



AIA[®]

Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 11th day of March in the year 2025, is incorporated into the accompanying AIA Document A133TM-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 25th day of April in the year 2024 (the "Agreement")
(In words, indicate day, month, and year.)

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

Covington City Hall
630 Scott Street
Covington, KY 41011

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

City of Covington
20 West Pike Street
Covington, KY 41011

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

Pepper Construction of Ohio
100 Williams Street
Cincinnati, OH 45215

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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, consisting of the Cost of the Work, Contingency as defined in the A133, and the Contractor's Fee is guaranteed by the Construction Manager not to exceed Seventeen million, nine hundred twenty six thousand, five hundred fifty six dollars

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 A201TM-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.

and zero cents (\$ 17,926,556.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

Current GMP Recap	
Amendment No. 1 - GMP#1	\$ 5,935,411
Amendment No. 2 - GMP#2	\$ 17,926,556
Total Project GMP	\$ 23,861,967

§ 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 Exhibit A.1.1.2, GMP#2 Budget, .

The Construction Manager’s contingency shall be in amount equal to five hundred forty four thousand, two hundred fifty eight dollars and zero cents (\$544,258.00) and used in accordance with Section 3.2.4 of the A133-2019.

§ 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:

See Exhibit A.1.1.5, List of Alternates.

Item	Price
None	

§ 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.)

See Exhibit A.1.1.6, List of Unit Prices

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.)

Init.

Ten (10) days following written authorization to proceed and issuance of applicable permits and licenses for the Project. The Owner must deliver the notice no later than in order to maintain pricing for time/market sensitive items as described in the GMP, Schedule of Values and Clarifications, as set forth at Exhibit A.1.1.2.

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: August 12th, 2026, as set forth in the Project Schedule as set forth in Exhibit 3.1.4. If a Completion Date and Schedule have not yet been established, then Substantial Completion shall be achieved as agreed upon between Owner and Contractor, provided that Drawings and Specifications are issued by Architect in sufficient time to allow Contractor to meet any agreed upon Schedule.

§ 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 dates set forth in Exhibit 3.1.4.

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

See Exhibit A.3.1.2, List of Specifications.

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 Exhibit A.3.1.3, List of Drawings.

Number

Title

Date

§ 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

Other identifying information:

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

(Identify each allowance.)

See Exhibit A.3.1.5, List of Allowances.

Item

Price

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

See Exhibit A.3.1.6, List of Assumptions.

§ 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.)

- Exhibit: VE Log
- Exhibit: Ext.03.04
- Exhibit: Ext.04.03
- Exhibit: Ext.04.04
- Exhibit: Ext.11.01
- Exhibit: Int.07.02
- Exhibit: Int.10.01
- Exhibit: Int.10.02
- Exhibit: Int.11.01
- Exhibit: Elec.01.01
- Exhibit: Elec.01.05
- Exhibit: Site.02.01
- Exhibit: Site.02.02
- Exhibit: Site.03.01
- Exhibit: BR.01.01

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.)

None

Init.

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

OWNER (Signature)

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Jerry P. Noble, Senior Vice President
(Printed name and title)

Init.

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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 11:40:52 ET on 02/27/2025.

PAGE 1

This Amendment dated the 11th day of March in the year 2025, 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 25th day of April in the year 2024 (the "Agreement")

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Pepper Construction of Ohio
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§ A.1.1.1 The Contract ~~Sum~~ Sum, consisting of the Cost of the Work, Contingency as defined in the A133, and the Contractor's Fee is guaranteed by the Construction Manager not to exceed Seventeen million, nine hundred twenty six thousand, five hundred fifty six dollars and zero cents (\$ 17,926,556.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

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See Exhibit A.1.1.2, GMP#2 Budget, .

The Construction Manager's contingency shall be in amount equal to five hundred forty four thousand, two hundred fifty eight dollars and zero cents (\$544,258.00) and used in accordance with Section 3.2.4 of the A133-2019.

...

See Exhibit A.1.1.5, List of Alternates.

...

None

...

None

...

See Exhibit A.1.1.6, List of Unit Prices

...

None

...

The date of execution of this Amendment.

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Ten (10) days following written authorization to proceed and issuance of applicable permits and licenses for the Project. The Owner must deliver the notice no later than in order to maintain pricing for time/market sensitive items as described in the GMP, Schedule of Values and Clarifications, as set forth at Exhibit A.1.1.2.

...

By the following date: August 12th, 2026, as set forth in the Project Schedule as set forth in Exhibit 3.1.4. If a Completion Date and Schedule have not yet been established, then Substantial Completion shall be achieved as agreed upon between Owner and Contractor, provided that Drawings and Specifications are issued by Architect in sufficient time to allow Contractor to meet any agreed upon Schedule.

§ 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:~~dates set forth in Exhibit 3.1.4.

...

N/A

...

See Exhibit A.3.1.2, List of Specifications.

...

See Exhibit A.3.1.3, List of Drawings.

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See Exhibit A.3.1.5, List of Allowances.

...

See Exhibit A.3.1.6, List of Assumptions.

...

-Exhibit: VE Log

-Exhibit: Ext.03.04
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-Exhibit: Int.11.01
-Exhibit: Elec.01.01
-Exhibit: Elec.01.05
-Exhibit: Site.02.01
-Exhibit: Site.02.02
-Exhibit: Site.03.01
-Exhibit: BR.01.01

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None
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Jerry P. Noble, Senior Vice President

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 11:40:52 ET on 02/27/2025 under Order No. 3104239614 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)

(Title)

(Dated)