

AIA Document A133™ – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 18th day of May in the year 2020, 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 24th day of September in the year 2018 (the "Agreement")

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

for the following **PROJECT**:

(Name and address or location)

Chatham County Animal Shelter
725 Renaissance Drive
Pittsboro, NC 27312

THE OWNER:

(Name, legal status, and address)

Chatham County
12 East Street
Pittsboro, NC 27312

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Bordeaux Construction Company, Inc.
135 E Martin Street
Suite 101
Raleigh, NC 27601

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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.

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.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed (\$), 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.)

Attachment A

§ 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
N/A	

§ 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
N/A		

§ 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)
N/A		

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.)

☒ [X] 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 (365) calendar days from the date of commencement of the Work.

☐ By the following date:

§ 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

N/A

§ 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

N/A

§ 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

Attachment B

§ A.3.1.3 The following Drawings:

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

Number

Title

Date

Attachment C

§ 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

N/A

Other identifying information:

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

(Identify each allowance.)

Item
CM

Price
\$373,219.00

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

N/A

§ 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.)

N/A

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.)

Attachment D

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

OWNER (Signature)

Dan LaMontagne County Manager
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Ben Warren Vice President – Bordeaux Construction
Company, Inc.
(Printed name and title)

Chatham County Animal Control Services

Attachment A - Bid Packages w/ Values

Bid Package		Apparent Low Bid
01A	General Trades	\$ 103,000
01B	Final Cleaning	\$ 4,750
02B	Building Demolition & Specialty Demo	\$ 56,145
03A	Building Concrete	\$ 219,720
04A	Turnkey Masonry	\$ 447,300
05A	Turnkey Steel	\$ 162,053
06A	Casework	\$ 79,996
07B	Spray Foam Insulation	\$ 39,650
07C	Roofing	\$ 284,975
07D	Caulk & Sealants	\$ 43,210
08A	Aluminum & Glass	\$ 172,900
08B	OH Doors	\$ 29,850
08C	HM Door & Frames, Wood Doors and Hardware	\$ 153,034
09A	Drywall	\$ 268,000
09B	Hard Tile	\$ 14,550
09C	Acoustical Ceilings	\$ 36,728
09D	Resilient Flooring and Base	\$ 12,877
09E	Epoxy Flooring	\$ 62,546
09F	Sealed and Polished Concrete Flooring	\$ 24,300
09G	Painting	\$ 68,400
10B	Division 10 Specialties	\$ 34,510
21A	Fire Protection	\$ 57,900
22A	Plumbing	\$ 282,500
23A	HVAC	\$ 696,000
26A	Electrical	\$ 473,900
31A	Earthwork	\$ 848,484
32B	Landscaping	\$ 95,936
Totals		\$ 4,773,214

Chatham County Animal Services

Attachment B - List of Specifications

List of Specs	
00001	PROJECT TITLE PAGE
00010	TABLE OF CONTENTS
	GENERAL REQUIREMENTS
011000	SUMMARY
012100	ALLOWANCES
012300	ALTERNATES
012600	CONTRACT MODIFICATION PROCEDURES
012900	PAYMENT PROCEDURES
013100	PROJECT MANAGEMENT AND COORDINATION
013200	CONSTRUCTION PROGRESS DOCUMENTATION
013300	SUBMITTAL PROCEDURES
014000	QUALITY REQUIREMENTS
014200	REFERENCES
015000	TEMPORARY FACILITIES AND CONTROLS
016000	PRODUCT REQUIREMENTS
017300	EXECUTION
017700	CLOSEOUT PROCEDURE
017823	OPERATIONS AND MAINTENANCE MANUAL
017839	PROJECT RECORD DOCUMENTS
017900	DEMONSTRATION AND TRAINING
019113	COMISIONING GENERAL SPECIFICATIONS
019913	GENERAL REQUIREMENTS FOR DIVISIONS 21-28 WORK
019923	GENERAL SEISMIC REQUIREMENTS FOR DIVISIONS 21-28 WORK
019926	OWNER INSTRUCTIONS TRAINING FOR DIVISIONS 21-28 WORK
	CONCRETE
033000	CAST IN PLACE CONCRETE
033500	POLISHED CONCRETE
033517	DENSIFIED CONCRETE
	MASONRY
042000	UNIT MASONRY
	CARPENTRY
061000	ROUGH CARPENTRY
064023	INTERIOR ARCHETECTUAL WOODWORK
064219	THERMALL
066100	RIGID VINYL SHEET
	THERMAL AND MOISTURE PROTECTION
072100	THERMAL INSULATION
072702	CLOSED CELL SPRAY POLYURETHANE FOAM INSULATION
074213	METAL WALL PANELS
075400	THERMOPLASTIC MEMBRANE ROOFING
075430	TPO MEMBRANE ROOFING
077100	ROOF SPECIALTIES
077200	ROOF ACCESSORIES
079200	JOINT SEALANTS

	DOORS AND WINDOWS AND GLASS
081113	HOLLOW METAL DOORS
081416	FLUSH WOOD DOORS
082200	FIBERGLASS REINFORCED PLASTIC DOORS AND FRAMES
083323	OVERHEAD COILING DOORS
084113	ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
085113	ALUMINUM WINDOWS
087100	DOOR HARDWARE
088000	GLAZING
088300	MIRRORS
	FINISHES
092216	NON-STRUCTURAL METAL FRAMING
092900	GGYPSUM BOARD
093000	TILING
095123	ACOUSTICAL TILE CEILINGS
096500	RESILIENT FLOORING
096513	RESILIENT BASE AND ACCESSORIES
097050	RESINOUS EPOXY FLOORING
099123	INTERIOR PAINTING
	SPECIALTIES
102800	TOILET AND BATH ACCESSORIES
104413	FIRE EXTINGUISHER CABINETS
104416	FIRE EXTINGUISHERS
105113	METAL LOCKERS
107300	PROTECTIVE-WALKWAY
	EQUIPMENT
119001	STAINLESS STEEL FABRICATION
114121	WALK-IN REFRIGERATION EQUIPMENT
116000	ANIMAL EQUIPMENT
	FURNISHINGS
123640	QUARTZ COUNTERTOPS
	FIRE SUPPRESSION
210210	FIRE SUPPRESSION SUMMARY OF WORK
210510	FIRE SUPPRESSION BASIC REQUIREMENTS
210511	ELECTRICAL PROVISIONS OF FIRE SUPPRESSION WORK
210517	SLEEVES AND SLEEVE SEALS FOR FIRE SUPPRESSION PIPING
210521	FIRE SUPPRESSION PIPING SPECIALTIES
210529	FIRE SUPPRESSION PIPING HANGERS AND SUPPORTS
210553	FIRE SUPPRESSION PAINTING AND IDENTIFICATION
211000	SPRINKLER AND STANDPIPE FIRE SUPPRESSION SYSTEMS
	PLUMBING
220210	PLUMBING SUMMARY OF WORK
220510	PLUMBING BASIC REQUIREMENTS

220511	ELECTRICAL PROVISIONS FOR PLUMBING WORK
220517	SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING
220529	PLUMBING HANGERS AND SUPPORTS
220553	PLUMBING PAINTING AND IDENTIFICATION
220700	PLUMBING INSULATION
220800	COMISIONING PLUMBING SPECIFCATION
221116	DOMESTIC WATER DISTRIBUTION PIPING
221123	DOMESTIC WATER PUMPS
223300	ELECTRIC DOMESTIC WATER HEATERS
224000	PLUMBING FIXTURES
	HVAC
230210	HVAC SUMMARY OF WORK
230510	HVAC BASIC REQUIREMENTS
230511	ELECTRICAL PROVISIONS FOR HVAC WORK
230513	ELECTRICAL MOTORS FOR HVAC EQUIPMENT
230529	HANGERS AND SUPPORTS FOR PIPING, DUCTWORK, & EQUIPMENT
230548	HVAC VIBRATION CONTROL
230553	HVAC PAINTING AND IDENTIFICATION
230593	HVAC TESTING, ADJUSTING, AND BALANCING
230713	HVAC DUCT INSTALATION
230800	COMMISSIONING HVAC SPECIFICATIONS
230913	INSTRUMENTATION AND CONTROL DEVICES FOR HVAC
230923	DIRECT DIGITAL CONTROL SYSTEMS
230924	ORIGINAL EQUIPMENT MANUFACTURER (OEM) CONTROLS
233100	HVAC DUCTWORK
233300	AIR DUCT ACCESSORIES
233423	HVAC POWER VENTILATORS
233713	DIFFUSERS, REGISTERS, AND GRILLES
233543	UNFIRED UNIT HEATERS
237413	DEDICATED OUTDOOR AIR UNITS
238116	DUCTLESS SPLIT SYSTEM AIR-CONDITIONING UNITS
	ELECTRICAL
260000	SUMMARY OF ELECTRICAL WORK
260500	BASIC ELECTRICAL REQUIREMENTS
260519	SECONDARY VOLTAGE WIRES AND CABLES
260526	GROUNDING
260529	SUPPORTING DEVICES
260533	ELECTRICAL IDENTIFICATION
260534	RACEWAYS
260535	ELECTRICAL BOXES AND FITINGS
260536	CABLE TRAYS
260543	UNDERGROUND DUCTS AND RACEWAYS FOR ELECTRICAL SYSTEMS
260584	CONCRETE EQUIPMENT PADS

260593	ELECTRICAL CONNECTIONS FOR EQUIPMENT
260800	TESTING AND PLACING IN SERVICE
260800	COMMISSIONING ELECTRICAL SPECIFICATION
260923	LIGHTING CONTROL DEVICES
262413	SWITCHBOARDS
262416	PANELBOARDS
262726	WIRING DEVICES
263213	DIESEL GENERATOR SET
263623	AUTOMATIC AND NON-AUTOMATIC TRANSFER SWITCHES
264313	SURGE PROTECTION DEVICES
265000	LIGHTING FIXTURES
	TELEPHONE
272000	TELEPHONE/DATA SYSTEMS
	FIRE ALARM
283100	FIRE ALARM SYSTEMS
	EXTERIOR IMPROVEMENTS
323113	CHAIN LINK FENCES AND GATES
329300	LANDSCAPE AND PLANTINGS

Chatham County Animal Services

Attachment C - List of Drawings

List of Drawings	
A0.0	COVER SHEET
BCS	BUILDING CODE SUMMARY
C01.0	COVER SHEET
C02.0	EXISTING CONDITIONS
C03.0	PHASE 1 EROSION CONTROL PLAN
C03.1	PHASE 2 EROSION CONTROL AND GRADING PLAN
C03.2	EROSION CONTROL DETAILS
C04.0	STORM DRAIN PLAN
C05.0	SITE PLAN
C07.0	UTILITY PLAN
LS.1	LANDSCAPE PLAN
A0.1	LIFE SAFETY PLAN
A0.2	GENERAL INFORMATION
A1.1	FLOOR PLAN
A1.2	ROOF PLAN
A2.1	ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	WALL SECTIONS
A3.3	SECTION AND DETAILS
A4.1	ENLARGED FLOOR PLAN - AREA A
A4.2	ENLARGED FLOOR PLAN - AREA B
A4.3	ENLARGED FLOOR PLAN - AREA C
A4.4	ENLARGED TOILET PLAN & DETAIL
A5.1	MILLWORK ELVATIONS
A5.2	MILLWORK ELVATIONS
A5.3	MILLWORK DETAILS
A6.1	DOOR SCHEDULE AND DETAILS
A6.2	FINSIH SCHEDULE AND DETAILS
A6.3	WINDOW DETAILS
A6.4	STOREFRONT ELEVATIONS
A7.1	ROOF DETAILS
A7.2	CANOPY DETAILS
A8.1	REFLECTED CEILING PLAN
A9.1	FURNITURE PLAN
A10.0	OVERALL SLAB PLAN
A10.1	SLAB PLAN - AREA A
A10.2	SLAB PLAN - AREA B
A10.3	SLAB PLAN - AREA C
AE-1	ANIMAL EQUIPMENT PLAN
AE-2	ANIMAL EQUIPMENT DETAILS
S1.1	FOUNDATION AND SLAB PLAN
S1.2	ROOF FRAMING PLAN
S2.1	FOUNDATION SECTIONS AND DETAILS
S3.1	FRAMING SECTIONS AND DETAILS
S4.1	BRACING ELEVATIONS AND DETAILS
S5.1	TYPICAL DETAILS
S6.1	SPECIFICATIONS & GENERAL NOTES
FP0.1	STANDARDS, SYMBOLS & ABBREVIATIONS
FP0.2	SITE PLAN
FP1.1	FIRST FLOOR PLAN

FP2.0	DETAILS
P0.1	STANDARDS, SYMBOLS & ABBREVIATIONS
P1.0	FIRST FLOOR DEMOLITION PLAN - PLUMBING
P1.1	FIRST FLOOR PLAN - DOMESTIC WATER
P1.2	FIRST FLOOR PLAN - SANITARY & VENT
P1.3	ROOF PLAN - PLUMBING
P1.4	ENLARGED PLANS
P2.0	DETAILS SCHEDULES
P3.0	SCHEDULES
H0.1	STANDARDS, SYMBOLS & ABBREVIATIONS
H1.0	FIRST FLOOR DEMOLITION PLAN - HVAC
H1.1	FIRST FLOOR PLAN - HVAC
H1.2	ROOF PLAN - HVAC
H3.1	DETAILS
H4.1	CONTROLS
H5.1	SCHEDULES
E0.1	STANDARDS, SYMBOLS & ABBREVIATIONS
E0.2	SITE PLAN
E1.0	FIRST FLOOR DEMOLITION PLAN - ELECTRICAL
E1.1	FIRST FLOOR PLAN - POWER
E1.2	FIRST FLOOR PLAN - LIGHTING & FIRE ALARM
E1.3	ROOF PLAN - ELECTRICAL
E2.1	PANEL SCHEDULES
E3.1	ELECTRICAL DETAILS
E4.1	ELECTRICAL DISTRIBUTION SYSTEM
E5.1	LIGHTING DETAILS
E6.1	FIRE ALARM SYSTEM
E7.1	TELECOM SYSTEM

Chatham County Animal Services

Attachment D - List of Subcontractors

Bid Package		Subcontractor
01A	General Trades	CB&H Contracting
01B	Final Cleaning	PHD Cleaning
02B	Building Demolition & Specialty Demo	Janezic Building Group
03A	Building Concrete	Martinez Company
04A	Turnkey Masonry	Edgar Boettcher Masonry
05A	Turnkey Steel	Steel & Pipe Corporation
06A	Casework	Blankenship Associates
07B	Spray Foam Insulation	MPI
07C	Roofing	AAR of NC
07D	Caulk & Sealants	Waterproofing Specialties
08A	Aluminum & Glass	J&H Glass
08B	OH Doors	Custom Door & Gate
08C	HM Door & Frames, Wood Doors and Hardware	Martin Architectural Products
09A	Drywall	AmTech Construction
09B	Hard Tile	Concordia Building Company
09C	Acoustical Ceilings	Paul Barbour & Son
09D	Resilient Flooring and Base	Concordia Building Company
09E	Epoxy Flooring	Blair Duron Restoration
09F	Sealed and Polished Concrete Flooring	Brock Contract Services
09G	Painting	Pro-tech Finishes
10B	Division 10 Specialties	Martin Architectural Products
21A	Fire Protection	BFPE International
22A	Plumbing	Baker Mechanical Inc.
23A	HVAC	Mechworks
26A	Electrical	Nationwide Electrical Services
31A	Earthwork	Terrahawk
32B	Landscaping	Southern Garden