

EXHIBIT B

Guaranteed Maximum Price Amendment

This Amendment dated **November 20, 2023**, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor dated **July 14, 2023** (the "Agreement")

For the following PROJECT: **Ogden Eccles Conference Center Remodel, 2415 Washington Blvd, Ogden, Utah 84401.**

THE OWNER: **Weber County Corporation**

THE CONSTRUCTION MANAGER: **Hogan & Associates Construction, Inc.**

ARTICLE A.1

§ 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, including any alternates listed below, is guaranteed by the Construction Manager not to exceed **Two Million Thirty Two Thousand Five Hundred Twenty (\$2,032,520)** 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.

See Exhibit A – BP1 GMP Amendment, dated October 5, 2023 in the amount of \$266,674.00. This amount was previously reviewed and approved.

See Attachment BP2.1 – BP2, pages 1 through 4, dated November 8, 2023 in the amount of \$1,765,846.00.

Exhibit B - Grand Total GMP including BP1 and BP 2 \$2,032,520.00.

§ 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:

BP2 Alternate 1 for \$318,366.00. Replace Coils in AH-1 & AH-2.

BP2 Alternate 2 for \$38,974.00. New doors on AH-3 and handles on AH-1 & AH-2.

*****Alternate amounts are included in BP2 total.**

§ A.1.1.4 The Guaranteed Maximum Price and Contract Time are based on the following Drawings, Specifications, Addenda and General, Supplementary, and other Conditions of the Contract:

Bid Package 1:

See Previously Issued Exhibit A

Bid Package 2:

See Attachment BP2.2 Specifications Table of Contents, pages 1 through 6, dated October 2, 2023

See Attachment BP2.3 Addenda 1, pages 1 through 1, dated October 5, 2023

See Attachment BP2.4 Addenda 2, pages 1 through 35, dated October 13, 2023

See Attachment BP2.5 Addenda 3, pages 1 through 4, dated October 16, 203

See Attachment BP2.6 Addenda 4, pages 1 through 1, dated October 16, 2023

Drawings dated October 02, 2023 including sheets numbers G001, G103, G202.2, G203, G400, AD142.1, AD142.2, A142.1, A142.2, A142.3, M000, M001, MPD142, MP142, M501, M601, M701, P142, E001, E003, and E033

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 Substantial Completion

§ A.2.1.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work by the following date: **July 31, 2025**

This Amendment to the Agreement entered into as of the date first written above.

OWNER

[Handwritten Signature]

(Signature)

Kassi Bybee GM

(Printed name and title)

11/22/2023

Date

CONSTRUCTION MANAGER

[Handwritten Signature]

(Signature)

Rob Birch VP

(Printed name and title)

11-28-2023

Date

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
Gage Froerer, Chair

Commissioner Froerer voted _____

Commissioner Harvey voted _____

Commissioner Bolos voted _____

ATTEST:

Ricky Hatch, CPA, Weber County Clerk/Auditor



Attachment BP2.1

PROJECT: Ogden Eccles Conference Center BP #2
 LOCATION: 2415 Washington Blvd, Ogden, Utah 84401
 EST DATE: November 8, 2023

OWNER: Weber County
 ARCHITECT: VCBO
 SQUARE FEET: 71,887

Bid Package #2 GMP Estimate						
Code	Description	Subcontractor	Sub Cost	GMP Cost	GMP \$/sf	Notes
01 54 23	Temporary Scaffolding & Platforms					
	Temporary scaffolding		\$5,000	\$5,000	\$0.07	
01 56 00	Temporary Barriers and Enclosures					
	Temporary Enclosure		\$5,000	\$5,000	\$0.07	
01 74 00	Cleaning and Waste Management					
	Final cleaning		\$4,088	\$4,088	\$0.06	
01 00 00	SUBTOTAL GENERAL REQUIREMENTS			\$14,088	\$0.20	
02 41 00	Demolition					
	Demo Roof deck and structure	TID	\$10,315	\$10,315	\$0.14	
	Demo door and wall	TID	\$1,745			Eliminated in Addendum #1
02 00 00	SUBTOTAL DEMOLITION			\$10,315	\$0.14	
03 31 00	Structural Concrete					
	Mechanical pad	Hogan	\$12,800	\$12,800	\$0.18	
	Grout masonry for embed	Hogan	\$2,688			Beam Eliminated from Scope
03 00 00	SUBTOTAL CONCRETE			\$12,800	\$0.18	
05 12 00	Structural Steel Framing					
	structural steel framing - fabrication	JT Steel	\$2,932	\$2,932	\$0.04	Beam Eliminated from Scope
	structural steel framing - installation	Hogan	\$8,160	\$8,160	\$0.11	Beam Eliminated from Scope
05 31 00	Steel Decking					
	Metal deck - roof	Steel Encounters	\$6,468			Use in Alternate Cost for No Roof Hatch
05 50 13	Metal fabrication					
	Misc steel, embed and materials	Hogan	\$1,500			Use in Alternate Cost for No Roof Hatch
05 00 00	SUBTOTAL METALS			\$11,092	\$0.15	
06 10 53	Rough Carpentry					
	Copings and roof hatch	Hogan	\$8,385	\$8,385	\$0.12	
06 00 00	SUBTOTAL METALS			\$8,385	\$0.12	
07 01 50.69	Roof Modification					
	Membrane roofing, taper and coping	Artistic Roofing	\$24,328	\$24,328	\$0.34	
	Membrane patch over hole in roof	Artistic Roofing	\$2,371			Use in Alternate Cost for No Roof Hatch
07 62 00	Sheet Metal Flashing and Trim					
	Misc flashings at Hatch	Artistic Roofing	\$2,094	\$2,094	\$0.03	
07 72 33	Roof Hatch					
	Bilco Roof Hatch Furnish	Cannon	\$15,119	\$15,119	\$0.21	
	Hoisting and Installation	Hogan	\$5,352	\$5,352	\$0.07	
07 81 33	Spray Fireproofing					



	Patch fireproofing on roof deck	Specialty System	\$8,800			Use in Alternate Cost for No Roof Hatch
07 92 00	Joint Sealants					
	Joint sealants	Hogan	\$3,000	\$3,000	\$0.04	
07 00 00	SUBTOTAL THERMAL & MOISTURE			\$49,893	\$0.69	
08 11 00	Metal Doors and Frames					
	Doors - hollow metal, double		Excluded	Excluded		Eliminated in Addendum #1
08 00 00				\$0	\$0.00	
09 21 00	Plaster and Gypsum Board Assemblies					
	Wall patch at door relocation		Excluded	Excluded		Eliminated in Addendum #1
09 91 00	Painting					
	Paint mechanical room		Excluded	Excluded		
09 00 00	SUBTOTAL FINISHES			\$0	\$0.00	
21 00 00	Fire Sprinkler					
	Relocate Fire Sprinkler Pipe	Allowance	\$3,500	\$3,500	\$0.05	
10 00 00	SUBTOTAL SPECIALTIES			\$3,500	\$0.05	
22 14 13	Facility Storm Drainage					
22 14 23	Storm Drain Piping Specialties					
	Roof drain & piping	Utah Engineering	Included			
23 00 00	Mechanical					
	Chiller, cooling tower, pumps, piping, supports	Innovative Sheet Metal	\$1,228,140			
		Utah Engineering Option 1	\$941,803			Add \$94,000 for York Chiller, Nortek Fan walls, Evapco Brands
		Utah Engineering Option 2	\$1,003,245			
		Utah Engineering Option 3	\$1,009,245			
		Utah Engineering Option 4	\$1,035,803	\$1,035,803	\$14.41	
		KR Plumbing	\$1,855,500			
	Mechanical Hoist	Utah Engineering	\$11,345			See Options Below
	Final Balance	RSAnalysis	\$5,460			
	Mechanical connections to temporary chiller	Allowance		See Below		Below Contingency Cost
	Temporary chiller rental	United Rentals		See Below		
22 00 00	SUBTOTAL PLUMBING			\$1,035,803	\$14.41	
26 00 00	Electrical					
	Mechanical Connections		In BP #3	In BP #3		To Be Included in Future BP#3
	Electrical connection to temporary chiller	Allowance		See Below		Below Contingency Cost
26 00 00	SUBTOTAL ELECTRICAL			\$0	\$0.00	
	SUBTOTAL CONSTRUCTION COSTS			\$1,145,875	\$15.94	
	Construction Supervision			\$15,650	\$0.22	
	General Conditions			\$28,594	\$0.40	
	General Liability			\$5,156	\$0.07	
	Performance Bond			\$6,302	\$0.09	
	Construction Management Fee			\$36,047	\$0.50	
	Construction Contingency			\$60,079	\$0.84	



	Mechanical connections to temporary chiller			\$30,000	\$0.42	
	Temporary chiller rental			\$60,801	\$0.85	
	Electrical connection to temporary chiller			\$20,000	\$0.28	
	TOTAL CONSTRUCTION & CONTRACTOR COST			\$1,408,505	\$19.59	

Bid Package #2 Alternate #1						
Code	Description	Subcontractor	Sub Cost	GMP Cost	GMP \$/sf	Accepted or Rejected
23 00 00	Alternate #1 - Replace Coils in AH-1 & AH-2	Utah Engineering	\$291,865	\$291,865	\$4.06	Accepted
	General Liability	Hogan	\$1,313	\$1,313	\$0.02	
	Performance Bond	Hogan	\$1,605	\$1,605	\$0.02	
	Construction Management Fee	Hogan	\$8,844	\$8,844	\$0.12	
	Construction Contingency	Hogan	\$14,739	\$14,739	\$0.21	
23 00 00	ALTERNATE #1 TOTAL			\$318,366	\$4.43	

Bid Package #2 Alternate #2						
Code	Description	Subcontractor	Sub Cost	GMP Cost	GMP \$/sf	Accepted or Rejected
23 00 00	Alternate #2 - Door on Air Handler AH-3	Utah Engineering	\$35,730	\$35,730	\$0.50	Accepted
	General Liability	Hogan	\$161	\$161	\$0.00	
	Performance Bond	Hogan	\$197	\$197	\$0.00	
	Construction Management Fee	Hogan	\$1,083	\$1,083	\$0.02	
	Construction Contingency	Hogan	\$1,804	\$1,804	\$0.03	
23 00 00	ALTERNATE #2 TOTAL			\$38,974	\$0.54	

Bid Package #2 Alternate #3						
Code	Description	Subcontractor	Sub Cost	GMP Cost	GMP \$/sf	Accepted or Rejected
23 00 00	Alternate #3 - Doors on Air Handlers AH-1 & AH-2	Utah Engineering	\$12,992			Rejected
	General Liability	Hogan	\$58			
	Performance Bond	Hogan	\$71			
	Construction Management Fee	Hogan	\$394			
	Construction Contingency	Hogan	\$656			
23 00 00	ALTERNATE #3 TOTAL			\$0	\$0.00	

Bid Package #2 Alternate #4						
Code	Description	Subcontractor	Sub Cost	GMP Cost	GMP \$/sf	Accepted or Rejected
23 00 00	Alternate #4 - Ship Chiller Knocked Down	Utah Engineering	\$35,773			Rejected
	General Liability	Hogan	\$161			
	Performance Bond	Hogan	\$197			
	Construction Management Fee	Hogan	\$1,084			
	Construction Contingency	Hogan	\$1,807			



23 00 00	ALTERNATE #4 TOTAL			\$0	\$0.00	
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Bid Package #2 Option #1						
Code	Description	Subcontractor	Sub Cost	GMP Cost	GMP \$/sf	Accepted or Rejected
23 00 00	Option #1 - Electric Chain Hoist Options					Rejected
	1000 LB Hoist Capacity	Utah Engineering	\$8,366			1000 lb Hoist Capacity - Will not lift Compressor
	2000 LB Hoist Capacity	Utah Engineering	\$9,732			Ability to Hoist Compressor
	4000 LB Hoist Capacity	Utah Engineering	\$11,729			Ability to Hoist Compressor and Chiller Barrel
23 00 00	ALTERNATE #1 TOTAL			\$0	\$0.00	

Bid Package #2 Option #2						
Code	Description	Subcontractor	Sub Cost	GMP Cost	GMP \$/sf	Accepted or Rejected
23 00 00	Option #1 - Mechanical Manufacturer Options					Rejected
	Adder BOD EVAPCO Tower 5 Year Basin Warranty	Utah Engineering	\$8,722			
	Adder for Twin City or BOD Nortek Fanwalls	Utah Engineering	\$11,993			
	Adder for Carrier Chiller	Utah Engineering	\$91,585			
	Adder for Trane Chiller	Utah Engineering	\$31,619			
23 00 00	ALTERNATE #4 TOTAL			\$0	\$0.00	

	TOTAL CONSTRUCTION, CONTRACTOR & ACCEPTED ALTERNATES COST			\$1,765,846	\$24.56	
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