

AIA[®] Document A133[™] – 2009 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 5th day of November in the year 2021, is incorporated into the accompanying AIA Document A133[™]-2009, 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 5th day of December in the year 2019 (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT**:

(Name and address or location)

City of Meridian
Discovery Park Phase II
2121 E. Lake Hazel Road
Meridian, Idaho 83642

THE OWNER:

(Name, legal status, and address)

City of Meridian
33 East Broadway Avenue
Meridian, Idaho 83642

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Kreizenbeck, LLC dba Kreizenbeck Constructors
11724 West Executive Drive
Boise, Idaho 83713

(Paragraphs deleted)

ARTICLE A.1

(Table deleted)

(Paragraphs deleted)

(Table deleted)

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 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 this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Twelve Million Five Hundred Ninety-One Thousand Six Hundred Two dollars and no cents (\$ 12,591,602.00.), 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, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.

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[™]-2007, 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.

Int.

(Provide below or reference an attachment.)

See attachment #1 to Exhibit A - GMP Amendment.

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

None

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
None	

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See Attachment #2 to Exhibit A – GMP Amendment

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

See Attachment #3 to Exhibit A – GMP Amendment

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:

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

See Attachment #3 to Exhibit A – GMP Amendment

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:

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

See Attachment #3 to Exhibit A – GMP Amendment

§ A.1.1.9 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 Agreement.)

None

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

See Attachment #4 to Exhibit A – GMP Amendment

OWNER (Signature)



CONSTRUCTION MANAGER (Signature)

Michael J. Berard, Manager

(Printed name and title)

(Printed name and title)

Init.



**Kreizenbeck
Constructors**

ATTACHMENT #1 TO EXHIBIT A – GMP AMENDMENT

ITEMIZED GMP BREAKDOWN

CITY OF MERIDIAN – DISCOVERY PARK PHASE 2

MERIDIAN, IDAHO 83642

www.kreizenbeck.com

11724 WEST EXECUTIVE DRIVE ■ BOISE, IDAHO 83713 ■ 208.336.9500 208.336.7444
ICR No. RCE-764



City of Meridian - Discovery Park Phase II
Attachment #1 to GMP Exhibit A
Itemized GMP Breakdown

Schedule of Values	
Sitework	\$ 4,472,600.00
Landscaping	\$ 2,210,448.00
Tennis / Pickle Ball Courts	\$ 334,100.00
Fencing	\$ 325,000.00
Concrete	\$ 657,910.00
Masonry	\$ 142,033.00
Steel	\$ 32,780.00
Wood Framing	\$ 82,000.00
Roofing & Joint Sealants	\$ 102,865.00
Doors, Frames, Hardware & Coiling Doors	\$ 58,180.00
Finishes	\$ 90,955.00
Specialties	\$ 10,235.00
Shade Shelters	\$ 84,505.00
Plumbing	\$ 126,946.00
HVAC	\$ 50,213.00
Electrical	\$ 904,471.00
SUBTOTAL	\$ 9,685,241.00
Permits & Fees (All)	By Owner
Testing & Special Inspections	By Owner
Commissioning	By Owner
Builder's Risk Insurance	By Owner
General Conditions	\$ 1,455,554.00
Insurances (General & Professional Liability)	\$ 154,299.00
Kreizenbeck Constructors Payment and Performance Bonds	\$ 103,668.00
CM/GC Contingency	\$ 564,755.00
- TOTAL	\$ 11,963,517.00
CM Fee - 5.25%	\$ 628,085.00
- TOTAL	\$ 12,591,602.00



**Kreizenbeck
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ATTACHMENT #2 TO EXHIBIT A – GMP AMENDMENT

**CLARIFICATIONS / ASSUMPTIONS /
EXCLUSIONS**

CITY OF MERIDIAN – DISCOVERY PARK PHASE 2

MERIDIAN, IDAHO 83642

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Kreizenbeck Constructors

**ATTACHMENT #2 TO EXHIBIT A – GMP AMENDMENT
CLARIFICATIONS / ASSUMPTIONS / EXCLUSIONS
CITY OF MERIDIAN – DISCOVERY PARK PHASE 2
2121 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642**

Kreizenbeck Constructors has assumed the following clarifications, assumptions, and/or exclusions in the development of our GMP Proposal for the City of Meridian Discovery Park Phase 2 project.

Clarifications / Assumptions / Exclusions:

- 1) The GMP and scope of work includes what is indicated on the contract documents, except for what may be clarified/assumed/excluded as per this list. 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 buildings, site, or systems which is not specifically called out.
- 3) Our proposal does not include repair or correction of existing or deficient conditions.
- 4) We specifically exclude any design/engineering of any kind for any work other than the manufacturers standard design/engineering for shop fabricated wood trusses and/or shade shelter structures.
- 5) Usage of existing temporary utilities (electricity, water, etc.) is permitted and usage costs of utilities are at no charge to the Contractor.
- 6) We anticipate excavating the site to subgrade elevations (bottom of base course or subbase as applicable) at all asphalt and concrete locations based on the design sections indicated on the Civil Drawings. We exclude any removal or replacement of any unsuitable or unstable soils below the design sections. If unsuitable materials are encountered and additional cut/fill operations or geosynthetic fabrics are necessary, as determined by the Civil or Geotechnical Engineer, it will be at an additional cost and a Change Order to the GMP will be required to be issued. Note – The design on the plans will take precedence over any comments indicated in the soils report.
- 7) At all softball backstops, we included Schedule 80 posts with LG40 sleeves. (Schedule 80 sleeves are not compatible with the Schedule 80 posts for a tight fit.) As a result, Schedule 80 sleeves are specifically excluded.

- 8) Any/All AISC Certification Requirements or IAS AC172 accreditation requirements for a steel fabricator, joist/deck manufacturer, or erector are excluded.
- 9) All roof sheathing is anticipated to be 7/16" thick typical at all roof decking as indicated per the structural drawings.
- 10) All metal roofing, metal wall panels, metal fascia, metal soffits, and downspouts is to be pre-finished from the manufacturer and shall be from the manufacturers' standard colors – typical. Field painting is specifically excluded.
- 11) We did not include any work, of any kind, inside the skate park area – typical.
- 12) We did not include any work, of any kind, in the bike park/pump track area – typical. This exclusion includes the undefined area on the south, east and north sides between the bike park and back of concrete/work limit lines.
- 13) 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, Williams Pipeline, 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 other than specifically listed in this letter.
 - 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 signage and/or wayfinding that is not specifically identified on the plans.
 - 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 – DISCOVERY PARK PHASE 2

MERIDIAN, IDAHO 83642

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**ATTACHMENT #3 TO EXHIBIT A – GMP AMENDMENT
CONTRACT DOCUMENT SCHEDULE
CITY OF MERIDIAN
DISCOVERY PARK PHASE II
2121 E. LAKE HAZEL ROAD
MERIDIAN, IDAHO 83642
KC PROJECT NO. 20-080
November 5, 2021**

PROJECT DOCUMENTS as issued by JENSEN BELTS ASSOCIATES, dated 09/29/21, and prepared by the following project team:

Architect: INSIGHT ARCHITECTS
Landscape Architect – JENSEN BELTS ASSOCIATES
Civil Engineer – ERICKSON CIVIL, INC
Mechanical Engineer - MUSGROVE ENGINEERING, P.A

ADDENDUM –

Addendum No. One Dated 10/18/2021
Addendum No. Two Dated 10/27/2021

SPECIFICATIONS – Project manual as issued by JENSEN BELTS ASSOCIATES dated 09/29/2021

OTHER DOCUMENTS -

DRAWINGS –

0.0	COVER SHEET		
L1.0	SITE PLAN – OVERALL	L1.1	SITE PLAN – AREA A
L1.2	SITE PLAN – AREA B	L1.3	SITE PLAN - AREA C
L1.4	SITE PLAN – AREA D	L1.5	SITE PLAN - AREA E
L1.6	SITE PLAN – AREA F	L1.7	SITE PLAN - AREA G
L1.8	SITE PLAN – AREA H	L1.9	SITE PLAN - AREA I
L1.10	SITE PLAN - AREA J	L1.11	SITE PLAN - AREA K
L1.12	SITE PLAN – AREA L	L1.13	SITE PLAN – AREA M
L1.14	SITE PLAN - AREA N	L1.15	SITE PLAN – AREA O
L1.16	SITE DETAILS	L1.17	SITE DETAILS
L1.18	SITE DETAILS	L1.19	SITE DETAILS
L1.20	SITE DETAILS	L1.21	SITE DETAILS
C1.0	CIVIL COVER SHEET	C1.1	CIVIL NOTES
C1.3	DEMOLITION PLAN		
C.GD.0	GRADING PLAN – OVERALL	C.GD.1	GRADING PLAN – AREA A
C.GD.2	GRADING PLAN – AREA B	C.GD.3	GRADING PLAN - AREA C
C.GD.4	GRADING PLAN – AREA D	C.GD.5	GRADING PLAN – AREA E
C.GD.6	GRADING PLAN – AREA F	C.GD.7	GRADING PLAN – AREA G
C.GD.8	GRADING PLAN - AREA H	C.GD.9	GRADING PLAN – AREA I
C.GD.10	GRADING PLAN – AREA J	C.GD.11	GRADING PLAN – AREA K
C.GD.12	GRADING PLAN – AREA L		
C.RD.0	ROADWAY – TYP SECTIONS	C.RD.1	ROADWAY – S. RECREATION WAY
C.RD.2	ROADWAY – S. RECREATION WAY	C.RD.3	ROADWAY – S. RECREATION WAY
C.RS.1	ROADWAY – S. RECREATION WAY STRIPING & SIGNAGE		
C.SD.0	STORM DRAIN – OVERALL	C.SD.1	STORM DRAIN – AREAS 1, 2, 4, 5 & 6

C.SD.2	STORM DRAIN – AREAS 3 & 28	C.SD.3	STORM DRAIN – AREAS 7, 8, 9, 10, 11, 12 & 13
C.SD.4	STORM DRAIN – AREAS 14, 15, 16, 17, 18, 19 & 20		
C.SD.5	STORM DRAIN – AREAS 21, 22, 23, 24, 25, 26 & 27		
C.SD.6	STORM DRAIN – ACDH AREA 1 & 2		
C.DT.0	DETAILS – 0	C.DT.1	DETAILS – 1
C.DT.2	DETAILS – 2	C.DT.3	DETAILS - 3
C.DT.4	DETAILS – 4	C.DT.5	DETAILS - 5
C.DT.6	DETAILS – 6	C.DT.7	DETAILS - 7
C.DT.8	DETAILS – 8	C.DT.9	DETAILS - 9
C.DT.10	DETAILS – 10		
C.UT.1	WATER PLAN	C.UT.2	SEWER LINE A – STA 1-15 TO 16+55
C.UT.3	SEWER LINE A – STA 16+65 TO 25+03.06 / SEWER LINE C – STA 1+00 TO 1+48		
C.UT.4	SEWER LINE B – STA 1+00 TO 5+58.44 / EXISTING RESTROOM CONNECTION TO SEWER		
C.UT.5	SEWER & WATER DETAILS	C.UT.5	SEWER & WATER DETAILS
C.UT.6	SEWER & WATER DETAILS		
C.GI.1	GRAVITY IRRIGATION – LINE A	G.GI.2	GRAVITY IRRIGATION – LINE B
ESC.0	SWPP COVER SHEET & DETAILS	ESC.1	SWPP – PLAN AREA A
ESC.2	SWPP – PLAN AREA B	ESC.3	SWPP – BMP DETAILS
L2.0	PLANTING PLAN – OVERALL	L2.1	PLANTING PLAN – AREA A
L2.2	PLANTING PLAN – AREA B	L2.3	PLANTING PLAN – AREA C
L2.4	PLANTING PLAN – AREA D	L2.5	PLANTING PLAN – AREA E
L2.6	PLANTING PLAN – AREA F	L2.7	PLANTING PLAN – AREA G
L2.8	PLANTING PLAN – AREA H	L2.9	PLANTING PLAN – AREA I
L2.10	PLANTING PLAN – AREA J	L2.11	PLANTING PLAN – AREA K
L2.12	PLANTING PLAN – AREA L	L2.13	PLANTING PLAN – AREA M
L2.14	PLANTING PLAN – AREA N	L2.15	PLANTING PLAN – AREA O
L2.16	PLANTING DETAILS	L3.0	IRRIGATION PLAN - OVERALL
L3.1	IRRIGATION PLAN – AREA A	L3.2	IRRIGATION PLAN – AREA B
L3.3	IRRIGATION PLAN – AREA C	L3.4	IRRIGATION PLAN – AREA D
L3.5	IRRIGATION PLAN – AREA E	L3.6	IRRIGATION PLAN – AREA F
L3.7	IRRIGATION PLAN – AREA G	L3.8	IRRIGATION PLAN – AREA H
L3.9	IRRIGATION PLAN – AREA I	L3.10	IRRIGATION PLAN – AREA K
L3.11	IRRIGATION PLAN – AREA K	L3.12	IRRIGATION PLAN – AREA L
L3.13	IRRIGATION PLAN – AREA M	L3.14	IRRIGATION PLAN – AREA N
L3.15	IRRIGATION PLAN – AREA O	L3.16	IRRIGATION DETAILS
L3.17	IRRIGATION DETAILS	L3.18	IRRIGATION DETAILS
G1.0	COMFORT STA. COVER SHEET	G1.1	SHOT TI COVER SHEET
G2.0	ACCESSIBILITY SHEET		
A1.0	ARCHITECTURE SITE PLAN	A2.0	COMFORT STATIONS PLAN
A3.0	TRASH ENCLOSURE PLANS	A3.1	SHELTER PLANS
A3.2	WORKSHOP TI PLANS	A4.0	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTION AND INT ELEV	A6.0	RCP AND WALL SECTIONS
A7.0	DETAILS	A8.0	DETAILS AND SCHEDULES
S1.0	STRUCTURAL ELEMENTS	S1.1	GENERAL STRUCTURAL NOTES (G.S.N)
S1.2	SPECIAL INSPECTIONS	S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN	S3.1	DETAILS
S3.2	DETAILS		
M0.0	MECHANICAL COVER SHEET	M1.0	HVAC PLAN COMFORT STATION
M1.1	HVAC PLAN WORKSHOP STATION	M2.0	HVAC SCHEDULES AND DETAILS
P1.0	WASTE AND VENT PLAN COMFORT STATION	P1.1	WATER PLAN COMFORT STATION
P1.2	PLUMBING PLANS WORKSHOP TI	P2.0	PLUMBING DETAILS
P3.0	PLUMBING SCHEDULES		
E0.0	ELECTRICAL COVERF SHEET	E0.1	ENERGY CODE
E1.0	ELECTRICAL OVERALL SITE PLAN	E1.1	ELECTRICAL SITE PLAN – AREA A
E1.2	ELECTRICAL SITE PLAN – AREA B	E1.3	ELECTRICAL SITE PLAN – AREA C
E1.4	ELECTRICAL SITE PLAN – AREA D	E1.5	ELECTRICAL SITE PLAN – AREA E
E1.6	ELECTRICAL SITE PLAN – AREA F	E1.7	ELECTRICAL SITE PLAN – AREA G
E1.8	ELECTRICAL SITE PLAN – AREA H	E2.0	LIGHTING PLAN
E2.1	MECHANICAL POWER PLAN	E2.2	ELECTRICAL PLAN
E2.3	WORKSHOIP POWER PLAN	E3.0	ONE-LINE DIAGRAMS
E3.1	EKECTRICAL SCHEDULES AND DETAILS	E3.3	ELECTRICAL DETAILS
E4.0	MERIDIAN ELECTRICAL DETAILS	E4.1	MERIDIAN ELECTRICAL DETAILS
E4.2	MERIDIAN ELECTRICAL DETAILS		



**Kreizenbeck
Constructors**

ATTACHMENT #4 TO EXHIBIT A – GMP AMENDMENT

MASTER PROJECT SCHEDULE

CITY OF MERIDIAN – DISCOVERY PARK PHASE 2

MERIDIAN, IDAHO 83642

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