



# AIA® Document A133® – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the twenty second day of May in the year two thousand twenty four, 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 twelfth day of April in the year two thousand twenty four (the "Agreement") (In words, indicate day, month, and year.)

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

OCCC Central Campus Reroof  
Newport, Oregon

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

Oregon Coast Community College  
400 SE College Way  
Newport, Oregon

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

Todd Construction, Inc  
18407 SW Boones Ferry Road  
Tigard, OR 97224

### TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
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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 million two hundred eighty four thousand three hundred ninety nine dollars (\$ 2,284,399 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

### 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.

**§ 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 attached itemized GMP statement

**§ 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
Alternate 1: South Roof	See Itemized Statement
Alternate 2: Gutters	See Itemized Statement

**§ 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:  
*(Check one of the following boxes and complete the necessary information.)*

[ ] Not later than ( ) calendar days from the date of commencement of the Work.

[X] By the following date: September sixth, two thousand twenty four.

§ 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:

Document	Title	Date	Pages
See Specifications			

§ A.3.1.2 The following Specifications:  
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Section	Title	Date	Pages
011100	SUMMARY OF WORK	4/12/2024	5
012500	CONTRACT MODIFICATOIN PROCEDURES	4/12/2024	4
012900	PAYMENT PROCEDURES	4/12/2024	4
013100	PROJECT MANAGEMENT AND COORDINATION	4/12/2024	8
013200	CONSTRUCTION PROGRESS DOCUMENTATION	4/12/2024	3
013300	SUBMITTAL PROCEDURES	4/12/2024	7
014000	QUALITY REQUIREMENTS	4/12/2024	5
015000	TEMPORARY FACILITIES AND CONTROLS	4/12/2024	5
016000	PRODUCT REQUIREMENTS	4/12/2024	6
017300	EXECUTION REQUIREMENTS	4/12/2024	5
017329	CUTTING AND PATCHING	4/12/2024	4
017700	CLOSEOUT PROCEDURES	4/12/2024	5
017823	OPERATION AND MAINTENANCE DATA	4/12/2024	7
017839	PROJECT RECORD DOCUMENTS	4/12/2024	3
055000	METAL FABRICATIONS	4/12/2024	4
061000	ROUGH CARPENTRY	4/12/2024	4
061600	SHEATHING	4/12/2024	3
070150.19	PREPARATION FOR REROOFING	4/12/2024	3
072500	WEATHER BARRIERS	4/12/2024	3
074113.16	STANDING-SEAM METAL ROOF PANELS	4/12/2024	7
074213.13	FORMED METAL WALL PANELS	4/12/2024	6
076200	SHEET METAL FLASHING AND TRIM	4/12/2024	8
079200	JOINT SEALANTS	4/12/2024	5
081113	HOLLOW METAL DOORS AND FRAMES	4/12/2024	5
087100	DOOR HARDWARE	4/12/2024	3
099114	EXTERIOR PAINTING (MPI STANDARDS)	4/12/2024	4

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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.)*

Number	Title	Date
A0.0	COVER SHEET, DRAWING INDEX, VICINITY MAP, PROJECT INFO, OVERALL SITE PLAN	4/12/2024
A1.1	ROOF DEMO PLAN	4/12/2024
A2.1	ROOF PLAN NORTH	4/12/2024
A2.2	ROOF PLAN SOUTH	4/12/2024
A2.3	WIND LOAD DIAGRAM & ELEVATIONS	4/12/2024
A7.1	DETAILS	4/12/2024
A7.2	DETAILS	4/12/2024

**§ A.3.1.4** The Sustainability Plan, if any:  
*(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner’s and Construction Manager’s roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)*

Title	Date	Pages
None		

Other identifying information:

**§ A.3.1.5** Allowances, if any, included in the Guaranteed Maximum Price:  
*(Identify each allowance.)*

Item	Price
PLYWOOD SHEATHING REPLACEMENT	\$35,000
PAINTING	\$25,000
MISC. WORK ITEMS ALLOWANCE	\$20,000

**§ A.3.1.6** Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:  
*(Identify each assumption and clarification.)*

None

**§ 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.)*

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

OWNER (Signature)

Birgitte Rylsinge, President  
(Printed name and title)



CONSTRUCTION MANAGER (Signature)

Brent Schafer, CEO  
(Printed name and title)



Init.

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User Notes:

(846611298)



# Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:46:30 ET on 05/22/2024.

## PAGE 1

This Amendment dated the twenty second day of May in the year two thousand twenty four, 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 twelfth day of April in the year two thousand twenty four (the "Agreement")

...

OCCC Central Campus Reroof  
Newport, Oregon

...

Oregon Coast Community College  
400 SE College Way  
Newport, Oregon

...

Todd Construction, Inc  
18407 SW Boones Ferry Road  
Tigard, OR 97224

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed two million two hundred eighty four thousand three hundred ninety nine dollars (\$ 2,284,399 ), subject to additions and deductions by Change Order as provided in the Contract Documents.

## PAGE 2

See attached itemized GMP statement

...

Alternate 1: South Roof  
Alternate 2: Gutters

See Itemized Statement  
See Itemized Statement

...

None

...

None

...

The date of execution of this Amendment.

PAGE 3

By the following date: September sixth, two thousand twenty four.

...

None

...

See Specifications

...

<u>011100</u>	<u>SUMMARY OF WORK</u>	<u>4/12/2024</u>	<u>5</u>
<u>012500</u>	<u>CONTRACT MODIFICATOIN PROCEDURES</u>	<u>4/12/2024</u>	<u>4</u>
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<u>016000</u>	<u>PRODUCT REQUIREMENTS</u>	<u>4/12/2024</u>	<u>6</u>
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<u>017823</u>	<u>OPERATION AND MAINTENANCE DATA</u>	<u>4/12/2024</u>	<u>7</u>
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<u>055000</u>	<u>METAL FABRICATIONS</u>	<u>4/12/2024</u>	<u>4</u>
<u>061000</u>	<u>ROUGH CARPENTRY</u>	<u>4/12/2024</u>	<u>4</u>
<u>061600</u>	<u>SHEATHING</u>	<u>4/12/2024</u>	<u>3</u>
<u>070150.19</u>	<u>PREPARATION FOR REROOFING</u>	<u>4/12/2024</u>	<u>3</u>
<u>072500</u>	<u>WEATHER BARRIERS</u>	<u>4/12/2024</u>	<u>3</u>
<u>074113.16</u>	<u>STANDING-SEAM METAL ROOF PANELS</u>	<u>4/12/2024</u>	<u>7</u>
<u>074213.13</u>	<u>FORMED METAL WALL PANELS</u>	<u>4/12/2024</u>	<u>6</u>
<u>076200</u>	<u>SHEET METAL FLASHING AND TRIM</u>	<u>4/12/2024</u>	<u>8</u>
<u>079200</u>	<u>JOINT SEALANTS</u>	<u>4/12/2024</u>	<u>5</u>
<u>081113</u>	<u>HOLLOW METAL DOORS AND FRAMES</u>	<u>4/12/2024</u>	<u>5</u>
<u>087100</u>	<u>DOOR HARDWARE</u>	<u>4/12/2024</u>	<u>3</u>
<u>099114</u>	<u>EXTERIOR PAINTING (MPI STANDARDS)</u>	<u>4/12/2024</u>	<u>4</u>

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<u>A0.0</u>	<u>COVER SHEET, DRAWING INDEX, VICINITY MAP, PROJECT INFO,</u>	<u>4/12/2024</u>
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<u>A2.1</u>	<u>ROOF PLAN NORTH</u>	<u>4/12/2024</u>
<u>A2.2</u>	<u>ROOF PLAN SOUTH</u>	<u>4/12/2024</u>
<u>A2.3</u>	<u>WIND LOAD DIAGRAM &amp; ELEVATONS</u>	<u>4/12/2024</u>
<u>A7.1</u>	<u>DETAILS</u>	<u>4/12/2024</u>
<u>A7.2</u>	<u>DETAILS</u>	<u>4/12/2024</u>

...

None

...

PLYWOOD SHEATHING REPLACEMENT

\$35,000

PAINTING

\$25,000

MISC. WORK ITEMS ALLOWANCE

\$20,000

...

None

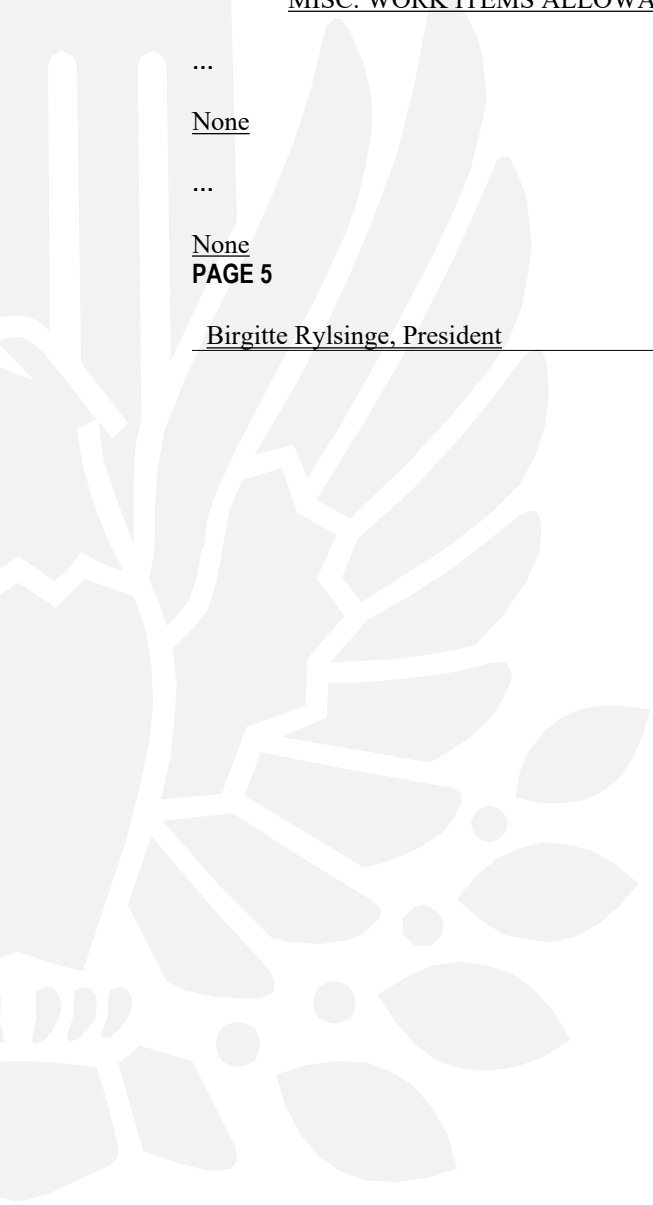
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None

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Birgitte Rylsinge, President

Brent Schafer, CEO

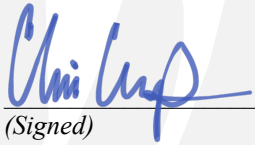




## **Certification of Document's Authenticity**

**AIA® Document D401™ – 2003**

I, \_\_\_\_\_, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:46:30 ET on 05/22/2024 under Order No. 4104251464 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.



*(Signed)*

**Principal | Member, GLAS Architects, LLC**

*(Title)*

**May 22, 2024**

*(Dated)*



## AIA 133 EXHIBIT A

OCCC ROOF REPLACEMENT

May 22, 2024

<b>DESCRIPTION</b>	<b>VALUE</b>
Base bid metal panels & shtmtl	\$1,195,000
Base bid demo	\$409,700
Base bid fall protection anchors	\$18,150
Base bid snow guards	<u>\$26,765</u>
<b>Base Bid Total</b>	<b>\$1,649,615</b>
Alt 1 metal panels and sheetmetal	in above
Alt 1 demo	in above
Alt 1 fall protection anchors	\$9,710
Alt 1 snow guards	<u>\$18,660</u>
<b>Alt 1 Total</b>	<b>\$28,370</b>
Alt 2 North gutter replacement	\$53,430
Alt 2 South gutter replacement	<u>in above</u>
<b>Alt 2 Total</b>	<b>\$53,430</b>
ROOFING SUB TOTAL	\$1,731,415
PLYWOOD REPLACEMENT ALLOWANCE	\$35,000
PAINTING ALLOWANCE	\$25,000
MISC WORK ITEMS ALLOWANCE	\$20,000
GENERAL CONDITIONS	<u>\$111,480</u>
	\$1,922,895
CMGC FEE AT 8%	<u>\$153,832</u>
	\$2,076,727
CMGC CONTINGENCY AT 10%	<u>\$207,673</u>
<b>GRAND TOTAL</b>	<b>\$2,284,399</b>