



AIA Document A133® – 2019 Exhibit A - 1

Guaranteed Maximum Price Amendment for Phase 1

This Amendment dated the 6th day of December in the year 2023, 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 28 day of September in the year 2023 (the "Agreement")

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

for the following **PROJECT:**

(Name and address or location)

Gregory-Portland Baseball & Softball Replacement Fields Phase 1

THE OWNER:

(Name, legal status, and address)

Gregory-Portland Independent School District
4600 Wildcat Drive
Portland, TX 78374

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Weaver & Jacobs Constructors, Inc.
301 Cooperative Way
Cuero, TX 77954

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 for Phase 1 is guaranteed by the Construction Manager not to exceed One Million Eight Hundred Forty-Six Thousand Seven Hundred Ninety-Two (\$ 1,846,792.00), 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 Schedule A - GMP Phase 1 Summary

§ 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
Select Cut and Fill @ 1.5" PVR	Deduct \$449,932.00

§ 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.)

- 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.)
- Established in an official Notice to Proceed (NTP)

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.

By the following date: January 01, 2025

§ 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
As issued in the Executed AIA 133 and referenced in Article 15.2 of the same Agreement			

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

See attached Schedule B – Contract Documents

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 attached Schedule B – Contract Documents

Number	Title	Date
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§ 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:

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User Notes:

(1517183574)

(Identify each allowance.)

Item	Price
N/A	

§ 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.)

GMP Phase 1 is for the scope of work detailed in the attached Schedules A-B. GMP Phase 2 will be issued at a later date and will be for the scope to complete the remainder of the project

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)

Dr. Michelle Cavazos, Superintendent of Schools
(Printed name and title)


CONSTRUCTION MANAGER (Signature)

Chris Brzozowski, Vice President
(Printed name and title)

Int.

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 12:45:40 ET on 12/08/2023.

PAGE 1

This Amendment dated the 6th day of December in the year ~~2023~~, 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 28 day of September in the year 2023 (the "Agreement")

...

Gregory-Portland Baseball & Softball Replacement Fields Phase 1

...

Gregory-Portland Independent School District
4600 Wildcat Drive
Portland, TX 78374

...

Weaver & Jacobs Constructors, Inc.
301 Cooperative Way
Cuero, TX 77954

...

§ A.1.1.1 The Contract Sum for Phase 1 is guaranteed by the Construction Manager not to exceed One Million Eight Hundred Forty-Six Thousand Seven Hundred Ninety-Two (\$ 1,846,792.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

See attached Schedule A - GMP Phase 1 Summary

...

Select Cut and Fill @ 1.5" PVR

Deduct \$449,932.00

...

N/A

...

N/A

...

Established as follows:

...

Established in an official Notice to Proceed (NTP)

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By the following date: January 01, 2025

...

N/A

...

As issued in the
Executed AIA 133 and
referenced in Article
15.2 of the same
Agreement

...

See attached Schedule B – Contract Documents

...

See attached Schedule B – Contract Documents

...

N/A

PAGE 4

N/A

...

N/A

...

GMP Phase 1 is for the scope of work detailed in the attached Schedules A-B. GMP Phase 2 will be issued at a later date and will be for the scope to complete the remainder of the project

...

Dr. Michelle Cavazos, Superintendent of Schools

Chris Brzozowski, Vice President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Drew Schott, 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 12:45:40 ET on 12/08/2023 under Order No. 3104239853 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)

Program Manager

(Title)

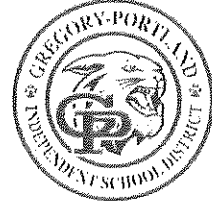
12/8/23

(Dated)

Schedule A - GMP Phase 1 Summary

Gregory-Portland ISD Baseball and Softball Replacement Fields Package 1

Date: 12/1/23
Duration: 12 Months
Documents: Site Demolition/Site Development Package
Bid Date: November 28, 2023



GMP Recap

Allowances

Owner Contingency Allowance \$ 50,000.00

Gregory-Portland ISD Baseball and Softball Replacement Fields Package 1 Direct Cost of Work

Direct Cost of Work \$ 1,629,600

Subtotal \$ 1,679,600

Bonds-Insurance-General Conditions- Fee

Indirect Costs 5.98% \$ 100,440

CMaR Fee 3.75% \$ 66,752

BASE BID \$ 1,846,792



WEAVER & JACOBS
CONSTRUCTORS, INC.



PROCEDEO

Schedule B - Contract Documents

Dated November 10, 2023

SHEET NUMBER	SHEET NAME
ARCHITECTURAL GENERAL	
G-000	COVER SHEET
G-001	SHEET INDEX
CIVIL	
C001	NOTES, INDEX, AND LEGEND
C002	SURVEY (FOR INFORMATION ONLY)
C101	DEMOLITION PLAN
C102	ROUGH EARTHWORK PLAN
C201	EROSION CONTROL
C301	DETAILS
ARCHITECTURAL SITE DEMOLITION	
ASD100	SITE DEMOLITION
ASD401	ENLARGED DEMOLITION SITE PLAN
ARCHITECTURAL	
A-102	SOFTBALL BLEACHER - FLOOR PLAN
A-101	BASEBALL BLEACHER-FLOOR PLAN
A-101.1	BASEBALL FIELD-UNDER BLEACHER FLOOR PLAN
A-102.1	SOFTBALL FIELD-UNDER BLEACHER FLOOR PLAN
A-501	BASEBALL BLEACHER & PRESS BOX - EXTERIOR ELEVATIONS
A-502	SOFTBALL BLEACHER & PRESS BOX - EXTERIOR ELEVATIONS
A-601	BASEBALL BLEACHER & PRESS BOX - BUILDING SECTIONS
A-602	SOFTBALL BLEACHER & PRESS BOX - BUILDING SECTIONS
MECHANICAL	
M-501	MECHANICAL SCHEDULES
ELECTRICAL	
ES-101	ELECTRICAL SITE PLAN -COMPOSITE
E-101.2	ELECTRICAL PLAN -BASEBALL PRESS BOX
E-102.2	ELECTRICAL PLAN -SOFTBALL PRESS BOX
E-103	POWER PLAN -CONCESSION
E-501	ELECTRICAL ONE-LINE DIAGRAM
E-502	ELECTRICAL RISER DIAGRAM
E-701	ELECTRICAL PANEL SCHEDULES
E-702	ELECTRICAL PANEL SCHEDULES

Addendum #1 Dated November 11, 2023