



AIA Document A133™ – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 28th day of June 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)

Meridian Police Department - Tenant Improvement
1401 E. Watertower Street
Meridian, ID 83642

THE OWNER:

(Name, legal status, and address)

City of Meridian
33 East Broadway Avenue
Meridian, ID 83642

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

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

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.

TABLE OF ARTICLES

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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 Six Hundred Ninety-Nine Thousand, Fifty-Two Dollars and no cents (\$ 699,052.00), (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	

(Table deleted)

(Paragraphs deleted)

(Table deleted)

(Paragraphs deleted)

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.)

July 02, 2021

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.

☒ See Attachment #4 to Exhibit A – GMP Amendment

(Paragraph deleted)

(Table deleted)

(Paragraph deleted)

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 #3 to Exhibit A – GMP Amendment

Document	Title	Date	Pages
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§ 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

Section	Title	Date	Pages
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§ 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

Number	Title	Date
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(Paragraph deleted)

(Table deleted)

(Paragraphs deleted)

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

(Identify each allowance.)

Item	Price
None	

§ 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.)

None

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.)

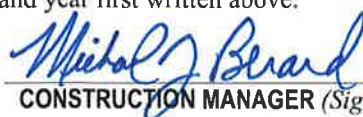
None

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 J. Berard, Manager

(Printed name and title)

Init.



**Kreizenbeck
Constructors**

ATTACHMENT #1 TO EXHIBIT A – GMP AMENDMENT

ITEMIZED GMP BREAKDOWN

**CITY OF MERIDIAN – MERIDIAN POLICE DEPARTMENT –
TENANT IMPROVEMENT**

**1401 E. Watertower Street
MERIDIAN, IDAHO 83642**



**Kreizenbeck
Constructors**

Meridian Police Department - Tenant Improvement
Attachment #1 to GMP Exhibit A
Itemized GMP Breakdown
June 28, 2021

BP#	Scope	Apparent Low
01	Interior Architectural Woodwork	\$ 4,400.00
02	Doors, Frames and Hardware	\$ 61,687.00
03	Drywall	\$ 73,000.00
04	Flooring	\$ 24,227.00
05	Painting	\$ 16,145.00
06	Specialties	\$ 1,725.00
07	Window Coverings	\$ 8,670.00
08	Fire Protection	\$ 6,995.00
09	Mechanical	\$ 23,000.00
10	Electrical	\$ 59,500.00
	Add First Floor Wainscot	\$ 57,950.00
	Uncontracted Work - Yet to Buy (Not Inc with Subcontractor Bids)	\$ 61,457.00
TRADE WORK - SUBTOTAL		\$ 398,756.00
Permits & Fees (All)		By Owner
Testing & Special Inspections		By Owner
Commissioning		By Owner
Builder's Risk Insurance		By Owner
General Conditions		\$ 220,936.00
Insurances (General & Professional Liability)		\$ 5,887.00
Kreizenbeck Constructors Payment and Performance Bonds		\$ 7,709.00
CM/GC Contingency		\$ 31,279.00
COST OF THE WORK - TOTAL		\$ 664,567.00
CM Fee - 5.25%		\$ 34,485.00
CONSTRUCTION BUDGET (GMP) PHASE I - TOTAL		\$ 699,052.00



**Kreizenbeck
Constructors**

ATTACHMENT #2 TO EXHIBIT A – GMP AMENDMENT

CLARIFICATIONS / ASSUMPTIONS / EXCLUSIONS

**CITY OF MERIDIAN – MERIDIAN POLICE DEPARTMENT –
TENANT IMPROVEMENT**

**1401 E. Watertower Street
MERIDIAN, IDAHO 83642**



Kreizenbeck Constructors

**ATTACHMENT #2 TO EXHIBIT A – GMP AMENDMENT
CLARIFICATIONS / ASSUMPTIONS / EXCLUSIONS
MERIDIAN POLICE DEPARTMENT – TENANT IMPROVEMENT
1401 E. WATERTOWER ST
MERIDIAN, IDAHO 83642**

Kreizenbeck Constructors has assumed the following clarifications, assumptions, and/or exclusions in the development of our GMP Proposal for the Meridian Police Department Tenant Improvement 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, etc.) is permitted and usage costs of utilities are at no charge to the Contractor.
- 5) We assumed that any AWI Certification Requirements (if specified) for the millwork contractor are not required and are excluded.
- 6) All Sisal Wallcovering (WC1) is indicated to be furnished by the Owner. New wallcovering materials are not included.
- 7) We did not include any building signage, lettering, or graphics on the building exterior or interior.
- 8) We exclude any Plumbing work of any kind. (None is indicated on the drawings.)
- 9) We have not included any work to, or replacement of, the existing HVAC roof top units.
- 10) We have not included any work to, or replacement of, the existing HVAC building control system other than what is specifically identified.
- 11) All HDMI and Phone/Data cabling is not included and will need to be provided/installed by the Owner's Vendor.
- 12) All security cabling and devices is not included and will need to be provided/installed by the Owner's Vendor.
- 13) We exclude any work of any kind to the existing Fire Alarm System.

14) 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 POLICE DEPARTMENT –
TENANT IMPROVEMENT**

**1401 E. Watertower Street
MERIDIAN, IDAHO 83642**



Kreizenbeck Constructors

**ATTACHMENT #3 TO EXHIBIT A – GMP AMENDMENT
CONTRACT DOCUMENT SCHEDULE
MERIDIAN POLICE DEPARTMENT – TENANT IMPROVEMENT
1401 E. WATERTOWER ST
MERIDIAN, IDAHO 83642**

KC PROJECT NO. 21-084

June 28, 2021

PROJECT DOCUMENTS as issued by CSHQA, and prepared by the following project team:

Architect – CSHQA
Electrical Engineer – CSHQA
Mechanical Engineer – CSHQA

SPECIFICATIONS – Dated May 17, 2021

DRAWINGS – Dated May 25, 2021

GENERAL

G01	Title Sheet	G02	Code and Building Assemblies
G03	Envelope Compliance & CISCA		

ARCHITECTURAL

A11	Demo First Floor Plan	A12	Demo Second Floor Plan
A13	First Floor Reflected Ceiling Demo Plan	A14	Second Floor Reflected Ceiling Demo Plan
A21	First Floor Plan	A22	Second Floor Plan
A41	Building Sections	A51	Interior Elevations & Millwork
A61	First Floor Reflected Ceiling Fan	A62	Second Floor Reflected Ceiling Plan
A71	Interior Details		

INTERIORS

I10	Floor Finish Plan	I11	Room Finish Door Schedules
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HVAC

M01	Mechanical Cover Sheet	M02	Energy Compliance
M11	HVAC Demolition Plan First Floor	M12	HVAC Demolition Plan Second Floor
M21	HVAC Plan First Floor	M22	HVAC Plan Second Floor
M23	HVAC Roof Plan	M51	HVAC Details & Schedules
MPS	Mechanical Specifications		

ELECTRICAL

E01	Electrical Symbols & Legend	E02	Electrical Specifications
E04	Energy Compliance	E05	First Floor Demo Plan
E06	Second Floor Demo Plan	E11	First Floor Lighting Plan
E12	Second Floor Lighting Plan	E21	First Floor Power Plan
E22	Second Floor Power Plan	E70	Electrical Details & Schedules
E80	Single Line Diagram	E81	Panel Schedules

www.kreizenbeck.com

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



**Kreizenbeck
Constructors**

ATTACHMENT #4 TO EXHIBIT A – GMP AMENDMENT

MASTER PROJECT SCHEDULE

**CITY OF MERIDIAN – MERIDIAN POLICE DEPARTMENT –
TENANT IMPROVEMENT**

**1401 E. Watertower Street
MERIDIAN, IDAHO 83642**

Master Project Schedule

Act ID	Description	Orig Dur	Early Start	Early Finish	2021												2022												2023											
					P	F	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O				
1000	CSHQA - Complete 95% Construction Documents	25d	01APR21	05MAY21	CSHQA - Complete 95% Construction Documents																																			
1010	CSHQA to Issue 95% Dwgs & Spec to Kreizenbeck	1d	06MAY21 *	06MAY21	CSHQA to Issue 95% Dwgs & Spec to Kreizenbeck																																			
1020	CSHQA Page Turn Meeting With City/Kreizenbeck	1d	12MAY21 *	12MAY21	CSHQA Page Turn Meeting With City/Kreizenbeck																																			
1025	CSHQA - Finalize Documnets After Page Turn	7d	13MAY21	21MAY21	CSHQA - Finalize Documnets After Page Turn																																			
1030	CSHQA - Submit for Building Permit	1d	24MAY21 *	24MAY21	CSHQA - Submit for Building Permit																																			
1040	CSHQA - Issue Final Bid Documents to Kreizenbeck	1d	25MAY21	25MAY21	CSHQA - Issue Final Bid Documents to Kreizenbeck																																			
1050	City of Meridian - Bldg Permit Review/Approval	20d	24MAY21	18JUN21	City of Meridian - Bldg Permit Review/Approval																																			
1100		1d	01APR21	01APR21																																				
2000	Kreizenbeck Complete Bid Packages from Bid Docs	5d	26MAY21 *	01JUN21	Kreizenbeck Complete Bid Packages from Bid Docs																																			
2100	Kreizenbeck- Subcontractor Bidding & Prepare GMP	17d	02JUN21 *	24JUN21	Kreizenbeck- Subcontractor Bidding & Prepare GMP																																			
2200	Kreizenbeck to Submit GMP to City of Meridian	1d	25JUN21	25JUN21	Kreizenbeck to Submit GMP to City of Meridian																																			
2300	City of Meridian - Issue NTP to Kreizenbeck	6d	28JUN21 *	05JUL21	City of Meridian - Issue NTP to Kreizenbeck																																			
2400	Kreizenbeck Issue NTP to Subcontractors	1d	06JUL21 *	06JUL21	Kreizenbeck Issue NTP to Subcontractors																																			
2450	Start Submittals / Procure Lead Items	44d	07JUL21 *	06SEP21	Start Submittals / Procure Lead Items																																			
2510	Construction - Area 1 (Green)	40d	26JUL21	17SEP21	Construction - Area 1 (Green)																																			
2520	Construction - Area 2 (Pink)	40d	20SEP21	12NOV21	Construction - Area 2 (Pink)																																			
2530	Construction - Area 3 (Blue)	66d	15NOV21	14FEB22	Construction - Area 3 (Blue)																																			
3000	Substantial Completion	1d	15FEB22	15FEB22	Substantial Completion																																			

Start date	01APR21
Finish date	15FEB22
Data date	01APR21
Run date	24MAY21
Page number	1A
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KREIZENBECK CONSTRUCTORS MPD - Tenant Improvement Master Project Schedule 05/14/21

- Early bar
- ▲ Early start point
- ▼ Early finish point
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point

===== INDICATES EXISTING CONSTRUCTION TO REMAIN AND TO BE PROTECTED

===== INDICATES NEW STUDWALL

===== INDICATES EXISTING CONSTRUCTION TO BE REMOVED

 WALL TYPE, RE: 002

 DOOR NUMBER, RE: DOOR SCHEDULE

- A. MAINTAIN THE INTEGRITY OF ALL REMAINING BUILDING SYSTEMS AND RATIONS. REMOVE ANY DAMAGE DONE TO SURROUNDING AREAS/CONSTRUCTION DURING REPAIRS.
- B. INSTALL A TRIM AT ALL OPSLOPE BOARD TRANSITIONS TO DISGUISE MATERIALS TO PROVIDE A FINISHED APPEARANCE.
- C. STANDARD JAMB DEPTH AT HINGE SIDE IS 1 1/2 IN. ALL STEEL, STUD/OPSLOPE BOARD WALLS SHALL BE SHELLED INTO THE STUDS TO COVER THE JOINTS.
- D. ALL JOINTS ARE REQUIRED TO BE FINISHED BY EMPLOYER/CONTRACTOR SHALL COORDINATE THESE ITEMS AND ASSOCIATED REQUIREMENTS INTO THE WORK.
- E. REFER TO 002 FOR WALL TYPE ASSEMBLIES.
- F. REFER TO REFLECTED CEILING PLANS FOR CEILING CONDITIONS.
- G. REFER TO I11 FOR DOOR SCHEDULE.
- H. REFER TO FINISH SCHEDULE 10 AND I11, FOR ROOM FINISHES AND FLOOR FINISHES.
- I. ALL INTERIOR WALLS TO BE 003 UNLESS NOTED OTHERWISE.
- J. NEW AND EXISTING OPSLOPE BOARD WALLS AT WALLS IN LOCATIONS SHALL BE Sanded, RE-TIMED AND MUDED AS NECESSARY, Sanded 30/60, MUDED FOR NEW FINISH PARTS.

1. NEW CONSTRUCTION TO MATCH EXISTING EXTERIOR WALL.
2. CONSTRUCTION ALONG FENCED SHARED FACE OF EXISTING WALL TO PROTECT SHARED WALL FROM DAMAGE. INSTALL NEW WALL BASE TO MATCH EXISTING. PAINT TO MATCH ADJOINING WALLS.
3. WALL INFILL, MATCH EXISTING EXTERIOR CONSTRUCTION.
4. POLE/STAY TOWER, TENDANT INSTALLED.
5. TENDANT FURNISHED, TENDANT INSTALLED COPPER.
6. NEW CARD READER AND CABLE, COORDINATE WITH ELECTRICAL.
7. TENDANT FURNISHED, TENDANT INSTALLED FURNITURE.
8. EXISTING PLUMB WORK TO REMAIN AND BE PROTECTED.
9. EXISTING HATCHES TO BE TINTED.
10. EXISTING BENCH, TENDANT INSTALLED. MOVE BENCHING IN WALL.
11. EXISTING GAZE CABINET TO REMAIN AND BE PROTECTED ON BOTH ENDS. REMOVE EXISTING DOOR.
12. NEW WALL CONSTRUCTION WITH LOGO ON RESPONSE SIDE.
13. FUTURE BREAKFAST AREA.
14. RELOCATED MOUNTAIN, MOVE BENCHING IN WALL.
15. REMOVE EXISTING MARKER/TACK BOARD AND RETURN TO OWNER.
16. TENDANT FURNISHED, CONTRACTOR INSTALLED SEQUIN.
17. TENDANT FURNISHED, CONTRACTOR INSTALLED SEAL, WALL COVERING.



THE JOURNAL OF THE

**MERIDIAN POLICE DEPARTMENT: TENANT IMPROVEMENT
1401 E. WATERTOWER ST. MERIDIAN, ID 83642**

WEISS

PROJECT 21001.00	DATE 05-25-2
DRAWN AR	CHECKED DD

**FIRST
FLOOR
PLAN**

SHEET

A21

ORIGINAL SHEET SIZE
30" X 42"

===== INDICATES EXISTING CONSTRUCTION TO REMAIN AND TO BE PROTECTED

===== INDICATES NEW STEEWALL

===== INDICATES EXISTING CONSTRUCTION TO BE REMOVED

W01 WALL TYPE, RE: G02

101 DOOR NUMBER, RE: DOOR SCHEDULE

- A. MAINTAIN THE INTEGRITY OF ALL REMAINING BUILDING SYSTEMS AND FINISHES. REDUCE ANY DAMAGE DONE TO SURROUNDING AREAS/CONSTRUCTION DURING DEMOLITION.
- B. INSTALL "X" TRIM AT ALL OLYSIUM ROOM TRANSITIONS TO DISSEMBLAR MATERIALS TO PREVENT A FINISHED APPEARANCE.
- C. STANDARD JAMB DEPTH AT HINGE SIDE TO BE 4" IN ALL STEEL STUD/OLYSIUM BOSS WALLS AND 2" IN ALL CONCRETE STUD/OLYSIUM BOSS WALLS.
- D. WALLS ARE INDICATED BY PROVIDER. IF ANY OTHERS, CONTRACTOR SHALL COORDINATE THESE ITEMS AND ASSOCIATED REQUIREMENTS INTO THE WORK.
- E. REFER TO 020 FOR WALL TIE ASSEMBLIES.
- F. REFER TO REFLECTED CEILING PLANS FOR CEILING CONDITIONS.
- G. REFER TO 111 FOR DOOR SCHEDULE.
- H. REFER TO FINISH SCHEDULE 110 AND 111, FOR ROOM FINISHES AND FLOOR FINISH.
- I. ALL INTERIOR WALLS TO BE W01 UNLESS NOTED OTHERWISE.
- J. NEW AND EXISTING OLYSIUM BOSS WALLS AT WALL TIE IN LOCATIONS SHALL BE SHOWN, RED-OPTIC OLYSIUM BOSS WALLS AS NECESSARY, SANKED SMOOTH, PRIMED FOR FINISH.

1. NEW WALL CONSTRUCTION TO MATCH EXISTING ADJACENT WALL CONSTRUCTION. ALIGN FINISHED SURFACE WITH FACE OF EXISTING WALL TO PROVIDE SMOOTH CONTINUOUS FINISH. INSTALL NEW WALL BASE TO MATCH EXISTING. PAINT TO MATCH ADJOINING WALLS.
2. WALL INFILL. MATCH EXISTING ADJACENT CONSTRUCTION.

1000000

**MERIDIAN POLICE DEPARTMENT: TENANT IMPROVEMENT
14401 E. WATERTOWER ST. MERIDIAN, ID 83642**

VEHS

PROJECT 21001.00	DATE 05-25-21
DRAWN AR	CHECKED DD

SHEET TITLE

**SECOND
FLOOR
PLAN**

SHEET

A22

ORIGINAL SHEET SIZE