PROJECT AUTHORIZATION– B101-2019
PROJECT NO. 26031
GYM AND LOBBY RENOVATIONS AT BENJAMIN SCHOOL

This Project Authorization ("Authorization") amends and supplements that certain AIA Document B101™ - 2019, Standard Form of Agreement between Owner and Architect, dated **March 11, 2024** ("Master Agreement"), between the **Benjamin School District 25** ("Owner") and ARCON Associates, Inc. ("Architect"), as provided herein. In the event of a conflict between the terms and conditions of this Authorization and the Master Agreement, this Authorization shall control, for the project described herein. For purposes of this agreement, the term "Contractor" as used herein, as well as in the Master Agreement and in the General Conditions, shall mean the Construction Manager engaged by the Owner to provide construction management services for the Project.

The Owner and Architect agree to amend and supplement the Master Agreement as follows:

ARTICLE 1 INITIAL INFORMATION

Section 1.1.1 Owner's Program for the Project: Renovate existing gym and gym lobby, corridor flooring replacement, and minor site improvements at Benjamin Middle School. The final scope of the Project may be revised by the Owner.

Section 1.1.2 Project's Physical Characteristics: The gymnasium and lobby renovation will be approximately 10,000SF. The final scope of the Project may be revised by the Owner.

Section 1.1.3 Owner's Budget for the Cost of the Work: $1.5M; The final budget to be established by the Owner/Construction Manager.

Section 1.1.4 Anticipated Design and Construction Milestones:

Project Out to Bid	November 2026
Bid Opening	December 2026
Letter of Recommendation to Client	December 2026
Client Approval	January 2027

The precise dates of Construction Commencement and Substantial Completion will be determined by the Architect/Owner.

Section 1.1.5 Procurement and Delivery Method for the Project: Public bidding and Construction Manager

Section 1.1.6 Sustainable Objective for the Project, if any: None.

Section 1.1.7 Owner's Representative: Dr. Patrick McGill

Section 1.1.8 Other Persons/Entities to Review the Architect's Submittals, if any: None.

Section 1.1.9 Owner's Consultants and Contractors, if any:
Geotechnical Engineering
Commissioning Agent
Civil Engineer
Environmental Consultant

Section 1.1.11 Architect's Consultants:
The foregoing consultants shall be engaged by the Architect as part of its Basic Services.
Mechanical, Plumbing, Electrical Consultant: CS2
Structural Consultant: ML Structural

Section 1.1.12 Other Initial Information on which the Agreement is Based: None at this time.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

3.1.3 Schedule for Owner's Approval:
SD: June 2026
DD: June 2026
CD: November 2026
Bid: December 2026
CA: March 2027 to September 2027

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

Section 4.1.1 Authorized Supplemental Services: None at this time.

Section 4.1.2.1 Description of Supplemental Services – Architect's Responsibility: None at this time.

ARTICLE 11 COMPENSATION

Section 11.1 Compensation for Basic Services: Per Article 11.1 of the Master Agreement, for this project, the fee shall be 9% of the Cost of the Work (7.2% for Alternates/Projects designed by the Architect but not awarded by the Owner).

Section 11.7 Hourly Billing Rates: Per Exhibit 1 in Master Agreement.

Agreed to this Tenth day of June, 2026.

ARCON ASSOCIATES, INC.

By: _____

Its: Principal

Date: June 10, 2026

BOARD OF EDUCATION
BENJAMIN SCHOOL DISTRICT 25

By: _____

Its: _____

Date: _____