



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 12th day of March in the year 2026, 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 31st day of October in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

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

Meridian City Hall – IT Department Remodel
33 E. Broadway Avenue
Meridian, Idaho 83642

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

City Of Meridian
33 E. Broadway Avenue
Meridian, Idaho 83642

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

Kreizenbeck, LLC dba Kreizenbeck Constructors
213 E. 38th Street
Garden City, Idaho 83714

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.

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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 Two Hundred Thirty Thousand Six Hundred Sixty-Two Dollars and Zero Cents (\$ 230,662.00), 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.)

See Attachment #1 to Exhibit A – GMP Amendment

§ 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
None	

§ 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
None		

§ 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)
None		

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.)

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:

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User Notes:

(726955112)

(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: August 19, 2026 See Attachment #4 to Exhibit A – GMP Amendment.

§ 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

None

§ 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:

See Attachment #5 to Exhibit A – GMP Amendment

(Table deleted)

§ A.3.1.2 The following Specifications:

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

See Attachment #3 to Exhibit A – GMP Amendment

(Table deleted)

§ A.3.1.3 The following Drawings:

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

See Attachment #3 to Exhibit A – GMP Amendment

(Table deleted)

(Paragraphs deleted)

§

(Paragraph deleted)

(Table deleted)

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item

None

Price

(\$0.00)

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

See Attachment #2 to Exhibit A – GMP Amendment

§ 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.)

See Attachment #2 to Exhibit A – GMP Amendment

Init.

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.)

None

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

OWNER (Signature)

Keith Watts, CPPB/Procurement Manager
(Printed name and title)



CONSTRUCTION MANAGER (Signature)

Michael Berard, Manager
(Printed name and title)

Init.



**Kreizenbeck
Constructors**

ATTACHMENT #1 TO EXHIBIT A – GMP AMENDMENT

ITEMIZED GMP BREAKDOWN

CITY OF MERIDIAN

**Meridian City Hall
IT Department Remodel**

**33 E. Broadway Avenue
Meridian, Idaho 83642**



**Kreizenbeck
Constructors**

Meridian City Hall - IT Department Remodel
Attachment #1 to GMP Exhibit A
Itemized GMP Breakdown
March 12, 2026

BP#	Scope	Apparent Low
01	Doors, Frames and Hardware	\$ 20,730.00
02	Drywall	\$ 29,585.00
03	Floorcoverings	\$ 4,000.00
04	Painting	\$ 5,540.00
08	Fire Protection	\$ 4,393.00
09	Mechanical	\$ 9,500.00
10	Electrical	\$ 34,694.00
	Uncontracted Work - Yet to Buy (Not Inc with Subcontractor Bids)	\$ 1,800.00
TRADE WORK - SUBTOTAL		\$ 110,242.00
Permits & Fees (All)		By Owner
Testing & Special Inspections		By Owner
Commissioning		By Owner
Builder's Risk Insurance		By Owner
General Conditions		\$ 93,506.00
Insurances (General & Professional Liability)		\$ 2,404.00
Kreizenbeck Constructors Payment and Performance Bonds		\$ 2,697.00
CM/GC Contingency		\$ 10,308.00
COST OF THE WORK - TOTAL		\$ 219,157.00
CM Fee - 5.25%		\$ 11,505
CONSTRUCTION BUDGET (GMP) - TOTAL		\$ 230,662



**Kreizenbeck
Constructors**

ATTACHMENT #2 TO EXHIBIT A – GMP AMENDMENT

CLARIFICATIONS / ASSUMPTIONS / EXCLUSIONS

CITY OF MERIDIAN

**Meridian City Hall
IT Department Remodel**

**33 E. Broadway Avenue
Meridian, Idaho 83642**



Kreizenbeck Constructors

**ATTACHMENT #2 TO EXHIBIT A – GMP AMENDMENT
CLARIFICATIONS / ASSUMPTIONS / EXCLUSIONS
MERIDIAN CITY HALL – IT DEPARTMENT REMODEL
33 E. Broadway Avenue
MERIDIAN, IDAHO 83642**

Kreizenbeck Constructors has assumed the following clarifications, assumptions, and/or exclusions in the development of our GMP Proposal for the Meridian City Hall – IT Department Remodel Project.

Clarifications / Assumptions / Exclusions:

- 1) The GMP and scope of work includes what is indicated on the contract documents. Any work required that is not specifically indicated on the contract documents is excluded from the GMP and will require a change order to complete the additional work.
- 2) We have included the new work as identified on the contract documents, but have not anticipated any work of any kind to the existing building, systems, or site which is not specifically called out.
- 3) Our proposal does not include repair or correction of existing or deficient conditions.
- 4) Usage of existing temporary utilities (electricity, water, restrooms, etc.) is permitted and usage costs of utilities are at no charge to the Contractor.
- 5) We have anticipated re-using the (2) existing wood doors and hardware from the City's attic stock.
- 6) We did not include any building signage, lettering, or graphics on the building exterior or interior.
- 7) We exclude any Plumbing work of any kind. (None is indicated on the drawings.)
- 8) We have not included any work to, or replacement of, the existing HVAC building control system. The existing thermostat will remain in it's current location in the Storage Room as per Stacy Redmon.
- 9) We exclude any HVAC testing, adjusting or balancing of any kind.
- 10) We exclude any new Phone/Data cabling or terminations at the repositioned floor boxes. Any new Phone/Data cable or terminations is to be by the City.
- 11) All security cabling and/or devices is not included and will need to be provided/installed by the Owner's Vendor.
- 12) The following items have been specifically excluded from our GMP Proposal and are assumed to be by the Owner.
 - All Plan Review Fees, Building Permit Fees, ACHD Fees, Impact Fees, and/or other Agency Fees as required

- All utility fees (sewer, water, Idaho Power, Intermountain Gas, phone/internet/security, etc.)
- Testing and Special Inspections of any kind
- Commissioning
- Geotechnical Report
- Builder's Risk / Property Insurance is by Owner
- A&E Fees
- Design or Engineering of any kind
- Delegated design submittals requiring professional engineering
- Errors and Omissions of the Architect/Engineer
- Abatement or removal of asbestos / hazardous materials of any kind (If encountered, they will be removed by the Owner)
- Any/all issues of any kind related to unforeseen conditions, unsuitable soils, and/or unsuitable moisture conditions
- All phone/data/tv/security cabling and/or equipment
- Furnishings, Fixtures and Equipment of any kind
- Owner's Contingency



**Kreizenbeck
Constructors**

ATTACHMENT #3 TO EXHIBIT A – GMP AMENDMENT

CONTRACT DOCUMENT SCHEDULE

CITY OF MERIDIAN

**Meridian City Hall
IT Department Remodel**

**33 E. Broadway Avenue
Meridian, Idaho 83642**

www.kreizenbeck.com

213 E. 38TH STREET ■ GARDEN CITY, IDAHO 83714 ■ 208.336.9500
ICR No. RCE-764

Attachment #3
CONTRACT DOCUMENT SCHEDULE
Meridian City Hall – IT Department Remodel
33 E. Broadway Avenue
Meridian, Idaho 83642

KC PROJECT NO. 26-033
January 13, 2026

CONTRACT DOCUMENTS are issued by Lombard-Conrad Architects dated 01/13/2026

Contractor – Kreizenbeck Constructors
Mechanical Engineer – Cator Ruma
Electrical Engineer – Eidam and Associates

ADDENDUM

None

SPECIFICATIONS

Issued by Lombard-Conrad Architects dated 01/13/2026 (339 PAGES)

DRAWINGS

Issued by Lombard-Conrad Architects dated 01/13/2026 (15 PAGES)

GENERAL

0.0 - Cover Sheet
0.1 - Code Information
0.2 - Life Safety Plans
0.4 - UL Assemblies

ARCHITECTURAL

A2.3 - Third Floor Plans
A3.0 - Door / Room Schedules
A3.2 - Assembly Types / Interior Details

FIRE PROTECTION

F2.20 - Fire Protection Plans

MECHANICAL

M0.01 - Mechanical Legends & Notes
M2.30 - Third Floor Mechanical Plans

ELECTRICAL

E0.00 - Electrical Cover Sheet
E0.01 - Lighting Compliance Certificate
E2.30DF - Third Floor Elec Demo and Fire Alarm Plans
E2.30LM - Third Floor Lighting and Mech Power Plans
E2.30PS - Third Floor Power and Systems Plans



**Kreizenbeck
Constructors**

ATTACHMENT #4 TO EXHIBIT A – GMP AMENDMENT

MASTER PROJECT SCHEDULE

CITY OF MERIDIAN

**Meridian City Hall
IT Department Remodel**

**33 E. Broadway Avenue
Meridian, Idaho 83642**

Attachment #4 - Master Project Schedule

Act ID	Description	Orig Dur	Early Start	Early Finish	2026												2027											
					JAN	F	MAR	A	MAY	J	J	AUG	S	OCT	N	D	JAN	F	MAR	A	M	J	JUL	AUG	S	O		
1000	LCA - Submit Drawings for a Buliding Permit	1d	15JAN26 *	15JAN26	X LCA - Submit Drawings for a Buliding Permit																							
1010	City of Meridian - Bldg Permit Review/Approval	20d	16JAN26 *	12FEB26	X City of Meridian - Bldg Permit Review/Approval																							
1020	Execute CM/GC Preconstruction Agreement	1d	15JAN26 *	15JAN26	X Execute CM/GC Preconstruction Agreement																							
1025	Kick Off Meeting with Owner & Kreizenbeck	3d	16JAN26 *	20JAN26	X Kick Off Meeting with Owner & Kreizenbeck																							
1060		1d	05JAN26	05JAN26	X																							
2000	Kreizenbeck Complete Bid Packages from Bid Docs	5d	09FEB26 *	13FEB26	X Kreizenbeck Complete Bid Packages from Bid Docs																							
2100	Kreizenbeck- Subcontractor Bidding & Prepare GMP	14d	23FEB26 *	12MAR26	X Kreizenbeck- Subcontractor Bidding & Prepare GMP																							
2200	Kreizenbeck to Submit GMP to City of Meridian	1d	13MAR26	13MAR26	X Kreizenbeck to Submit GMP to City of Meridian																							
2250	Approve GMP & Obtain Approval from City Council	17d	16MAR26	07APR26	X Approve GMP & Obtain Approval from City Council																							
2300	City of Meridian - Issue NTP to Kreizenbeck	1d	08APR26 *	08APR26	X City of Meridian - Issue NTP to Kreizenbeck																							
2400	Kreizenbeck Issue NTP to Subcontractors	1d	09APR26 *	09APR26	X Kreizenbeck Issue NTP to Subcontractors																							
2450	City of Meridian - Clear out IT Area (Tentative)	13d	22APR26 *	08MAY26	X City of Meridian - Clear out IT Area (Tentative)																							
2500	Start Submittals / Procure Lead Items	32d	10APR26 *	25MAY26	X Start Submittals / Procure Lead Items																							
2600	Construction - Area 1 (Green)	72d	11MAY26 *	18AUG26	X Construction - Area 1 (Green)																							
3000	Substantial Completion	1d	19AUG26	19AUG26	X Substantial Completion																							

Start date	05JAN26	KREIZENBECK CONSTRUCTORS MCH - IT Remodel Master Project Schedule 03/12/26	Early bar Early start point Early finish point Progress bar Critical bar Summary bar Start milestone point Finish milestone point
Finish date	19AUG26		
Data date	05JAN26		
Run date	11MAR26		
Page number	1A		
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**Kreizenbeck
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ATTACHMENT #5 TO EXHIBIT A – GMP AMENDMENT

**SUPPLEMENTARY
CONDITIONS–COMPLIANCE
WITH IDAHO LAW**

CITY OF MERIDIAN

**Meridian City Hall
IT Department Remodel**

**33 E. Broadway Avenue
Meridian, Idaho 83642**

www.kreizenbeck.com

213 E. 38TH STREET ■ GARDEN CITY, IDAHO 83714 ■ 208.336.9500
ICR No. RCE-764



Kreizenbeck Constructors

ATTACHMENT #5 TO EXHIBIT A–GMP AMENDMENT SUPPLEMENTARY CONDITIONS–COMPLIANCE WITH IDAHO LAW

**Meridian City Hall - IT Department Remodel
33 E. Broadway Avenue
Meridian, Idaho 83642**

KC PROJECT NO. 26-033

Pursuant to Idaho Code §§ 18-8703, 67-2346, 67-2347A, and 67-2359 Construction Manager certifies: (1) it is not and will not for the duration of the Agreement be an abortion provider or affiliate abortion provider as those terms are defined in Idaho Code § 18-8702; (2) it is not currently engaged in, and will not for the duration of the Agreement engage in, a boycott of goods or services from Israel or territories under its control; (3) it is not currently engaged in, and will not for the duration of the Agreement engage in, a boycott of any individual or company because the individual or company (a) engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture, or (b) engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in Idaho Code § 18-3302(2)(d); (4) it is not currently owned or operated by the government of China and will not for the duration of the Agreement be owned or operated by the government of China; and (5) it will not assign or seek to assign the Agreement to a person who operates in violation of said statutes. Construction Manager shall comply with Idaho State Statute 44-1002 which states contractors must employ ninety-five percent (95%) bona fide Idaho residents as employees on any job under any such contract except where under such contracts fifty (50) or less persons are employed, the contractor may employ ten percent (10%) nonresidents, provided, however, in all cases employers must give preference to the employment of bona fide residents in the performance of said work.