	4
102800	Toilet, Bath, and Laundry Accessories	January 25, 2019	3
104413	Fire Protection Cabinets	January 25, 2019	3
104416	Fire Extinguishers	January 25, 2019	2
105113	Metal Lockers	January 25, 2019	5
107516	Ground-Set Flagpoles	January 25, 2019	2
109900	Miscellaneous Specialties	January 25, 2019	1
113100	Residential Appliances	January 25, 2019	2
114000	Foodservice Equipment (FS)	January 25, 2019	24
115224	Flat Screen TV Mounts	January 25, 2019	2
122413	Roller Window Shades	January 25, 2019	3
123600	Countertops	January 25, 2019	3
210000	Fire Suppression	January 25, 2019	4
210500	Common Work Results for Fire Suppression	January 25, 2019	8
211313	Wet Pipe Fire Sprinkler Systems	January 25, 2019	6
220000	Plumbing	January 25, 2019	4
210500	Common Work Results for Plumbing	January 25, 2019	8
220501	Plumbing Demolition	January 25, 2019	2
220553	Identification for Plumbing Equipment and Piping	January 25, 2019	3
220700	Plumbing Insulation	January 25, 2019	5
221116	Domestic Water Piping System	January 25, 2019	6
221123	Natural Gas Piping System	January 25, 2019	5
221316	Sanitary Waste and Vent System	January 25, 2019	7
221400	Storm Drainage System	January 25, 2019	5
222113	Plumbing Piping Systems	January 25, 2019	14
223000	Domestic Water Heating Equipment and Accessories	January 25, 2019	4
224200	Plumbing Fixtures	January 25, 2019	6
230000	Heating, Ventilating, and Air Conditioning (HVAC) Work	January 25, 2019	2
230500	Common Work Results for HVAC	January 25, 2019	7
230513	Common Motor Requirements for HVAC	January 25, 2019	2
230514	Common Motor Starter Requirements for HVAC Equipment	January 25, 2019	2
230548	Vibration and Seismic Controls for HVAC Piping and Equipment	January 25, 2019	2
230553	Identification for HVAC Ductwork, Equipment and Piping	January 25, 2019	2
230593	Testing, Adjusting, and Balancing (TAB) for HVAC	January 25, 2019	8
230700	Insulation	January 25, 2019	4
230900	Instrumentation and Controls for HVAC	January 25, 2019	19
232323	Refrigerant Piping	January 25, 2019	2
233000	HVAC Air Distribution	January 25, 2019	11
233400	Exhaust and Supply Air Fans	January 25, 2019	3
233516	Multi-Gas Detection and Control System	January 25, 2019	3
233517	Vehicle Exhaust Removal System	January 25, 2019	12
235523	Heat Generation Gas Fired Appliances	January 25, 2019	3
238127	Duct-Free Split Systems	January 25, 2019	3

238133	Semi-Customized Rooftop Air Conditioning Units (Gas-Electric)	January 25, 2019	7
238239	Heat-Generation - Electric	January 25, 2019	2
260000	Electrical	January 25, 2019	7
260520	Cable Connections	January 25, 2019	2
260523	Control - Voltage Electrical Power Cables	January 25, 2019	2
260526	Grounding and Bonding for Electrical Systems	January 25, 2019	3
260529	Hangers and Supports for Electrical Systems	January 25, 2019	2
260532	Raceways	January 25, 2019	4
260533	Boxes for Electrical Systems	January 25, 2019	2
260553	Identification for Electrical Systems	January 25, 2019	2
262213	Low Voltage Distribution Transformers	January 25, 2019	3
262416	Panelboards	January 25, 2019	4
262716	Electrical Cabinets and Enclosures	January 25, 2019	2
262726	Wiring Devices	January 25, 2019	3
262813	Fuses	January 25, 2019	2
262816	Enclosed Switches and Circuit Breakers	January 25, 2019	3
263214	Diesel Engine Driven Generators Sets	January 25, 2019	11
263623	Automatic Transfer Switches	January 25, 2019	6
265101	Interior Lighting	January 25, 2019	4
265102	Exterior Lighting	January 25, 2019	5
265105	Networked Lighting Controls	January 25, 2019	6
270000	Communications	January 25, 2019	15
270576	Grounding and Bonding	January 25, 2019	6
270528	Pathways	January 25, 2019	7
271100	Communications Room Fittings	January 25, 2019	5
271500	Horizontal Cabling	January 25, 2019	11
274113	AV Infrastructure	January 25, 2019	7
274116	Audio Visual Systems	January 25, 2019	14
274170	Community Access Television	January 25, 2019	9
280000	Electronic Security	January 25, 2019	17
281000	Access Control System	January 25, 2019	7
282300	Video Surveillance	January 25, 2019	7
311000	Site Clearing (C)	January 25, 2019	2
312000	Earth Moving	January 25, 2019	1
312233	Grading (C)	January 25, 2019	4
312333	Trenching and Backfilling (C)	January 25, 2019	2
312500	Erosion and Sedimentation Controls (C)	January 25, 2019	2
313116	Termite Control	January 25, 2019	2
313213.13	Lime Stabilization (C)	January 25, 2019	2
315000	Excavation Support and Protection	January 25, 2019	3
316329	Drilled Piers (S)	January 25, 2019	5
328000	Irrigation (L)	January 25, 2019	9
321313	Concrete Paving (C)	January 25, 2019	4
321713	Parking Bumpers	January 25, 2019	1
321723	Pavement Markings	January 25, 2019	2
321723.13	Painted Pavement Markings (C)	January 25, 2019	1
329000	Landscaping (L)	January 25, 2019	10
329119	Finish Grading (L)	January 25, 2019	2
329223	Sodding (L)	January 25, 2019	2
331000	Water Utilities (C)	January 25, 2019	2
333000	Sanitary Sewerage Utilities (C)	January 25, 2019	2
334000	Storm Drainage Utilities (C)	January 25, 2019	4

**§ 9.1.5 The Drawings:**

*(Either list the Drawings here or refer to an exhibit attached to this Agreement.)*

City of Farmers Branch- Fire Station #2

PGAL Architects

Project No. 1003760

January 25, 2019

Number	Title	Date
G0.00	Cover Sheet	January 25, 2019
G0.02	General Project Information	January 25, 2019
G0.10	Project Code Sheet	January 25, 2019
G0.21	Accessibility Information	January 25, 2019
G0.22	Accessibility Information	January 25, 2019
G0.23	UL Assemblies	January 25, 2019
G2.01	Egress Plan	January 25, 2019
C0.01	General Notes	January 25, 2019
C1.00	Topographic Survey	January 25, 2019
C1.01	Topographic Survey	January 25, 2019
C1.02	Topographic Survey	January 25, 2019
C2.00	Demolition Plan	January 25, 2019
C3.00	Paving Plan	January 25, 2019
C3.01	Dimensional Control Plan	January 25, 2019
C4.00	Grading Plan	January 25, 2019
C4.01	Detailed Grading Plan	January 25, 2019
C5.00	Drainage Area Map	January 25, 2019
C6.00	Storm Sewer Plan	January 25, 2019
C6.01	Storm Sewer Profile	January 25, 2019
C7.00	Water & Sanitary Sewer Plan	January 25, 2019
C7.01	Sanitary Sewer Profile	January 25, 2019
C8.00	Erosion Control Plan	January 25, 2019
C9.00	Detail Sheet	January 25, 2019
C9.01	City Detail Sheet	January 25, 2019
L1.1	Base Bid Hardscape Plan	January 25, 2019
L1.2	Base Bid Hardscape Plan	January 25, 2019
L1.3	Base Bid Landscape Plan - Exhibit	September 22, 2019
L1.4	Alternate #1 Hardscape & Landscape Plan	January 25, 2019
L1.5	Landscape Notes & Details	January 25, 2019
L1.6	Hardscape Notes & Details	January 25, 2019
L2.1	Base Bid Irrigation Plan	January 25, 2019
L2.2	Alternate #1 Irrigation Plan	January 25, 2019
L2.3	Alternate #1 Existing Irrigation Plan	January 25, 2019
L2.4	Irrigation Details	January 25, 2019
L2.5	Irrigation Notes & Legend	January 25, 2019
S1.01	Structural Notes	January 25, 2019
S1.02	Structural Notes, Symbols Legend, & Abbreviations	January 25, 2019
S1.03	Special Inspections	January 25, 2019
S1.04	Storm Shelter Notes and Inspections	January 25, 2019
S2.01	Foundation Plan	January 25, 2019
S2.02	Mezzanine and Low Roof Framing Plan	January 25, 2019
S2.03	Apparatus and High Roof Framing Plan	January 25, 2019
S2.10	Concrete Slab and Masonry Control Joint Layout	January 25, 2019
S3.01	Typical Concrete Details	January 25, 2019
S3.02	Typical Concrete Details	January 25, 2019
S3.03	Typical Concrete Details	January 25, 2019
S3.04	Typical Concrete Details	January 25, 2019
S4.01	Typical Masonry Details	January 25, 2019

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S5.01	Typical Steel Details	January 25, 2019
S5.02	Typical Steel Details	January 25, 2019
S5.03	Typical Steel Details	January 25, 2019
S5.04	Typical Steel Details	January 25, 2019
S5.05	Steel Details	January 25, 2019
S5.06	Steel Details	January 25, 2019
S5.07	Steel Details	January 25, 2019
S5.08	Framing Elevations and Details	January 25, 2019
S6.01	Brace Elevations and Details	January 25, 2019
S6.02	Enlarged Storm Shelter Plans and Elevations	January 25, 2019
A0.10	Partition Assemblies	January 25, 2019
A0.20	Finish Schedules and Finish Legends	January 25, 2019
A0.30	Door Assembly Types and Door Schedule	January 25, 2019
A0.35	Door Details	January 25, 2019
A0.40	Window & Louver Types	January 25, 2019
A0.45	Window Details	January 25, 2019
A0.46	Window Details	January 25, 2019
A0.50	Signage Details	January 25, 2019
A1.00	Site Plan	January 25, 2019
A1.20	Site Plan Details	January 25, 2019
A2.01	Floor Plan- Level 1 & Mezzanine Level	January 25, 2019
A2.02	Dimension Plans	January 25, 2019
A2.05	Overall Roof Plan	January 25, 2019
A3.01	Reflected Ceiling Plan- Level 1 & Mezzanine Level	January 25, 2019
A4.01	Enlarged Floor Plan	January 25, 2019
A5.01	Details - Plans	January 25, 2019
A6.01	Elevations - Exterior	January 25, 2019
A7.01	Building Section	January 25, 2019
A7.02	Building Section	January 25, 2019
A7.50	Wall Sections	January 25, 2019
A7.51	Wall Sections	January 25, 2019
A7.52	Wall Sections	January 25, 2019
A7.70	Wall Section Details	January 25, 2019
A7.73	Typical Roof Details	January 25, 2019
A7.81	Stair Details	January 25, 2019
A8.01	Interior Elevations	January 25, 2019
A8.02	Interior Elevations	January 25, 2019
A8.03	Interior Elevations	January 25, 2019
A8.04	Interior Elevations	January 25, 2019
A8.50	Interior Details	January 25, 2019
A8.75	Millwork Details	January 25, 2019
A8.76	Millwork Details	January 25, 2019
MEP2.01	Site Plan – MEP	January 25, 2019
MEP2.02	Overall Roof Plan – MEP	January 25, 2019
FP2.01	Overall Floor Plan – Level 1 – Fire Protection	January 25, 2019
FP2.02	Overall Floor Plan – Level 2 – Fire Protection	January 25, 2019
FP3.01	Fire Protection Details	January 25, 2019
P2.00	Overall Underfloor Plan – Level 1 - Plumbing	January 25, 2019
P2.01	Overall Floor Plan – Level 1 - Plumbing	January 25, 2019
P2.02	Overall Floor Plan – Level 2 - Plumbing	January 25, 2019
P3.01	Plumbing Enlarged Plans	January 25, 2019
P4.01	Plumbing Risers	January 25, 2019
P5.01	Plumbing Details	January 25, 2019
P5.02	Plumbing Details	January 25, 2019
P6.01	Plumbing Schedules	January 25, 2019
M2.01	Overall Floor Plan – Level 1 - Mechanical	January 25, 2019
M2.02	Overall Floor Plan – Level 2 - Mechanical	January 25, 2019

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M2.03	Overall Floor Plan – Level 1 – Plymovent System	January 25, 2019
M5.01	Mechanical Details	January 25, 2019
M5.02	Mechanical Details	January 25, 2019
M6.01	Mechanical Schedules	January 25, 2019
E0.01	Electrical General Notes & Legends	January 25, 2019
E1.01	Overall Reflected Ceiling Plan – Level 1 – Lighting	January 25, 2019
E1.02	Overall Reflected Ceiling Plan – Level 2 – Lighting	January 25, 2019
E2.01	Overall Floor Plan – Level 1 - Power	January 25, 2019
E2.02	Overall Floor Plan – Level 2 - Power	January 25, 2019
E3.01	Overall Floor Plan – Level 1 - Auxiliary Systems	January 25, 2019
E3.02	Overall - Floor Plan - Level 2 - Auxiliary Systems	January 25, 2019
E4.01	Enlarged Plans - Power Plan	January 25, 2019
E5.01	Electrical Riser Diagrams	January 25, 2019
E5.02	Electrical Details	January 25, 2019
E5.03	Panel Schedules	January 25, 2019
T0.01	Legend and Notes – Communications	January 25, 2019
T1.01	Site Plan – Communications	January 25, 2019
T2.01	Floor Plan – Communications	January 25, 2019
T3.01	IT Room 107 Details – Communications	January 25, 2019
T4.01	General Details – Communications	January 25, 2019
AVI0.01	Legend and Notes – Audio Visual- Infrastructure	January 25, 2019
AVI2.01	Floor Plan – Audio Visual- Infrastructure	January 25, 2019
AVI3.01	RCP Plan – Audio Visual- Infrastructure	January 25, 2019
AVI4.01	General Details – Audio Visual- Infrastructure	January 25, 2019
AVS0.01	Legend and Notes – Systems	January 25, 2019
AVS2.01	Floor Plan – Systems	January 25, 2019
AVS3.01	RCP Plan – Systems	January 25, 2019
AVS5.01	Schematic Diagrams - Systems	January 25, 2019
SC0.01	Legend and Notes – Security	January 25, 2019
SC2.01	Floor Plan – Security	January 25, 2019
SC3.01	Door Details – Security	January 25, 2019
SC4.01	General Details – Security	January 25, 2019
FS.1	FS Facility Model	January 25, 2019
FS.2	FS Equipment Plan	January 25, 2019
FS.3	FS MEP Plan	January 25, 2019
FS.4	FS Elevations	January 25, 2019
FS.5	FS Sections & Details	January 25, 2019

**§ 9.1.6** The Addenda, if any:

Number	Date	Pages
<b>Addendum No. 1</b>	<b>February 18, 2019</b>	<b>15</b>
<b>Gallagher</b>		
<b>Addendum No. 1</b>	<b>February 25, 2019</b>	<b>92</b>
<b>PGAL Architects</b>		
<b>Addendum No. 2</b>	<b>February 22, 2019</b>	<b>7</b>
<b>Gallagher</b>		
<b>Addendum No. 2</b>	<b>February 22, 2019</b>	<b>40</b>
<b>PGAL Architects</b>		

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.



§ 9.1.7 Additional documents, if any, forming part of the Contract Documents are:

.1

*(Paragraphs deleted)*

General Conditions are, AIA Document A232–2009, General Conditions of the Contract for Construction as revised, Construction Manager as Adviser Edition

#### ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A232–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as revised.

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

OWNER *(Signature)*

Charles S. Cox, City Manager  
City of Farmers Branch  
*(Printed name and title)*

  
CONTRACTOR *(Signature)*

Kenneth Byrd, President  
Texas Yard Pro, Inc.  
*(Printed name and title)*

*(Table deleted) (Paragraphs deleted) (Paragraphs deleted)*

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