



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the ____ day of _____ in the year _____, 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 24th day of March in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

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

The Deer Park Municipal Courthouse
201 W. Thirteenth Street (CMAR list old address of 1302 Center Street)
Deer Park, TX 77536

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

The City of Deer Park
710 E San Augustine
Deer Park, TX 77536

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

Comex Corporation
9841 Spencer Highway
La Porte, TX 77571

TABLE OF ARTICLES

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- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
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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 Eight-Million Dollars (\$ 8,000,000.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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.

Init.

§ 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.)

Exhibit B

§ 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:

See Exhibit H

Item

Price

§ 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.)

See Exhibit H. Alternates accepted by the Owner shall be credited back to the Owners Allowances (line item 1021.0) in Exhibit B.

As of the execution of this Amendment, the total value of the Alternates totals \$219,007.55 as a credit to the Owner.

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.)

- 1) Executed AIA A133-2019 Exhibit A – GMP Amendment
- 2) Building Permits
- 3) Notice to Proceed

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.

Init.

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

§ A.2.3 Substantial Completion

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

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

☐ Not later than () calendar days from the date of commencement of the Work.

☒ By the following date: 09/01/2026

§ 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
-----------------	-----------------------------

§ 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
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§ A.3.1.2 The following Specifications:

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

Exhibit E

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:

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

Exhibit F

Number	Title	Date
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§ 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.)

Other identifying information:

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

Item	Price
Owner Allowance (1021.0)	\$ 35,284.00
Contractor Allowance (1022.0)	\$100,000.00
Furniture Allowance (12600.0)	\$360,000.00

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

Per plans and specifications

§ 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.)

Per plans and specifications

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.)

Exhibit F

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

OWNER (Signature)

Jerry Mouton, Mayor
(Printed name and title)


CONSTRUCTION MANAGER (Signature)

David A. Walker, President
(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

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

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 17:56:53 ET on 07/30/2025.

PAGE 1

This Amendment dated the _____ day of _____ 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 24th day of March in the year 2025 (the "Agreement")

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eight-Million Dollars (\$8,000,000.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Exhibit B

...

See Exhibit H

...

See Exhibit H. Alternates accepted by the Owner shall be credited back to the Owners Allowances (line item 1021.0) in Exhibit B.

As of the execution of this Amendment, the total value of the Alternates totals \$219,007.55 as a credit to the Owner.

...

N/A

...

N/A

...

☒ Established as follows:

...

- 1) Executed AIA A133-2019 Exhibit A – GMP Amendment
- 2) Building Permits
- 3) Notice to Proceed

PAGE 3

☒ By the following date: 09/01/2026

...

Exhibit E

...

Exhibit F

PAGE 4

CMAR RFQ Table of Contents

Exhibit G

...

<u>Owner Allowance (1021.0)</u>	<u>\$ 35,284.00</u>
<u>Contractor Allowance (1022.0)</u>	<u>\$100,000.00</u>
<u>Furniture Allowance (12600.0)</u>	<u>\$360,000.00</u>

...

Per plans and specifications

...

Per plans and specifications

...

Exhibit F

...

Jerry Mouton, Mayor

David A. Walker, President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Mary Holcomb, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 17:56:53 ET on 07/30/2025 under Order No. 2114604076 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed) Mary K. Holcomb

(Title) Contract Administrator

(Dated) 7/30/25



Comex Corporation

General Contractors
Design Build
Construction Managers

9841 Spencer Highway
La Porte, TX 77571
(281) 479-2322
(281) 479-2069 Fax
www.comexcorp.com

EXHIBIT A

July 24, 2025

Attn: The City of Deer Park

Re: TFQ # 4009-24 City of Deer Park Municipal Court Building

The City of Deer Park Purchasing,

Comex Corporation would like to thank the City of Deer Park for the opportunity to present our Qualifications and Proposal for the Construction the Municipal Court Building project. Comex Corporation has the experience, skills, staff, and resources necessary to complete your project on time and within budget.

Comex Corporation takes pride in the fact that we have executed and completed contracts for over fifty-nine years under the same name and ownership. Comex Corporation is committed to providing a safe work environment, as our excellent safety record testifies. Our company always maintains an open-door working relationship with owners, architects, subcontractors, and suppliers to ensure that a high-quality successful project is and always will be the common goal.

Comex Personnel collectively have a wealth of education and experience to assist you in your construction needs. Thank you for accepting Comex Corporation's Qualifications and Proposal including a GMP cost breakout, management personnel rate sheet, preliminary project schedule, and performance and payment bonds for this project.

If I may be of assistance to you, or answer any questions, please don't hesitate to contact me. All of my contact information is below.

Sincerely,

David Walker
President
Cell - 832 878-3402
Office - 281-479-2322 ext. 106
davidaw@comexcorp.com

EXHIBIT B

%	Amount	Description	Division Code	Division Name	Division Amount	%	Unit Price	Unit Price 2
0		Base Bid	1000	General Conditions	210,284	2.63%		
1.0%	75,000	Labor	2000	Site Work	1,003,394	12.54%		
2.4%	173,460	Materials	3000	Concrete	1	0.00%		
96.2%	6,947,050	Subcontractor	4000	Masonry	316,000	3.95%		
0.3%	25,000	Equipment	5000	Steel	248,160	3.10%		
0.0%	0	Other	6000	Wood & Plastics	1,139,376	14.24%		
			7000	Thermal & Moisture Protection	317,799	3.97%		
	7,220,510	Direct Costs Subtotal	8000	Doors & Windows	362,554	4.53%		
Isum	2,000	AGC Fee	9000	Finishes	904,272	11.30%		
5.75%	415,179	General Conditions Fee	10000	Specialties	67,372	0.84%		
25.00%	18,750	Labor Burden	11000	Equipment	22,572	0.28%		
	7,656,439	Gross Subtotal	12000	Furnishings	381,751	4.77%		
3.45%	276,000	Construction Managers Fee	15000	Mechanical	1,397,631	17.47%		
	7,932,439	Bond Subtotal	16000	Electrical	849,344	10.62%		
0.8517%	67,561	New Bond		Direct Costs Subtotal	7,220,510	90.26%		
	0	Matrix Cut/Add		Indirect Costs	435,929	5.45%		
	0	Final Cut/Add		Bid Markups	276,000	3.45%		
	8,000,000	Total Bid		Bonding & Insurance Costs	67,561	0.84%		
				Matrix Cut/Add	0	0.00%		
				Final Cut/Add	0	0.00%		
				Total Bid	8,000,000	100.00%		

Total of Matrices Best Solutions 6,370,898

0 % Labor 0

Total of Matrices Accepted Solutions 6,965,226

Total Preliminary Bids 645,907

Total Bond Premiums 0

Accepted total exceeds Best total by 594,328 (8.53%)

GC's/Month NA

Markups/Month NA

Section Code	Section Name	Quantity	Unit	Labor Total	Mat Total	Mat Supplier Name	Subcontractor Total	Subcontractor Name	Equipment Total	Section Unit Price	Section Total
1000.0	General Conditions										
1010.0	Project Supervision	1.0		\$ 0					\$ 0	0.00	\$ 0
1021.0	Allowance	1.0					\$ 35,284			35,284.00	\$ 35,284
1022.0	Allowance-C. Contingency	1.0					\$ 100,000			100,000.00	\$ 100,000
1023.0	Allowance-Controls	1.0					\$ 0			0.00	\$ 0
1024.0	Allowance-Communication Tower	1.0					\$ 0			0.00	\$ 0
1055.0	Surveying	1.0					\$ 0			0.00	\$ 0
1060.0	Architectural Services	1.0					\$ 0			0.00	\$ 0
1110.0	Traffic Control	1.0					\$ 0			0.00	\$ 0
1500.0	Construction Facilities	1.0					\$ 0		\$ 0	0.00	\$ 0
1512.0	Temporary Electricity	1.0			\$ 0					0.00	\$ 0
1514.0	Temporary Telephone	1.0			\$ 0					0.00	\$ 0
1516.0	Temporary Sanitation	1.0							\$ 0	0.00	\$ 0
1520.0	Temporary Fences	1.0					\$ 0			0.00	\$ 0
1530.0	Project Identification and Signs	1.0		\$ 0	\$ 0					0.00	\$ 0
1535.0	Clean Up Labor	1.0		\$ 50,000						50,000.00	\$ 50,000
1536.0	Dumpster Fees	1.0							\$ 25,000	25,000.00	\$ 25,000
1800.0	Construction Permits & Fees	1.0					\$ 0			0.00	\$ 0
1900.0	Insurance	1.0					\$ 0			0.00	\$ 0
	Totals			\$ 50,000			\$ 135,284		\$ 25,000		\$ 210,284
2000.0	Site Work										
2055.0	Concrete Sawing/Breaking	1.0					\$ 15,000	Preliminary		15,000.00	\$ 15,000
2131.0	Concrete Pavement	1.0	SF				\$ 463,029	A.G.E		463,029.00	\$ 463,029
2222.0	Exc. & Backfill For Utilities	1.0					\$ 15,000	Preliminary		15,000.00	\$ 15,000
2250.0	Earthwork	1.0					\$ 169,480	T & T Constructi		169,480.00	\$ 169,480
2311.0	Gate & Parking Lot	1.0					\$ 51,840	Foster		51,840.00	\$ 51,840
No electric Panics											
2350.0	Storm Drainage	1.0						Spring Creek		0.00	\$ 0
2355.0	Limestone Pavers	1.0					\$ 8,230	Pavers		8,230.00	\$ 8,230
2370.0	Site Gas Service	1.0					\$ 1	Preliminary		1.00	\$ 1

2375.0	Site Water & Fire Water Service	1.0						Spring Creek		0.00	\$ 0
2411.0	Selective Demo.	1.0					\$ 8,762	Martin Marietta		8,762.00	\$ 8,762
2523.0	Concrete Joints	1.0					\$ 92,000	TAG		92,000.00	\$ 92,000
2530.0	Concrete Sidewalks	1.0	SF					A.G.E		0.00	\$ 0
2711.0	Parking Lot Fence 6' H W/ Slats	250.0	LF					Foster		0.00	\$ 0
2741.0	SWPPP	1.0					\$ 10,047	Ensolum		10,047.00	\$ 10,047
2765.0	Pavement Markings	1.0					\$ 6,585	RockTek		6,585.00	\$ 6,585
2910.0	Landscaping	1.0					\$ 101,446	Maldonado		101,446.00	\$ 101,446
2915.0	Irrigation	1.0					\$ 46,073	Maldonado		46,073.00	\$ 46,073
2920.0	Granite & Gravel	1.0					\$ 15,900	Preliminary		15,900.00	\$ 15,900
2925.0	Bike Rack	4.0	EA				\$ 1	Preliminary		0.25	\$ 1
	Totals						\$ 1,003,394				\$ 1,003,394
3000.0	Concrete										
3300.0	Concrete Fdn. SOG	1.0	SF					A.G.E		0.00	\$ 0
3471.0	C.T. Fdn. Demo	1.0					\$ 1	Preliminary		1.00	\$ 1
	Totals						\$ 1				\$ 1
4000.0	Masonry										
4200.0	Unit Masonry Typ. BR N/A	1.0					\$ 316,000	Brickfield		316,000.00	\$ 316,000
	Totals						\$ 316,000				\$ 316,000
5000.0	Steel										
5500.0	Structural Steel	1.0				\$ 135,888	Eagle			135,888.00	\$ 135,888
5501.0	Structural Steel Erection	178.0	Ea.				\$ 59,000	Eagle		331.46	\$ 59,000
5550.0	Misc. Metal Fab	1.0					\$ 20,000	Preliminary		20,000.00	\$ 20,000
5750.0	Handrails	1.0					\$ 33,272	Approved Archite		33,272.00	\$ 33,272
	Totals					\$ 135,888	\$ 112,272				\$ 248,160
6000.0	Wood & Plastics										
6100.0	Rough Carpentry	1.0		\$ 25,000	\$ 20,000					45,000.00	\$ 45,000
6200.0	Finish Carpentry	1.0					\$ 25,000	Preliminary		25,000.00	\$ 25,000

6550.0	Glue Lam Beams & Columns	1.0					\$ 732,300	R.M. Rodgers		732,300.00	\$ 732,300
Pressure Treatment Included											
6555.0	Wood T & G Deck	1.0					\$ 1	Preliminary		1.00	\$ 1
6600.0	Millwork	1.0					\$ 237,075	Texas Premier		237,075.00	\$ 237,075
6925.0	Plywood Roof Deck	1.0					\$ 100,000	Preliminary		100,000.00	\$ 100,000
	Totals			\$ 25,000	\$ 20,000		\$ 1,094,376				\$ 1,139,376
7000.0	Thermal & Moisture Protection										
7135.0	Waterproofing	1.0					*	TAG		0.00	\$ 0
7190.0	Water Repellents	1.0					\$ 1	Preliminary		1.00	\$ 1
7210.0	Insulation	1.0					*	TAG		0.00	\$ 0
7520.0	TPO Mem. Roofing	1.0					\$ 242,160	TRS		242,160.00	\$ 242,160
7620.0	RTU Screen	1.0					\$ 65,638	Alumimum Tech		65,638.00	\$ 65,638
7621.0	Roof Wood Decking	1.0		\$ 0	\$ 0					0.00	\$ 0
7841.0	FireStop	1.0					\$ 10,000	Preliminary		10,000.00	\$ 10,000
	Totals						\$ 317,799				\$ 317,799
8000.0	Doors & Windows										
8142.0	P.L. Wood Doors	1.0					*	Himmels		0.00	\$ 0
8411.0	H.M. Door & Frame	1.0					\$ 155,450	Himmels		155,450.00	\$ 155,450
8710.0	Finish Hardware	1.0			*	Himmels				0.00	\$ 0
8711.0	Install Drs. & Hardware	1.0					*	Himmels		0.00	\$ 0
8800.0	Glass & Glazing	1.0					\$ 182,104	Terrell		182,104.00	\$ 182,104
8805.0	Bullet Resistant Glass	1.0					\$ 25,000	Preliminary		25,000.00	\$ 25,000
	Totals						\$ 362,554				\$ 362,554
9000.0	Finishes										
9220.0	Gyp. Board Assemblies	1.0 SF					\$ 182,934	Fernando		182,934.00	\$ 182,934
No wall Panels											
9253.0	Tie-Up Lights	1.0					\$ 1	Preliminary		1.00	\$ 1
9300.0	Ceramic Tile	1.0					\$ 16,700	Southern Tile &		16,700.00	\$ 16,700
9350.0	Terrazzo Flooring	1.0					\$ 84,200	Southern Tile &		84,200.00	\$ 84,200
9511.0	Acoustical Panel Ceiling(NR)	1.0					\$ 395,837	Texas Premier		395,837.00	\$ 395,837

9600.0	Light Gage Trusses	1.0	SF				\$ 36,785	Cascade		36,785.00	\$ 36,785
9614.0	Floor Protection	1.0					\$ 25,000	Preliminary		25,000.00	\$ 25,000
9650.0	Install Trusses	1.0					\$ 30,000	Preliminary		30,000.00	\$ 30,000
9651.0	VCT, Carpet, Base	1.0					\$ 67,545	Dobbins		67,545.00	\$ 67,545
9910.0	Painting	1.0					\$ 65,270	Texas Premier		65,270.00	\$ 65,270
	Totals						\$ 904,272				\$ 904,272
10000.0	Specialties										
10150.0	Toilet Partitions	5.0	EA				\$ 34,262	Fast Track		6,852.40	\$ 34,262
10350.0	Flagpoles	1.0					\$ 17,900	Kronbergs		17,900.00	\$ 17,900
10440.0	Interior & Ext. Signs	1.0					\$ 15,210	STGS		15,210.00	\$ 15,210

Not illuminated

10730.0	Fast Track	1.0						Fast Track		0.00	\$ 0
10800.0	Toilet & Bath Accessories	1.0						Fast Track		0.00	\$ 0
	Totals						\$ 67,372				\$ 67,372
11000.0	Equipment										
11450.0	Appliances	1.0			\$ 17,572	MD				17,572.00	\$ 17,572
11610.0	Fume Hood	1.0					\$ 5,000	Preliminary		5,000.00	\$ 5,000
	Totals				\$ 17,572		\$ 5,000				\$ 22,572
12000.0	Furnishings										
12500.0	Window Treatment	1.0					\$ 21,751	Capitol		21,751.00	\$ 21,751
12600.0	Furnishings Allowance	1.0					\$ 360,000	Preliminary		360,000.00	\$ 360,000
	Totals						\$ 381,751				\$ 381,751
15000.0	Mechanical										
15000.0	Plumbing	1.0					\$ 244,515	Innovative		244,515.00	\$ 244,515
15330.0	Bldg. Sprinkler Sys. (Exc. Vault & Au	1.0					\$ 72,335	Battleground		72,335.00	\$ 72,335

Add \$ 26,770.00 for Dry Sys. @ Canopy

15500.0	HVAC	1.0					\$ 702,980	Mercury		702,980.00	\$ 702,980
15815.0	Sanitary Sewer	1.0					\$ 377,800	Spring Creek		377,800.00	\$ 377,800
15940.0	HVAC Sub Bond	1.0					\$ 1	Preliminary		1.00	\$ 1

	Totals						\$ 1,397,631				\$ 1,397,631
16000.0	Electrical										
16000.0	Electrical	1.0					\$ 543,593	Weaver		543,593.00	\$ 543,593
27410.0	Audio Video	1.0					\$ 117,322	Datavox		117,322.00	\$ 117,322
28160.0	Intrusion Detection	1.0					\$ 95,000	Datavox		95,000.00	\$ 95,000
28230.0	Tech & Data Sys.	1.0					\$ 62,214	Fidelis	g	62,214.00	\$ 62,214
28310.0	Fire Alarm & Smoke Detection Sys	1.0					\$ 31,215	FireTron		31,215.00	\$ 31,215
Simplex From Johnson Controls \$ 24,600.00											
	Totals						\$ 849,344				\$ 849,344

Total Bid Amount: 8,000,000

Active Filter: Division - Details

Addon Allocation: Normal



Comex Corporation

*General Contractors
Design Build
Construction Managers*

9841 Spencer Highway
La Porte, TX 77571
(281) 479-2322
(281) 479-2069 Fax
www.comexcorp.com

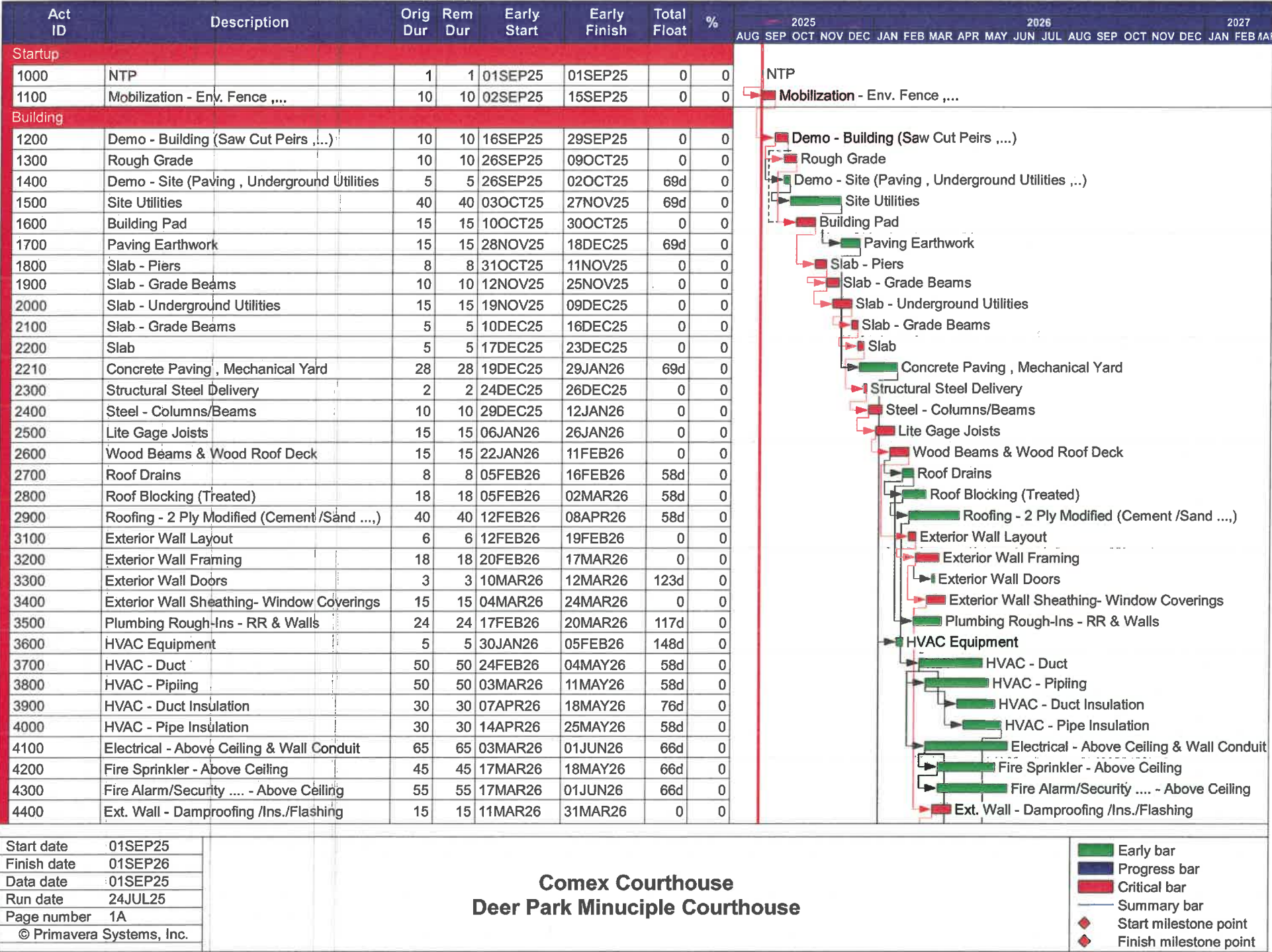
EXHIBIT C

Rate Sheet

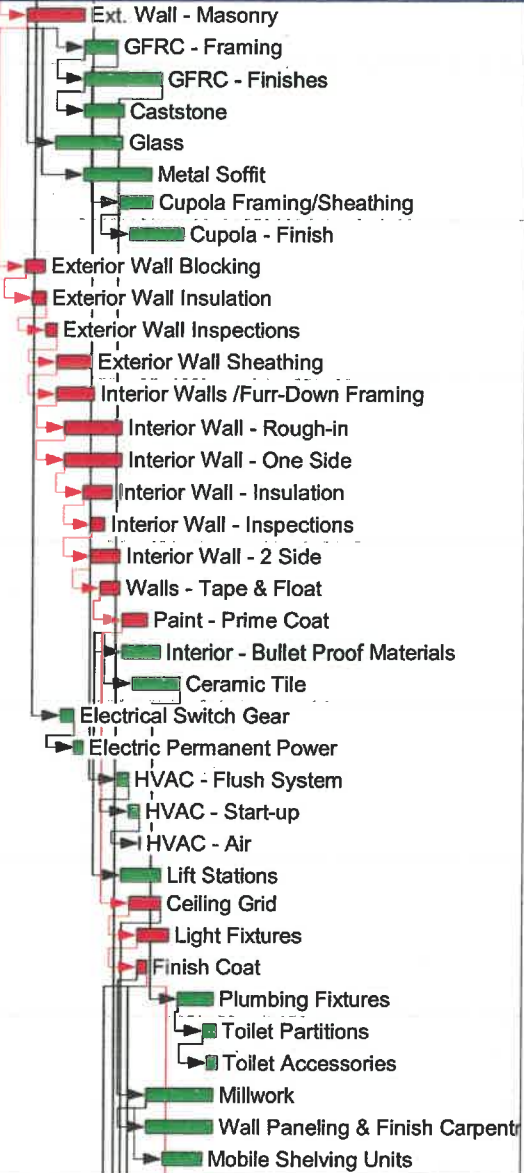
City of Deer Park Municipal Court Building

ITEM	Hourly Rate
Senior Project Manager	\$75.00
Project Manager	\$70.00
Assistant Project Manager	\$50.00
Superintendent	\$65.00

EXHIBIT D



Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	Total Float	%	2025					2026												2027																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Start date 01SEP25

Finish date 01SEP26

Data date 01SEP25

Run date 24JUL25

Page number 2A

© Primavera Systems, Inc.

Comex Courthouse

Deer Park Minuciple Courthouse

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

EXHIBIT E

Project Luong
Issue for Preliminary Permit Review
June 2025

City of Deer Park Municipal Court
DEECIT00399
Deer Park, TX.

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Not Used

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Not Used

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Not Used

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EXHIBIT F

Project Luong
Issue for Preliminary Permit Review
June 2025

City of Deer Park Municipal Court
DEECIT00399
Deer Park, TX.

DOCUMENT 000107 - SEALS PAGE

1.1 DESIGN PROFESSIONALS OF RECORD

A. Architect:

1. Yesika Soto.
2. License # 27251.



2025-06-04

3.

B. Civil Engineer:

1. Phasith Nanthavongdouangsy.
2. License #99284



06-04-2025

3.

C. Landscape Architect:

1. Emily Chisholm Luong
2. License #2996



3.

D. Irrigation Engineer:

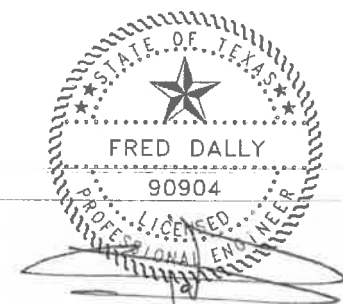
1. Bruce Manche
2. License #4750



3.

E. Structural Engineer:

1. Fred Dally
2. License #90904



3.

F. Fire-Protection Engineer:

1. Sevak Kalantarians
2. License #97498



3. 2025-06-04

G. Plumbing Engineer:

1. Anwar Hassan
2. License #64671



3. 2025-06-04

H. HVAC Engineer:

1. Anwar Hassan
2. License #64671



3.

I. Electrical Engineer:

1. Sevak Kalantarians
2. License #97498



3.

END OF DOCUMENT 000107

DOCUMENT 000115 - LIST OF DRAWING SHEETS

1.1 LIST OF DRAWINGS

- 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 **ISSUE FOR PERMIT**, dated **June 4, 2025**, as modified by subsequent Addenda and Contract modifications.

END OF DOCUMENT 000115

EXHIBIT G

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- 5.4 Attachment D: W9
- 5.5 Attachment D: design update presentation by the Architect to the City Council

Exhibit H: Alternates

City of Deer Park Municipal Court Building 07/23/2025

Description	Quani	Unit	Sub Price	GMP Credit W/ G.C. & M.U.
Earthwork Bid Savings	1	LS	\$ (28,080.00)	\$ (30,663.36)
Site Utilities Bid Savings	1	EA	\$ (138,414.00)	\$ (151,148.09)
T & G Wood Roof Deck in Lieu of CLT Wood Roof Deck	1	LS	\$ (64,400.00)	\$ (70,324.80)
Dry Sprinkler System @ Exterior Canopy	1	LS	\$ 26,770.00	\$ 29,232.84
Delete Finish Carpentry	1	LS	\$ (25,000.00)	\$ (27,300.00)
Poplar Wood in lieu of Maple for Ceiling & Wall Slats & 4" centered Wall Slat Panels9See attached)	1	LS	\$ (52,734.00)	\$ (57,585.53)
Delete Furniture Allowance-Remained in Proposal	1	LS	\$ -	\$ -
Use DataVox (\$ 160,889.00) In lieu of AVEX (\$ 117,322.00) for Audio Video	1	LS	\$ 43,567.00	\$ 47,575.16
Use DataVox (\$140,382.00) In lieu of Security 101 (\$ 95,000.00) for Intrusion Detection	1	LS	\$ 45,382.00	\$ 49,557.14
Use Fidelis (94,872.64) in lieu of Houston Cabling (\$ 62,214.00) for Tech & Data Cabling	1	LS	\$ 32,658.64	\$ 35,663.23
Light Fixture Cost Savings-Fixtures as specified	1	LS	\$ (30,000.00)	\$ (32,760.00)
Allow threaded connections on 2” and smaller gas piping instead of the welded connections per note on P1-00	1	LS	\$ (3,000.00)	\$ (3,276.00)
change from fabric wrapped tectum panels to fabric wrapped fiberglass panel.		EA	\$ (7,306.00)	\$ (7,978.15)
	1	EA	\$ -	\$ -
	1	EA	\$ -	\$ -
	1	EA	\$ -	\$ -
	1	EA	\$ -	\$ -
	1	EA	\$ -	\$ -
	1	EA	\$ -	\$ -
	1	EA	\$ -	\$ -
	1	SF	\$ -	\$ -
	1	SF	\$ -	\$ -
	1	LS	\$ -	\$ -
	1	LS	\$ -	\$ -
	1	LS	\$ -	\$ -
	1	LS	\$ -	\$ -
	1	SF	\$ -	\$ -
	1	LS	\$ -	\$ -
Total Base Bid Deduct			\$ (200,556.36)	\$ (219,007.55)