

EXHIBIT A

Guaranteed Maximum Price Amendment

This Amendment dated **October 5, 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 Hundred Sixty Six Thousand Six Hundred Seventy Four (\$266,674.00)** 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, 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 Attachment 1, pages 1 through 3, dated October 5, 2023

§ 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:

N/A

§ 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 Attachment 2 Specifications, pages 1 through 3, dated August 23, 2023

See Attachment 3 Addenda, pages 1 through 2, dated September 7, 2023

Drawings dated August 24, 2023 including sheets numbers G001, A120, A810, A820, A821, A822, and P410.

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: **November 17, 2023**

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

OWNER

(Signature)

(Printed name and title)

Date

CONSTRUCTION MANAGER

Rob Birch

(Signature)

Rob Birch, Vice President

(Printed name and title)

October, 5 2023

Date

Digitally signed by Rob Birch
DN: c=US,
E=rbirch@hoganconstruction.com,
O=Hogan & Associates Construction,
CN=Rob Birch
Date: 2023.10.05 15:48:39-0600

PROJECT: Ogden Eccles Conference Center BP #1
 LOCATION: 2415 Washington Blvd, Ogden, Utah 84401
 EST DATE: October 5, 2023

OWNER: Weber
 ARCHITECT: VCBC
 SQUARE FEET: 415

Bid Package #1 GMP Cost Estimate						
Code	Description	Subcontractor	Sub Cost	GMP Cost	GMP \$/sf	
01 54 23	Temporary Scaffolding & Platforms					
	Temporary scaffolding		\$4,000	\$4,000	\$9.64	
01 56 00	Temporary Barriers and Enclosures					
	Temporary fencing		\$2,500	\$2,500	\$6.02	
01 74 00	Cleaning and Waste Management					
	Final cleaning		\$2,010	\$2,010	\$4.84	
01 00 00	SUBTOTAL GENERAL REQUIREMENTS			\$8,510	\$20.51	
02 41 00	Demolition					
	Demo - exterior railing	TID	\$12,145	\$12,145	\$29.27	
	Demo - exterior soffit, pavers, waterproofing	Red Rock	\$16,720			
	Demo - remove concrete & metal deck	Grant Mackay	\$46,567			
	Demo - remove door, transition					
	Demo - remove joint cover					
	Demo - sawcut trench drain					
02 00 00	SUBTOTAL DEMOLITION			\$12,145	\$29.27	
03 31 00	Structural Concrete					
	Slab on metal deck	Hogan	\$4,632	\$4,632	\$11.16	
03 00 00	SUBTOTAL CONCRETE			\$4,632	\$11.16	
05 12 00	Structural Steel Framing					
	Structural steel repairs & door frame	Hogan / Metals Manufacturing	\$26,110	\$26,110	\$62.92	
	Door frame, tube steel and railing	Hogan / JT Steel	\$29,068			
05 31 00	Steel Decking					
	Metal deck - parking	Steel Encounters	\$6,468	\$6,468	\$15.58	
05 73 00	Decorative Metal Railings					
	Railing - ornamental railings	JT Steel	Included			
		Metals Manufacturing (F & I)	Included			Dedu
05 00 00	SUBTOTAL METALS			\$32,578	\$78.50	
07 13 00	Waterproofing					
	Hot fluid applied waterproofing	Guaranteed Waterproofing	\$11,712	\$11,712	\$28.22	Exclu
		Utah Tile & Roofing	\$55,900			
07 24 00	Exterior Insulation and Finish Systems					
	EIFS soffit system	Moffat Plaster	\$5,400	\$5,400	\$13.01	
07 41 00	Roof Panels					
	Metal panel	Raymond Keller	\$43,150	\$43,150	\$103.98	

	Water & vapor barrier		\$750	\$750	\$1.81	
07 62 00	Sheet Metal Flashing and Trim					
	Balcony & parking cap flashings	Raymond Keller	Included	Included		
07 76 00	Roof Pavers					
	Pedestal paver system	CP Build	\$18,440	\$18,440	\$44.43	
		Utah Tile & Roofing	Included	Included		
07 81 00	Applied Fire Protection					
	Fireproofing - spray applied	Specialty Systems	\$8,800	\$8,800	\$21.20	
07 92 00	Joint Sealants					
	Joint sealants	Hogan	\$1,750	\$1,750	\$4.22	
07 95 00	Expansion Control	Raymond Keller	Included	Included		
	Expansion joint	Bonneville Caulking	\$37,652			
		DD Reconstruction	\$31,720			
		Architectural Components	\$69,219			
		Utah Tile & Roofing	\$84,340			
07 00 00	SUBTOTAL THERMAL & MOISTURE			\$90,002	\$216.87	
08 11 00	Metal Doors and Frames					
	Doors - hollow metal, single	Robert Merrill	\$5,490	\$5,490	\$13.23	ASI -
	Install Doors, Frame & Hardware	Hogan				
	Grout Door Frame	Hogan	\$925	\$925	\$2.23	
08 43 00	Storefronts					
	Storefront new door sweep @ balcony	Allowance	\$2,500	\$2,500	\$6.02	
	Storefront new door @ stair	NGI	\$16,245			Remc
		PC Glass	\$19,970			
	Storefront reverse existing door		Not Used			
08 00 00	SUBTOTAL OPENINGS			\$8,915	\$21.48	
09 21 00	Plaster and Gypsum Board Assemblies					
	Balcony soffit	Wallboard Specialties	\$12,900	\$12,900	\$31.08	
	Parking door framing	Silverleaf	\$17,153			
		Commercial Interiors	\$28,889			
		Royal Drywall	\$29,222			
09 91 00	Painting					
	Paint - exposed steel	Heggemann Paint	\$25,018			
	Paint - walls	CDI Fisher / Buehner	\$4,895	\$4,895	\$11.80	
09 00 00	SUBTOTAL FINISHES			\$17,795	\$42.88	
10 14 00	Signage					
	Signage - building signage	Thomas & Sons	\$13,200	\$13,200	\$31.81	Stand
		Quirk				
10 00 00	SUBTOTAL SPECIALTIES			\$13,200	\$31.81	

22 14 00	Facility Storm Drainage				
	Repair roof drain	Blair Plumbing	\$6,900	\$6,900	\$16.63
		Easy Plumbing	\$7,100		
22 42 00	Commercial Plumbing Fixtures				
	Trench drain				
22 00 00	SUBTOTAL PLUMBING			\$6,900	\$16.63
26 50 00	Lighting				
	New Can Lighting	MCL Electric	\$5,993	\$5,993	\$14.44
26 00 00	SUBTOTAL ELECTRICAL			\$5,993	\$14.44
	SUBTOTAL CONSTRUCTION COSTS			\$200,670	\$483.54
	Construction Supervision			\$15,650	\$37.71
	General Conditions			\$28,594	\$68.90
	General Liability			\$903	\$2.18
	Performance Bond			\$1,104	\$2.66
	Construction Management Fee			\$7,408	\$17.85
	Construction Contingency			\$12,346	\$29.75
	TOTAL CONSTRUCTION & CONTRACTOR COST			\$266,674	\$642.59

TABLE OF CONTENTS

CONSTRUCTION DOCUMENTS

DIVISION 00

Section 00 1119
 Section 00 4163
 Section 00 4325
 Section 00 5214
 Section 00 5433
 Section 00 6100
 Section 00 7000
 Section 00 7300

DIVISION 01

Section 01 1000
 Section 01 1900
 Section 01 2300
 Section 01 2600
 Section 01 2900
 Section 01 3100
 Section 01 3300
 Section 01 5013
 Section 01 6000
 Section 01 7300
 Section 01 7329
 Section 01 7419

DIVISION 02

Section 02 4102

DIVISION 03

Section 03 3000

DIVISION 04

Not Used

PROCUREMENT AND CONTRACT REQUIREMENTS

Notice to Contractors
 Purchase Order
 Substitution Request for Cause
 Subcontract Agreement
 Electronic Media Agreement
 Subcontract Performance Bond
 General Conditions
 Supplemental General Conditions

GENERAL REQUIREMENTS

Summary of Work
 Definitions and Standards
 Alternates
 Contract Modification Procedures
 Payment Procedures
 Project Management and Coordination
 Submittals
 Temporary Facilities and Controls
 Product Requirements
 Execution
 Cutting and Patching
 Construction Waste Management and Disposal

EXISTING CONDITIONS

Selective Demolition

CONCRETE

Cast-In-Place Concrete

MASONRY

TABLE OF CONTENTS
CONSTRUCTION DOCUMENTS

DIVISION 05

Section 05 1200
Section 05 3100
Section 05 4200
Section 05 5000
Section 05 7300

DIVISION 06

Section 06 1053
Section 06 1600

DIVISION 07

Section 07 2423
Section 07 2726
Section 07 4213
Section 07 5419
Section 07 5556
Section 07 6200
Section 07 7129
Section 07 7616

DIVISION 08

Section 08 4213

DIVISION 09

Section 09 9100

DIVISION 10 - 21

Not Used

METALS

Structural steel Framing
Steel Decking
Cold-Formed Metal Framing
Metal Fabrications
Decorative metal Railings

WOOD, PLASTICS, AND COMPOSITES

Miscellaneous Rough Carpentry
Sheathing

**THERMAL AND MOISTURE
PROTECTION**

Direct-Applied Exterior Finish Systems (DEFS)
Fluid-Applied Membrane Air Barriers
Metal Wall Panels
Polyvinyl-Chloride (PVC) Roofing
Fluid-Applied Protected Membrane Roofing
Sheet Metal Flashing and Trim
Roof Expansion Control System
Roof Paver System

OPENINGS

Aluminum-Framed Entrances

FINISHES

Painting

TABLE OF CONTENTS
CONSTRUCTION DOCUMENTS

DIVISION 22

Section 22 1413
Section 22 1423

DIVISION 23 - 48

Not Used

PLUMBING

Facility Storm Drainage Piping
Storm Drainage Piping Specialties

END OF TABLE OF CONTENTS

Addendum

ADD-001.1

To: Hogan & Associates Construction
940 North 1250 West, Centerville, UT 84014
801-951-7000

Reason: Coordination

Date: **Thu September 7, 2023**

This Addendum shall be considered part of the Contract Documents and Project Manual for the above mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents and Project Manual, the Addendum shall govern and take precedence.

ADDENDUM 001 FOR BID PACKAGE 1

Addendum 1 is issued to address the following items:

1. Hogan Construction has asked us to include the attached PROPOSAL / BID FORM. That shall be used in this bid process.
2. Hogan Construction has asked us to include the attached "CMGC Supplemental Instructions to Bidders" for reference in bidding the project.
3. A few questions from bidders have been included as well as answers to those questions.
4. We have revised the drawings to include the level 2 parking garage drawings, which require the demo of one additional Hollow metal door, and the addition of one new Storefront door. The parking garage elevation on level 2 also requires some new metal panels to be added at the entrance area.

Architectural:

PROPOSAL / BID FORM

09/06/2023

CMGC Supplemental Instructions to Bidders

09/06/2023

Bidders Question and Answer Narrative

09/07/2023

BP 1 - Addendum 001

09/07/2023

These drawings include added scope for Addendum 001. These drawings can replace all drawings previously issued for BP1.

END OF ADD-001.1

Issued By: **VCBO Architecture:** Philip Haderlie



Sep 07 2023 02:21 PM

cc:	Brian Richards	Hogan & Associates Construction	brichards@hoganconstruction.com
	Carissa Miller	Hogan & Associates Construction	cmiller@hoganconstruction.com
	Dave Andersen	Hogan & Associates Construction	dandersen@hoganconstruction.com
	Gary Griffeth	Weber County / Ogden Eccles Conference Center	gary@oeccutah.com
	Jennifer Graham	Weber County / Ogden Eccles Conference Center	jgraham@webercountyutah.com
	Kassi Bybee	Weber County / Ogden Eccles Conference Center	kbybee@oeccutah.com
	Kellie Munoz	Hogan & Associates Construction	kmunoz@hoganconstruction.com
	Marilee Vicencio	VCBO Architecture	mvicencio@vcbo.com

Marty Smith
Philip Haderlie
Rob Birch
Ross Cox
Tracy Heun

Weber County / Ogden Eccles Conference Center
VCBO Architecture
Hogan & Associates Construction
Hogan & Associates Construction
Hogan & Associates Construction

msmith@oeccutah.com
phaderlie@vcbo.com
rbirch@hoganconstruction.com
rcox@hoganconstruction.com
theun@hoganconstruction.com

IN WITNESS WHEREOF the parties to this Agreement have executed the same as of the day and year first above written.

Dated this 5 day of October, 2023.

Kassi Bybee 10/5/2023
Kassi Bybee, General Manager
Ogden Eccles Conference Center,
Peery's Egyptian Theater

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