

AIA Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

City of Meridian – Scenario Village Training Building
1327 E. Watertower St
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

ARTICLE A.1

§ 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 Two Million Six Hundred Sixty Thousand Five Hundred Eighty Dollars and no cents (\$ 2,660,580.00), 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.
(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.)

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.

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:

(Table Deleted)

None

§ 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

(Table Deleted)

§ 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

(Table Deleted)

§ 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.)

See Attachment #3 to Exhibit A – GMP Amendment

ARTICLE A.2

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

July 19, 2021 See Attachment #4 to Exhibit A – GMP Amendment

(Table Deleted)

OWNER(Signature)

Keith Watts, CPPB / Procurement Manager

(Printed name and title)



CONSTRUCTION MANAGER(Signature)

Michael J. Berard, Manager

(Printed name and title)



**Kreizenbeck
Constructors**

ATTACHMENT #1 TO EXHIBIT A – GMP AMENDMENT

ITEMIZED GMP BREAKDOWN

**CITY OF MERIDIAN – SCENARIO VILLAGE TRAINING BUILDING
POLICE DEPARTMENT CAMPUS
MERIDIAN, IDAHO 83642**



**Kreizenbeck
Constructors**

Meridian Police Department - Scenario Village Training Building
Attachment #1 to GMP Exhibit A
Itemized GMP Breakdown
October 5, 2020

BP#	Scope	Apparent Low
01	Sitework	\$ 297,000.00
02	Fencing	\$ 16,264.00
03	Landscaping	\$ 18,640.00
04	Concrete	\$ 271,000.00
05	Masonry	\$ 195,000.00
06	Steel	\$ 148,723.00
07	Wood Framing	\$ 233,000.00
08	Interior Architectural Woodwork	\$ 56,780.00
09	Roofing	\$ 83,200.00
10	Doors, Frames and Hardware	\$ 42,010.00
11	Sectional Doors	\$ 12,740.00
12	Aluminum Entrances, Storefront and Glazing	\$ 64,958.00
13	Drywall	\$ 66,500.00
14	Painting	\$ 20,165.00
15	Specialties	\$ 4,560.00
16	Metal Canopies and Awnings	\$ 26,302.00
17	Plumbing	\$ 19,958.00
18	Mechanical	\$ 43,975.00
19	Electrical	\$ 131,692.00
	Add (6) Radiant Heaters	\$ 20,000.00
	Uncontracted Work - Yet to Buy (Not inc w/ Subcontractor Bids)	\$ 158,844.00
TRADE WORK - SUBTOTAL		\$ 1,931,311.00
Permits & Fees (All)		By Owner
Testing & Special Inspections		By Owner
Commissioning		By Owner
Builder's Risk Insurance		By Owner
General Conditions		\$ 345,795.00
Weather Protection / Temporary Heat		\$ 62,250.00
Insurances (General & Professional Liability)		\$ 22,225.00
Kreizenbeck Constructors Payment and Performance Bonds		\$ 25,882.00
CM/GC Contingency		\$ 141,695.00
COST OF THE WORK - TOTAL		\$ 2,529,158.00
CM Fee - 5.25%		\$ 131,422.00
CONSTRUCTION BUDGET (GMP) PHASE I - TOTAL		\$ 2,660,580.00



**Kreizenbeck
Constructors**

ATTACHMENT #2 TO EXHIBIT A – GMP AMENDMENT

CLARIFICATIONS / ASSUMPTIONS / EXCLUSIONS

**CITY OF MERIDIAN – SCENARIO VILLAGE TRAINING BUILDING
POLICE DEPARTMENT CAMPUS
MERIDIAN, IDAHO 83642**



Kreizenbeck Constructors

**ATTACHMENT #2 TO EXHIBIT A – GMP AMENDMENT
CLARIFICATIONS / ASSUMPTIONS / EXCLUSIONS
MERIDIAN POLICE DEPARTMENT – SCENARIO VILLAGE TRAINING BUILDING
1327 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 Scenario Village Training Building.

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 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) Usage of existing temporary utilities (electricity, water, etc.) is permitted and usage costs of utilities are at no charge to the Contractor.
- 5) We exclude all warranty requirements called out in Specification Section 033000, 1.06 B, 1.06 C, 1.06D, and 1.06E.
- 6) We exclude any removal or replacement of any unsuitable soils below design sections specified on the drawings which may be encountered.
- 7) Clarification - We have included (1) concrete SOG or SOD as indicated on the structural drawings. We have not included a second slab or topping slab build-up as depicted on the architectural sections on sheet A61.
- 8) Any/All AISC Certification Requirements or IAS AC172 accreditation requirements for a steel fabricator, joist/deck manufacturer, or erector are excluded.
- 9) All 051200 Structural Steel, 052100 Steel Joist, 053100 Metal Deck, 055000 Metal Fabrications, 055133 Metal Ladders, and associated Miscellaneous Metals is priced with the Steel Fabricator and/or Manufacturers standard colored primer only. Galvanizing of any these materials is specifically excluded.
- 10) We specifically exclude any design or engineering of any kind for any work in Specification Sections 055100, 055133, Or 055213.
- 11) We exclude any requirements for or reference to an Air Barrier or the Air Barrier Association of American (ABAA) as listed in Section 061000. This includes any qualification requirements, submittals, or third-party quality control audits.

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ICR No. RCE-764

- 12) All wall sheathing is assumed to be 7/16" thick – typical all walls. This matches the drawings and wall sheathing schedule on A6.03. (Specification 061000 in Addendum #2, item 2.04 A.3 is specifically excluded.)
- 13) We assumed that any AWI Certification Requirements (if specified) for the millwork contractor are not required and are excluded.
- 14) We did not include any painting of the interior CMU block, structural shell building structure (this includes columns, beams, joists, deck, or misc. metals), or exposed mechanical/electrical items.
- 15) All painting/finishing on the interior sheathing, walls, ceilings, doors, trim, etc. of any of the scenario units is excluded.
- 16) We did not include any building signage, lettering, or graphics on the building exterior or interior.
- 17) No Lockers are included. (None are indicated on the drawings.)
- 18) Awnings will be locally fabricated using Steel Stitch and Trivantage products. Fabric materials to be standard Sunbrella fabric and color shall be selected from manufacturer's standard colors. Engineering is not included.
- 19) The metal canopies are to be fabricated in the manufacturers standard width sizes with a 4' projection and shall utilize manufacturers standard details, colors, and 34 psf snow load design criteria. Customized engineering or analysis is not included.
- 20) We exclude any work associated with an electrical service fault current study or service upgrade to the main electrical service. Actual fault current values shall be provided to the Electrical Engineer by the Electrical Utility (Idaho Power). Coordination between actual fault current values and electrical design shall be by others.
- 21) 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 – SCENARIO VILLAGE TRAINING BUILDING
POLICE DEPARTMENT CAMPUS
MERIDIAN, IDAHO 83642**

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**ATTACHMENT #3 TO EXHIBIT A – GMP AMENDMENT
CONTRACT DOCUMENT SCHEDULE
MERIDIAN POLICE DEPARTMENT – SCENARIO VILLAGE TRAINING BUILDING
1327 E. WATERTOWER ST
MERIDIAN, IDAHO 83642**

KC PROJECT NO. 20-083

September 24, 2020

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

Architect – CSHQA
Electrical Engineer – CSHQA
Plumbing & Mechanical Engineer – CSHQA
Structural – BHB Consulting Engineers
Civil – CSHQA
Landscape Architect – CSHQA

ADDENDUMS

Addendum No. One, Issued 9-21-2020
Addendum No. Two, Issued 9-25-2020

SPECIFICATIONS – Dated September 11, 2020

DRAWINGS – Dated September 11, 2020

GENERAL

G00	Title Sheet	G11	Code Plan
G21	Envelope Energy Compliance	G71	Wall Assemblies

CIVIL

C00	Cover Sheet	C10	Site Demolition Plan
C20	Erosion and Sediment Control	C40	Horizontal Control Plan
C50	Grading and Drainage Plan	C60	Utility Plan

ARCHITECTURAL SITE

AS10 Architectural Site Plan

LANDSCAPE

L10	Landscape Plan	L20	Landscape Details
L40	Landscape Specs		

STRUCTURAL

S001 General Structural Notes
S003 Special Inspections
S102 Footing and Foundation Plans
S121 Roof Framing Plan
S502 Details
S512 Details
S522 Details
S602 Schedules

S002 General Structural Notes
S101 Footing and Foundation Plan
S111 Second Floor Framing
S501 Details
S511 Details
S521 Details
S601 Schedules
S603 Schedules

ARCHITECTURAL

A20 Basement Plans
A22 First Floor Dimension plan
A24 Second Floor Dimension Plan
A31 Reflected Ceiling Plans
A42 Vertical Circulation
A51 Exterior Elevations
A63 Wall Sections
A75 Door & Window Details
A77 Details
A83 Door Types and Schedule

A21 First Floor Plans
A23 Second Floor Plan
A25 Roof Plan
A41 Vertical Circulation
A43 Enlarged Plans
A61 Building Sections
A74 Roofing Details
A76 Exterior Details
A82 Window Types

INTERIORS

I51 Interior Elevations
I91 Potential FF&E Plans

I81 Room Finish Schedule

PLUMBING

P00 Plumbing Cover Sheet
P21 Water Plan
P81 Schedules

P11 Waste & Vent Plan
P71 Plumbing Details

HVAC

M00 HVAC Cover Sheet
M11 HVAC Plan
M81 HVAC Schedules

M01 Energy Compliance
M71 HVAC Details
MPS Mechanical Specifications

ELECTRICAL

E00 Electrical Symbols & Abbrev.
E0S1 Electrical Specifications
E02 Energy Compliance Forms
E12 Lighting Plan 2nd Level
E22 Power Plan 2nd Level
E71 Details

E0S0 Electrical Specifications
E01 Lighting Schedule
E11 Lighting Plan Basement & 1st Level
E21 Power Plan Basement & 1st Level
E31 Mech. Power Plan 1st Level & 2nd Level
E80 Single-Line, Schedules, & Site Plan



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ATTACHMENT #4 TO EXHIBIT A – GMP AMENDMENT

MASTER PROJECT SCHEDULE

**MERIDIAN POLICE DEPARTMENT – SCENARIO VILLAGE TRAINING BUILDING
1327 E WATERTOWER ST
MERIDIAN, IDAHO 83642**

ATTACHMENT #4 TO EXHIBIT A – GMP AMENDMENT
MASTER PROJECT SCHEDULE
MERIDIAN POLICE DEPARTMENT – SCENARIO VILLAGE
TRAINING BUILDING
1327 E. WATERTOWER ST
MERIDIAN, IDAHO 83642

KC PROJECT NO. 20-083
October 5, 2020

