



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 07 day of October in the year 2024, 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 23 day of September in the year 2024 (the "Agreement")
(In words, indicate day, month, and year.)

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

High Plains Library District Support Services Addition and Renovation
2650 W. 29th St.
Greeley, CO 80631

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

High Plains Library District
2650 W. 29th St.
Greeley, CO 80631
970.506.8557

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

Gerald H. Phipps, Inc. dba GH Phipps Construction Company
4800 Innovation Drive
Fort Collins, CO 80525
970.776.5500

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- A.1 GUARANTEED MAXIMUM PRICE**
- 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.

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.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Thirteen Million, seven-hundred fifty-one thousand, one-hundred eighteen US Dollars. (\$ 13,731,118), 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.)

| | |
|--|---------------|
| - Direct Costs | \$ 12,377,263 |
| - Permit, Plan Check and Fire Dept. Fees | \$ 97,961 |
| - Insurances and Bond | \$ 227,306 |
| - Construction Contingency | \$ 635,127 |
| - Construction Fee | \$ 393,461 |
| - Preconstruction Fee | \$ 20,000 |
| Total GMP Presented on 09.23.24 | \$ 13,751,118 |
| | |
| - Remove Preconstruction Fee (Original Contract Value) | \$ < 20,000 > |
| | |
| TOTAL GMP CONTRACT AMENDMENT VALUE | \$ 13,731,118 |

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

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

§ A.1.1.5 Alternates

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

| Item | Price |
|------|-------|
| N/A | 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 |
|------------------------------------|-----------------|---------------------------|
| - Existing Building South Handrail | Included in GMP | Included in GMP |

§ 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 | N/A | 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.)

Renovation Start 12/2/24, City of Greeley Building Permit Dependent
Addition Start 1/2/25, City of Greeley Building Permit Dependent

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

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

§ A.2.3 Substantial Completion

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

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

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

By the following date: October 1, 2025 (pending City of Greeley Building Permit Issuance)

§ 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 |
|-----------------------|---|
| Renovation Building A | May 10, 2025 (pending City of Greeley Building Permit Issuance) |
| Addition Building C | October 1, 2025(pending City of Greeley Building Permit Issuance) |

§ 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 |
|-----------|---------------------------------|----------|-------|
| Exhibit A | Cover Letter and Qualifications | 09.23.24 | 9 |

§ A.3.1.2 The following Specifications:

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

See Exhibit B- List of Documents

| Section | Title | Date | Pages |
|---------|-------|------|-------|
|---------|-------|------|-------|

§ A.3.1.3 The following Drawings:

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

See Exhibit B- List of Documents

Number

Title

Date

§ A.3.1.4 The Sustainability Plan, if any:

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

Title
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 |
|--|----------|
| - Add 2 Each Street Lights | \$20,000 |
| - Permit, Plan Check and Misc. Permits | \$97,961 |

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

See Exhibit A- CD Development Estimate Cover Letter and Qualifications

§ 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.)

Exhibit A- CD Development Estimate

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.)

- Electrical- Conduct All Electric
- Mechanical and Plumbing- Design Mechanical
- Pergola- Denver Pergola (StruXure)
- Structural Steel- BK Welding

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

OWNER *(Signature)*

CONSTRUCTION MANAGER *(Signature)*

(Printed name and title)

(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 14:49:59 ET on 10/01/2024.

PAGE 1

This Amendment dated the 07 day of October in the year ~~2019~~, 2024, 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 23 day of September in the year 2024 (the "Agreement")

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- Remove Preconstruction Fee (Original Contract Value) \$ <20,000 >

TOTAL GMP CONTRACT AMENDMENT VALUE \$ 13,731,118

...

N/A

N/A

...

- Existing Building South Handrail Included in GMP Included in GMP

...

N/A

N/A

N/A

PAGE 3 Established as follows:

Renovation Start 12/2/24, City of Greeley Building Permit Dependent
Addition Start 1/2/25, City of Greeley Building Permit Dependent

...

By the following date: October 1, 2025 (pending City of Greeley Building Permit Issuance)

...

Renovation Building A

May 10, 2025 (pending City of Greeley Building Permit Issuance)

Addition Building C

October 1, 2025(pending City of Greeley Building Permit Issuance)

...

Exhibit A

Cover Letter and Qualifications

09.23.24

9

...

See Exhibit B- List of Documents

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See Exhibit B- List of Documents

PAGE 4

N/A

- Add 2 Each Street Lights \$20,000

- Permit, Plan Check and Misc. \$97,961

Permits

...

See Exhibit A- CD Development Estimate Cover Letter and Qualifications

...

Exhibit A- CD Development Estimate

...

Electrical- Conduct All Electric
Mechanical and Plumbing- Design Mechanical
Pergola- Denver Pergola (StruXure)
Structural Steel- BK Welding



Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, 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 14:49:59 ET on 10/01/2024 under Order No. 2114507545 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)

(Title)

(Dated)