



Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

Johnson County Corrections Center
Phase Two Renovations of Building C1
Cleburne, Texas

THE OWNER:

(Name, legal status and address)

Johnson County, Texas
2 North Main Street
Cleburne, Texas 76031
Attn: The Honorable Roger Harmon
Telephone: (817) 556-6360
Facsimile: (817) 556-6359

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

SEDALCO, INC.
4100 Fossil Creek Boulevard
Fort Worth, Texas 76137
Attn: Russ Garrison
Telephone: (817) 831-2245
Facsimile: (817) 831-2248

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

Six million nine hundred three thousand one hundred fifty-five dollars.
(\$ 6,903,155.00), 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.)

Reference Exhibit A, attached to this document

§ 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:

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.

(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.)

Reference Exhibit E – Alternates & Value Engineering, attached to this document.

Accepted: 1/25/2017
ALT #2, ALT #3, ALT #6, ALT #7, ALT #8, ALT #9, ALT #10, VE #1a, VE #4

§ 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)
Reference Exhibit B, attached to this document	

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

Reference Exhibit B, attached to this document

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Reference original Agreement dated July 13, 2015			

§ 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.)

Reference Exhibit C, attached to this document

Section	Title	Date	Pages
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§ 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.)

Reference Exhibit C, attached to this document

Number	Title	Date
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§ 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.)

NONE

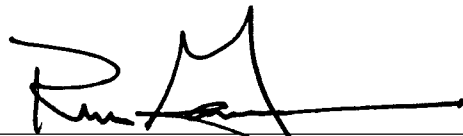
ARTICLE A.2

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

Substantial Completion: FEB. 8, 2018 (circled) 1/25/2017
Based upon a January 23, 2017 Notice to Proceed.
Reference Exhibit D attached to this document.


OWNER (Signature) 1-23-17

The Honorable Roger Harmon, County Judge
(Printed name and title)


CONSTRUCTION MANAGER (Signature)

Russ Garrison, President
(Printed name and title)

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Additions and Deletions Report for **AIA® Document A133™ – 2009 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 15:40:18 on 01/18/2017.

PAGE 1

Johnson County Corrections Center
Phase Two Renovations of Building C1
Cleburne, Texas

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed {\$
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Reference Exhibit A, attached to this document

PAGE 2

Reference Exhibit E – Alternates & Value Engineering, attached to this document.

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Reference Exhibit B, attached to this
document

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Reference Exhibit B, attached to this document

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Reference original
Agreement dated July
13, 2015

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Reference Exhibit C, attached to this document

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Reference Exhibit C, attached to this document

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NONE

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April 23, 2018 – Based upon a January 23, 2017 Notice to Proceed.
Reference Exhibit D attached to this document.

PAGE 3

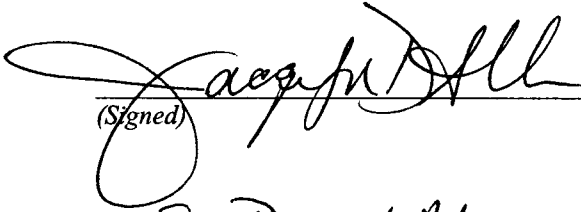
The Honorable Roger Harmon, County Judge

Russ Garrison, President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, ~~Russ Garrison~~ ^{Jacquelin Allen}, 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 15:40:18 on 01/18/2017 under Order No. 5529515761_1 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™ – 2009 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

Sr. Project Administrator

(Title)

1/18/17

(Dated)