



SpawGlass Contractors
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TUPPS Brewery

Exhibit D – GMP Scope Clarifications Part I November 09, 2021

GENERAL QUALIFICATIONS

1. The Guaranteed Maximum Price (GMP) is based on: The Issue for GMP 95% Construction Documents as prepared by Conduit Architecture + Design dated July 01, 2021 and the project specifications by Conduit Architecture + Design dated July 01, 2021, and Addendum 02 dated July 16, 2021 and as commented on by TUPPS (Owner), Matador (Owners Representative) and SpawGlass Contractors (Construction Manager) on consolidated comments dated 09-20-2021. Addendum 01 was a change in bid date and did not contain any additional documents or clarifications. Contract documents are further defined in the Exhibit F – List of Drawings and Specifications.
2. Our GMP does not take into account, or include any provisions, for time, cost, or other factors related to the COVID-19 (Coronavirus) market impacts not known at the time of GMP submission. We will work with TUPPs to proactively address these situations as/if they arise.
3. The overall Project Schedule is dependent upon the fabrication and delivery of the brewery Pre-Engineered Metal Building (PEMB) Structure. Any delays that impact the PEMB's delivery and erection when shown on the project schedule attached to this GMP (Exhibit E – Preliminary Project Schedule) will result in a delay to the overall project schedule. SpawGlass will work to mitigate any issues that will, or may arise due to such a delay, but any costs associated with such a delay are excluded. Fabrication schedule for the PEMB was confirmed on 11/09/21.

SPECIFIC QUALIFICATIONS

Division 01 – General Requirements

1. SpawGlass will provide separate breakouts for the remodel portions of the project, (Existing Taproom modifications and Barrel Aging Building Modifications) and accrue remodel taxes for those portions of the project. The balance of the project is assumed to be taxed as new construction. Any tax assessments differing from those stated and any costs associated with such changes are excluded.
2. Temporary water meter and its usage is included. We have included temporary utilities for our construction office and for construction services only. Permanent utilities, once established on site, are to be in TUPPs name and the responsibility of TUPPs.

3. Tap and impact fees in the amount of \$120,711 are included in the GMP and represent the latest estimate available from the City of McKinney. Costs incurred in addition to, or costs less than the stated amount will be reconciled out of contingency.
4. Screening of subcontractors' and contractor's employees in accordance with CDC guidelines in regard to COVID-19 as of the date of issuance of the GMP is included. Mandatory COVID-19 Vaccination requirements are not included.
5. Building Permit fees are excluded from the GMP.
6. The GMP includes a 3.5% Contractor Contingency to be used to cover reconciliation with the issue for construction documents, as well as underestimating or missed scope during the project award. All buyout savings and/or overruns to be discussed with and approved by Owner and Landlord.
7. The GMP does not include any separate contingency for material escalation. Any material escalation costs that might arise prior to the project being fully bought out will be funded from Contractor Contingency. Owner and Landlord will be notified of and approve of Contractor Contingency expenditures prior to execution.
8. The GMP excludes an Owner's Contingency. It is understood that such a contingency is being held by the owner outside this GMP and will be utilized to cover costs not included in the scope of the GMP such as:
 - a. Scope of work increases.
 - b. Increases in cost due to hidden, concealed or otherwise unforeseen conditions that develop during the project.
 - c. Increases in quantity or quality beyond what is reasonably inferable from the current GMP Documents.
 - d. Inclusion of items specifically excluded from this GMP.
 - e. Owner initiated changes.
 - f. Owner initiated schedule acceleration, or delays.
 - g. Designer errors and omissions.

Division 02 – Existing Conditions

1. The GMP excludes costs for hazardous materials remediation. If hazardous materials are encountered, GC will stop work and notify Owner.
2. The GMP includes costs for structure demolition as shown per the drawings.
3. The GMP includes costs to salvage materials on site to be reused.
4. The GMP includes the relocation of the shed located along the east property boundary to be relocated within the new property lines.

Division 03 – Concrete

1. GMP assumes a bearing depth of 20 feet with a penetration depth of 4 feet for all piers and excludes casing. Differences in pier depths, or requirements for casing to be reconciled per the table below:

Diameter	Additional Depth	Lesser Depth	Add Casing
24"	\$71.50	(\$7.00)	\$66.00

2. GMP includes modifications to the site and building concrete scope per the attached drawings titled Exhibit D – Part II Scope Clarifications.

Division 04 – Masonry

1. GMP excludes all stone veneer and stone walls depicted in the documents, per the 95% CD Comments all such scope has been removed from the project in the latest version of the Site Plan submitted to the City of McKinney Community Development Corporation (MCDC) and TUPPs on 11/05/2021.

2. GMP includes eight-inch CMU at the brewery building for the Elevator Shaft, Loading Dock addition on the west side of the brewery and the Grain/ Boiler/ Electrical Room Addition on the south side of the brewery. GMP also includes eight-inch CMU for the dumpster enclosure situated on the west side of the property between the brewery and barrel aging building.
3. GMP excludes all masonry depicted on the north side of the brewery, per the 95% CD Comments, areas on the North side of the brewery building will be deleted in the forthcoming construction documents.

Division 05 – Metal Fabrications

1. GMP includes new steel roof framing, roof modifications, and new metal decking at the Tap Room per the 95% construction documents.
2. GMP includes a new steel structure addition to the Tap Room approximately 2,400 sf.
3. GMP includes metal handrails and pan stairs depicted in the Tap Room as well as improvements to the existing mezzanine. GMP excludes cable rail system shown in the 95% construction documents and includes a shop fabricated picketed guardrail system instead.
4. All steel depicted in the Brewery and associated with the PEMB are covered in Division 13 – Special Construction

Division 06 - Wood, Plastics and Composites

1. All required inwall blocking is included.
2. GMP includes the salvage of lumber from existing structures on site and its reuse as indicated in the 95% CD's.
3. Total rough carpentry scope revisions are per the 95% CD Comments.
4. GMP includes finish carpentry for countertops at the restrooms in the Tap Room and Brewery as well as cabinets for the Brewery break room and the reuse of material furnished by the owner for the bar in the Tap Room. All finish carpentry scope revisions per the 95% CD Comments.

Division 07 – Thermal and Moisture Protection

1. All required fire caulking is included.
2. GMP includes all required waterproofing and caulking per the plans and revisions noted in the 95% CD comments.
3. GMP excludes any sprayed-on fireproofing.
4. GMP includes a TPO Roofing System above the west side addition to the Tap Room of approximately 2,400 sf.
5. GMP includes new standing seam metal roof above the existing Tap Room.
6. GMP includes reuse of salvaged metal panels for exterior cladding and screening at the Tap Room.
7. All roofing, siding and waterproofing scope revisions per the 95% CD Comments.
8. All roofing and siding depicted in the Brewery and associated with the PEMB are covered in Division 13 – Special Construction

Division 08 – Openings

1. GMP includes all new doors, frames, and hardware as shown in the 95% CD comments.
2. GMP includes all glass and glazing as shown in the 95% CD comments.
3. GMP includes manual sectional overhead doors with as shown in the 95% CD comments.

4. GMP includes modifications to all storefront depicted to reduce door heights to standard height of seven feet and eliminate mullions not necessary for transitions as described in the 95% CD comments.
5. All Doors, Frames, Hardware, OH Doors and Glazing scope revisions per the 95% CD Comments.

Division 09 – Finishes

1. All drywall partition types have been included as light gauge metal framing systems as shown on the proposed floor plans and as modified by the 95% CD comments and the revised kitchen and restroom layout for the tap room attached to Exhibit D – Part II Scope Clarifications.
2. Rated walls have been included where required.
3. GMP includes all ceiling types as shown on the reflected ceiling plans and as modified by the 95% CD Comments.
4. All Drywall and Framing scope revisions per the 95% CD Comments.
5. GMP includes brewery tile beneath the brewhouse in the brewery, all other flooring finishes to be sealed concrete, or epoxy coated concrete per the 95% CD Comments.
6. All Flooring scope revisions per the 95% CD Comments.
7. GMP includes minimal painting as most finishes will be recycled or reused materials. All Exposed structural steel and handrails to be left unpainted with owner to select primer color to achieve desired aesthetic.
8. GMP excludes any Level 5 Finishes.
9. All Painting scope revisions per the 95% CD Comments.

Division 10 – Specialties

1. GMP includes necessary FEC and specified Specialty Items.
2. GMP includes all toilet and bath accessories as specified for the Tap Room and Brewery restrooms.
3. GMP excludes all wayfinding signage, Owner has included in FFE.
4. GMP excludes Exterior signage, Owner has included in FFE

Division 11 - Equipment

1. GMP includes loading dock equipment at the Brewery only.
2. GMP includes furnishing and installing glycol chiller and boiler for the brewery.
3. GMP includes furnishing and installing one 46' x 30' x 20' cooler and associated equipment in the Brewery.
4. GMP includes furnishing and installing one 8' x 5' x 8' cooler at the Tap Room Kitchen, one 41'-6" x 8'-10" x 8' cooler at the Tap Room bar and all associated equipment in the Tap Room.
5. GMP excludes all office furniture and equipment.
6. All Refrigeration scope revisions per the 95% CD Comments.
7. GMP excludes all Kitchen and Brewery equipment. Contractor to coordinate with the Owner on final connections and deliveries.

Division 12 - Furnishings

1. GMP excludes all furnishings for the buildings or site, such items are understood to be FFE and furnished by the Owner.

Division 13 - Special Construction

1. GMP includes the furnish and installation of Pre-Engineered Metal Building (PEMB) per the 95% CD comments. All PEMB scope revisions per the 95% CD Comments.
2. PEMB scope includes all roofing, insulation, wall panels, interior liner panels, mezzanine decking, stairs, guardrails, handrails and steel framing depicted for the Brewery Building. Quote for PEMB as furnished by Red Dot is included in Exhibit D – Part II Scope Clarifications for additional information on complete PEMB scope.
3. GMP includes an allowance of \$70,000 for the foundations of seven Bring Your Own Business Silos (BYOB Silos). Silos are to be furnished and erected by Owner.

Division 14 - Elevators

1. GMP includes a two stop Elevator per the plans and specifications.

Division 21 - Fire Suppression

1. GMP includes a new NFPA 13 Fire Protection System for the Brewery Building, Tap Room, and Barrel Aging Building and their amended footprints per the 95% CD comments.
2. Pipe for wet system to be black carbon steel, schedule 10 with grooved fitting and any threaded piping to be black schedule 40 with threaded cast iron fittings.
3. GMP includes a dry fire protection system at the Barrel Aging Building and Dry Heads where required beneath the Tap Room and Brewery Overhangs.
4. Water pressure at the site is assumed to be adequate for the new fire protection system and no allowance for a separate fire pump is included.

Division 22 - Plumbing

1. GMP includes new plumbing fixtures at the restroom as shown in the drawings and modified by the 95% CD comments
2. GMP includes new plumbing systems as shown in the drawings and as modified by the 95% CD comments:
 - a. sanitary waste/vent
 - b. domestic hot/cold water
 - c. waste/vent
3. GMP includes insulation for domestic water as specified.
4. GMP includes modifications to the underground plumbing run out per the attached pdf included in Exhibit D – Part II Scope Clarifications.
5. See Division 23 – Mechanical for additional clarifications

Division 23 - HVAC

1. GMP includes new mechanical equipment as modified per the 95% CD comments.
2. GMP includes ductwork, insulation as required and as modified per the 95% CD comments.
3. GMP includes all testing and balancing of HVAC system.
4. GMP excludes kitchen exhaust fans and hoods, to be purchased by TUPPS, GMP includes receipt of said equipment and installation and connections with stainless steel grease duct.
5. GMP excludes kitchen hood make up air unit, to be purchased by TUPPS, but includes receiving and installing said equipment.
6. All kitchen equipment to be furnished by the Owner.
7. GMP includes steam piping and condensate return from the brewhouse heat exchanger to the new boiler in the brewery in the amount of \$18,000. Final routing to be determined once brewhouse and boiler design is finalized.

8. GMP includes modifications to the mechanical and plumbing scope per the attached pdf titled Exhibit D – Part II Scope Clarifications furnished by Weldon Contractors.

Division 26 - Electrical

1. GMP includes light fixtures and branch circuiting as amended per the attached pdf titled Exhibit D – Part II Scope Clarifications.
2. GMP includes power wiring and connection of HVAC equipment per Exhibit D – Part II Scope Clarifications.
3. GMP includes switchgear and associated distribution feeders and panels per Exhibit D – Part II Scope Clarifications.
4. GMP includes utilizing Aluminum Feeders per Exhibit D – Part II Scope Clarifications.
5. GMP includes stub ups to accessible ceilings for the fire alarm system per Exhibit D – Part II Scope Clarifications.
6. GMP includes telephone and data back boxes and stub ups to accessible ceilings per Exhibit D – Part II Scope Clarifications.
7. GMP includes a new Lighting Protection and Grounding Systems per Exhibit D – Part II Scope Clarifications.
8. GMP includes modifications to the electrical and lighting scope per the attached pdf titled Exhibit D – Part II Scope Clarifications furnished by All Tech Electric.

Division 27 – Communications/AV Systems

1. GMP includes new pathways, back boxes and communications system per the 95% CD Comments.
2. GMP includes new 12 pair fiber connection between the Brewery Building, Barrel Aging Building, Tap Room Building, and Coffee House. Primary fiber connection and pathway from provider to demarcation point on site is excluded.
3. GMP excludes patch cabling and horizontal cabling within any of the buildings. Contractor to coordinate with Owner's installer to provide pathways in inaccessible walls and ceilings and backboxes.

Division 28 - Electronic Safety & Security

1. GMP includes all new Fire Alarm System and devices for the Brewery Building, Barrel Aging Building, Tap Room Building, and Coffee House.
2. GMP excludes all security devices and system. Contractor to coordinate with Owner's installer to provide pathways in inaccessible walls and ceilings and backboxes.

Division 31 – Earthwork & Erosion Control

1. GMP is based on the Geotechnical Report included in the GMP Documents.
2. GMP includes selective demolition as shown in the documents.
3. GMP includes strip and stockpile onsite top soils to be used in new landscape beds and backfill areas.
4. Proposal includes Lime Stabilization at paving area.
5. GMP to provide and install of moisture conditioned soils beneath new building pads as amended by the 95% CD comments. GMP excludes shoring beneath existing building foundations, appropriate precautions will be taken to prevent undermining of existing foundations when moisture conditioning soils next to adjacent structures.
6. GMP includes all required SWPPP and Erosion Control.
7. GMP includes the required Subterranean Termite Soil Treatment.
8. All earthwork scope revisions per the 95% CD Comments.

Division 32 - Exterior Improvements

1. GMP includes fire lane striping as required.
2. GMP includes fence and gates as shown at the back of the Brewery only per the 95% CD comments.
3. GMP includes an allowance for site improvements in the amount of \$98,327 to include the relocation and reuse of "Big Bass Towing Blocks" throughout the site as well as preparation for Site Amenities as depicted on L2.11
9. GMP includes new decomposed granite, landscaping and irrigation per the 95% CD comments.
4. GMP excludes stabilizer at all decomposed granite areas

Division 33 - Utilities

1. GMP includes the following site utilities:
 - a. Sanitary Sewer as amended by 95% CD comments.
 - b. Water Services as amended by 95% CD comments.
 - c. FDC loop per the documents.
2. All Utilities scope revisions per the 95% CD Comments.
3. GMP includes Tap and Impact Fees in the amount of \$120,711. Costs incurred in addition to, or costs less than the stated amount will be reconciled out of contingency.
4. GMP include a Grease Trap for the kitchen only. Sand Oil Separators for the elevator sump are excluded. Elevator sump to use a smart pump and oil storage system furnished by elevator contractor.

END OF PART I