

ADDENDUM 1
to
AIA C132-2019 Agreement for Construction Manager Services
between
LeChase Construction Service, LLC, and the Town of Lansing

WHEREAS, LeChase Construction Service, LLC (as “Construction Manager”) and the Town of Lansing (as “Owner”) entered into a construction management agreement dated January 17, 2024, as referenced above, and said agreement provided a fixed price for construction management services based upon a calculated matrix involving the cost of the project and the length and review requirements of the design, bid, and construction phases of the Town Department of Public Works Building Campus (the “Project”), which agreement provided that upon any expansion of services or extensions of timelines the Owner could or would be responsible for increases in costs based upon such matrix; and

WHEREAS, the preconstruction phase was plotted at an estimate of 8 months, but actually lasted 14 months, the construction phase was plotted at 14 months but now is anticipated to run 17 months, and final project closeout timing was expected to be one month and is now two months, and much of this extra time (and additional reviews) was caused by increases in original project costs, cost overruns, value engineering reviews, some redesigned facilities and features to reduce costs, and other delays not caused by the Construction Manager, nor within the scope of the work of the Construction Manager;

SO NOW, THEREFORE, the Construction Manager and the Owner agree to amend the timing estimates and cost matrix for such contract as follows:

1. The project timeline as referenced and set forth in § 2.2.1 and Articles 6 and 11 of the agreement are amended and restated as follows:

Precon (12/2023 – 1/2025)	14 months @ \$16,000/mo	= \$224,000
Bidding (2/2025 – 3/2025)	2 months @ \$16,000/mo	= \$32,000
Construction (4/2025 – 8/2026)	17 months @ \$33,500/mo	= \$569,500
Closeout (9/2026 – 10/2026)	2 months @ \$23,250/mo	= \$46,500

2. The sum cost for services as stated in Articles 6 and 11 of the agreement are amended and restated to be \$872,000.
3. Nothing in this Addendum #1 alters the existing agreement or the responsibilities of the Construction Manager and the Owner respecting supplemental or additional services, including but not limited to such terms and clauses as referenced in Articles 4 and 11 of the agreement, and the agreement as hereby amended is ratified and re-affirmed by the Construction Manager and the Owner, as evidenced by execution of this Addendum #1, below.

Town of Lansing

LeChase Construction Service, LLC

By: _____
Ruth Groff, Town Supervisor

By: _____
Its: _____