

# Guaranteed Maximum Price Amendment

for the following PROJECT:

New CTE Building  
1400 7<sup>th</sup> Street  
Umatilla, OR 97882

**THE OWNER:**

Umatilla School District  
1001 6th St  
Umatilla, OR 97882

**THE CONSTRUCTION MANAGER:**

Chervenell Construction Company  
107422 E Detrick PR SE  
Kennewick, WA 99338

This Amendment is dated May 17, 2024 and amends the AIA Document A133-2019 dated January 19, 2024 (“Agreement”) between Owner and Contractor. Except as otherwise stated herein, the terms, conditions, and provisions of the Agreement remain unaltered by this Amendment.

**ARTICLE A.1**

**§ A.1.1 Guaranteed Maximum Price**

Pursuant to Sections 1.1.1 and 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 this Agreement. Each Guaranteed Maximum Price Amendment establishes a separate stand-alone Guaranteed Maximum Price for each specific project and not an aggregate or “rolling” Guaranteed Maximum Price that may be combined with a Guaranteed Maximum Price for another project. Accordingly, the Construction Manager shall separately account for the Cost of the Work for each project under each Guaranteed Maximum Price Amendment.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed «Ten Million Nine Hundred Eighty Thousand Four Hundred Ninety Six Dollars and 00/100 (\$10,980,496.00) (the “Guaranteed Maximum Price”), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Schedule of Values. Attached as Exhibit A is a Schedule of Values.

§ 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:

- Alternate #1: Sod in lieu of Seed
- Alternate #2: Enhanced Dugouts
- Alternate #3: Softball Backstops
- Alternate #4: Polished Concrete
- Alternate #5: Outfield Portable Fencing

§ A.1.1.4 The Guaranteed Maximum Price under this amendment includes contingency in an amount equal to \$\$487,645 (“Construction Contingency”) for Contractor’s use as contingency to reimburse Contractor for the following items after receipt of Owner’s written approval: (a) costs due to weather conditions that do not constitute adverse weather conditions under A201 Section 15.1.6.2; (b) cost escalation due to unanticipated changes in market

conditions; (c) gaps between Subcontractors' scopes of work; (d) estimating errors by Contractor; (e) costs not covered because of property insurance or builders' risk insurance deductibles. All costs applied to the Construction Contingency shall otherwise be reimbursable as a Cost of the Work. The Construction Contingency shall be available for Contractor's use with Owner's prior written approval throughout the Project and any savings shall revert 100% to the Owner upon Final Completion of the Project. Contractor shall prepare and submit to Owner written Construction Contingency utilization reports periodically, but no less often than monthly. Owner understands and agrees that the Construction Contingency is not intended to be used to pay the costs of changes to the scope, design or specifications of the Work or to pay for the costs relating to any errors in the design. Contractor shall obtain the Owner's prior written approval before using Construction Contingency for any singular cost expenditure in excess of \$10,000. Contractor agrees that the Construction Contingency is not an "allowance" as that term is defined in the Contract. Contingency included in the Guaranteed Maximum Price, if any:

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

Not applicable.

§ A.1.1.6 No later than seven (7) calendar days after execution of this Amendment by Owner and Construction Manager, the Construction Manager shall furnish a payment bond and performance bond in the forms attached as Exhibit D to the Agreement in the full amount of the Guaranteed Maximum Price and in accordance with Article 11 of the AIA Document A201-2017 (as modified).

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following narrative scope description:

- Construction of new 16,238 SF CTE building and associated site improvements.

§ A.1.1.8 All workers must be paid not less than the applicable prevailing rate of wage in accordance with ORS 279C.838 and 279C.840. The prevailing rates of wage set forth in the following State of Oregon Bureau of Labor and Industries publications: The January 5, 2024 Prevailing Wage Rate Book, the April 5, 2024 Prevailing Wage Rate Amendments, and April 5, 2024 Prevailing Wage Rate Apprenticeship Book.

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:

- Drawings dated April 11, 2024:

**GENERAL**

G1.00 COVER SHEET  
G1.01 CODE PLAN  
G1.02 PROJECT INFORMATION

**CIVIL**

C-001 COVER SHEET  
C-003 EXISTING SITE CONDITIONS  
C-004 SURVEY  
C-005 DEMOLITION PLAN  
C-010 TEMPORARY EROSION CONTROL  
C-100 GEOMETRIC CONTROL PLAN  
C-101 SITE PLAN  
C-102 SLOAN ST. SITE DETAIL  
C-110 UTILITY PLAN  
C-120 GRADING PLAN  
C-121 GRADING DETAIL  
C-130 STORM DRAIN PLAN  
C-500 DETAILS  
C-501 DETAILS

**LANDSCAPE**

L1.0 IRRIGATION PLAN  
L1.1 IRRIGATION DETAILS  
L2.0 PLANTING PLAN  
L2.1 PLANTING DETAILS  
L3.0 SITE FURNISHING PLAN

L3.01 SITE FURNISHING DETAILS  
L3.02 SITE FURNISHING DETAILS

**ARCHITECTURAL**

A1.00 PRESS BOX & BLEACHERS  
A1.01 DUGOUT BUILDINGS (BASE BID)  
A1.02 DUGOUTS BUILDINGS (BID ALT)  
A3.30 FLOOR PLAN  
A3.40 FLOOR FINISH PLAN  
A3.41 SIGNAGE PLAN  
A3.50 CEILING PLAN  
A3.60 ROOF PLAN  
A3.70 ENLARGED FLOOR PLANS  
A4.00 EXTERIOR ELEVATIONS  
A4.01 EXTERIOR ELEVATIONS  
A5.00 BUILDING SECTIONS  
A5.10 WALL SECTIONS  
A5.11 WALL SECTIONS  
A6.00 DOOR & WINDOW TYPES  
A7.00 TYPICAL MILLWORK  
A7.10 INTERIOR ELEVATIONS  
A7.11 INTERIOR ELEVATIONS  
A7.12 INTERIOR ELEVATIONS  
A7.13 INTERIOR ELEVATIONS  
A7.14 INTERIOR ELEVATIONS  
A7.15 INTERIOR ELEVATIONS  
A8.00 ASSEMBLIES  
A8.20 CEILING ASSEMBLIES  
A8.30 ROOF ASSEMBLIES & DETAILS  
A8.31 ROOF DETAILS  
A8.40 EXTERIOR DETAILS  
A8.41 EXTERIOR DETAILS  
A8.50 INTERIOR DETAILS  
A8.51 INTERIOR DETAILS  
A8.52 INTERIOR DETAILS

**STRUCTURAL**

S0.01 STRUCTURAL COVER SHEET  
S0.02 STRUCTURAL DESIGN NOTES  
S0.03 STRUCTURAL DESIGN NOTES  
S0.04 SPECIAL INSPECTION TABLES (2022)  
S1.01 FOUNDATION PLAN  
S1.02 MEZZANINE PLAN  
S1.03 ROOF FRAMING PLAN  
S3.51 BRACE FRAME ELEVATIONS  
S3.52 BRACE FRAME DETAILS  
S4.01 SCHEDULES  
S4.02 SCHEDULES  
S5.01 GENERAL CONCRETE DETAILS  
S5.02 GENERAL SLAB DETAILS  
S5.11 GENERAL MASONRY DETAILS  
S5.21 GENERAL STRUCTURAL STEEL DETAILS  
S5.22 GENERAL STRUCTURAL STEEL DETAILS  
S5.31 GENERAL COLD-FORMED DETAILS  
S5.32 GENERAL COLD-FORMED DETAILS  
S5.41 GENERAL WOOD FRAMING DETAILS  
S6.01 FOUNDATION DETAILS  
S7.01 ROOF FRAMING DETAILS

S7.02 ROOF FRAMING DETAILS

**MECHANICAL**

M0.01 LEGENDS, GENERAL NOTES, & ABBREV.

M0.02 MECHANICAL SCHEDULES

M3.31 FLOOR PLAN - HVAC

M3.60 ROOF PLAN - HVAC

M5.01 MECHANICAL DETAILS

M5.02 MECHANICAL DETAILS

M6.01 MECHANICAL CONTROLS

M6.02 MECHANICAL CONTROLS

**PLUMBING**

P0.01 LEGENDS, GENERAL NOTES & ABBREV.

P0.02 PLUMBING SCHEDULES

P3.30 FOUNDATION PLAN - PLUMBING

P3.31 FLOOR PLAN - PLUMBING

P3.32 FLOOR PLAN - FIRE PROTECTION

P3.60 ROOF PLAN - PLUMBING

P5.01 PLUMBING DETAILS

**ELECTRICAL**

E0.01 ELECTRICAL LEGENDS AND NOTES

E0.02 ELECTRICAL SCHEDULES

E0.05 ELECTRICAL ONE-LINE DIAGRAM

E0.06 ELECTRICAL SITE PLAN

E1.00 FIRST FLOOR LIGHTING PLAN

E2.00 FIRST FLOOR POWER PLAN

E3.00 ROOF POWER PLAN

E4.00 FIRST FLOOR FIRE ALARM PLAN

E4.01 ELECTRICAL PANEL SCHEDULES

E4.02 ELECTRICAL PANEL SCHEDULES

E4.03 ELECTRICAL DETAILS

**TECHNOLOGY**

T0.01 TECHNOLOGY LEGENDS AND NOTES

T0.02 TECHNOLOGY SCHEDULES

T0.03 TECHNOLOGY RISER DIAGRAMS

T1.01 TECHNOLOGY SITE PLAN

T1.11 FIRST FLOOR TECHNOLOGY PATHWAY PLAN

T2.11 FIRST FLOOR TECHNOLOGY PLAN

T3.01 FIRST FLOOR TECHNOLOGY ENLARGED PLANS

T4.01 TECHNOLOGY DETAILS

T4.02 TECHNOLOGY SECURITY DETAILS AND TYPICAL ELEVATIONS

T4.03 TECHNOLOGY SINGLE DOOR DETAILS

T4.04 TECHNOLOGY DOUBLE DOOR DETAILS

T4.05 TECHNOLOGY LINE DIAGRAM

- Specification Divisions 00-33 dated April 11, 2024:

**VOLUME 1: Division 01 – Division 09**

**DIVISION 00 – CONTRACT REQUIREMENTS**

Subcontract Agreement

**DIVISION 01 – GENERAL REQUIREMENTS**

Section 01 10 00 Summary

CTE Geotechnical Report

Section 01 21 00 Allowances

Section 01 23 00 Alternates

Section 01 26 00 Contract Modification Procedures

Section 01 29 00 Payment Procedures

Section 01 31 00 Project Management & Coordination  
 Section 01 32 00 Construction Progress Documentation  
 Section 01 33 00 Submittal Procedures  
 Section 01 40 00 Quality Requirements  
 Section 01 42 00 References  
 Section 01 50 00 Temporary Facilities & Controls  
 Section 01 60 00 Product Requirements  
 Section 01 73 00 Execution  
 Section 01 73 29 Cutting and Patching  
 Section 01 74 19 Construction Waste Management and Disposal  
 Section 01 77 00 Closeout Procedures  
 Section 01 78 23 Operation and Maintenance Data  
 Section 01 78 39 Project Record Documents  
 Section 01 79 00 Demonstration and Training  
 Section 01 80 01 Keynote System  
 Section 01 91 13 General Commissioning Requirements  
**DIVISION 02 – EXISTING CONDITIONS**  
 Section 02 41 16 Structure Demolition  
**DIVISION 03 – CONCRETE**  
 Section 03 30 00 Cast-In-Place Concrete  
 Section 03 35 60 Concrete Floor Finishing  
 Section 03 45 00 Precast Architectural Concrete  
**DIVISION 04 – MASONRY**  
 Section 04 22 00 Unit Masonry Assemblies  
**DIVISION 05 – METALS**  
 Section 05 12 00 Structural Steel  
 Section 05 21 00 Steel Joist Framing  
 Section 05 30 00 Steel Decking  
 Section 05 40 00 Cold Formed Metal Framing  
 Section 05 50 00 Metal Fabrication  
**DIVISION 06 – WOOD, PLASTICS & COMPOSITES**  
 Section 06 10 00 Rough Carpentry  
 Section 06 16 43 Sheathing  
 Section 06 17 53 Shop-Fabricated Wood Trusses  
 Section 06 20 00 Interior Finish Carpentry  
 Section 06 40 23 Interior Architectural Woodwork  
**DIVISION 07 – THERMAL & MOISTURE PROTECTION**  
 Section 07 08 00 Commissioning of Air Barrier and Building Envelope  
 Section 07 11 13 Bituminous Dampproofing  
 Section 07 21 13 Board Insulation  
 Section 07 21 16 Blanket Insulation  
 Section 07 21 29 Sprayed Insulation  
 Section 07 24 00 Insulation & Finish Systems (EFIs)  
 Section 07 26 00 Vapor Retarders  
 Section 07 27 00 Weather Barriers  
 Section 07 42 13 Metal Wall Panels  
 Section 07 42 93 Metal Soffit Panels  
 Section 07 54 00 Thermoplastic Polyolefin (TPO) Roofing  
 Section 07 61 13 Standing Seam Metal Roofing  
 Section 07 62 00 Sheet Metal Flashing and Trim  
 Section 07 84 00 Firestopping  
 Section 07 92 00 Joint Sealants  
**DIVISION 08 – OPENINGS**  
 Section 08 00 00 Door Schedule

Section 08 11 13 Hollow Metal Doors & Frames  
Section 08 14 00 Flush Wood Faced Doors  
Section 08 17 00 FRP Flush Doors  
Section 08 31 13 Access Doors and Frames  
Section 08 33 13 Coiling Counter Doors  
Section 08 33 23 Coiling Doors  
Section 08 36 13 Sectional Overhead Doors  
Section 08 41 13 Aluminum-Framed Storefronts, Entries and Window Systems  
Section 08 45 23 Insulated Translucent Sandwich Panel System  
Section 08 71 00 Door Hardware  
Section 08 80 00 Glazing

**DIVISION 09 – FINISHES**

Section 09 00 00 Finish Schedule & Material Legend Key  
Section 09 22 16 Non-Structural Metal Framing  
Section 09 28 00 Concrete Floor Panel  
Section 09 29 00 Gypsum Board  
Section 09 30 00 Tiling  
Section 09 51 23 Acoustical Panel Ceilings  
Section 09 64 00 Wood Flooring  
Section 09 65 13 Resilient Base and Accessories  
Section 09 65 19 Resilient Tile Flooring  
Section 09 68 13 Tile Carpeting  
Section 09 77 00 Plastic Wall Paneling  
Section 09 91 00 Painting

**VOLUME 2: Division 10 – Division 33**

**DIVISION 10 – SPECIALTIES**

Section 10 11 16 Markerboards  
Section 10 11 23 Tackboards  
Section 10 14 00 Signage  
Section 10 21 13 Toilet Compartments  
Section 10 26 13 Corner Guards  
Section 10 28 00 Toilet, Bath and Health Care Accessories  
Section 10 41 16 Emergency Key Cabinets  
Section 10 44 00 Fire Extinguisher & Emergency Cabinets  
Section 10 51 13 Metal Lockers  
Section 10 75 00 Flagpoles

**DIVISION 11– EQUIPMENT**

Section 11 68 43 Electronic Scoreboard  
Section 11 95 00 Kilns

**DIVISION 12– FURNISHINGS**

Section 12 24 13 Roller Window Shades  
Section 12 57 13 Welding Booths and Accessories  
Section 12 63 13 Stadium Bleacher Seating and Press Box  
Section 12 93 00 Site Furnishings

**DIVISION 13 through DIVISION 20 – Not Used**

**DIVISION 21 – FIRE SUPPRESSION**

Section 21 13 13 Fire Protection Systems

**DIVISION 22 – PLUMBING**

Section 22 00 00 Plumbing General Provisions  
Section 22 05 00 Common Work Results for Plumbing  
Section 22 05 16 Expansion Fittings and Loops for Plumbing Piping  
Section 22 05 19 Meters and Gages for Plumbing Piping  
Section 22 05 23 General-Duty Valves for Plumbing Piping  
Section 22 05 29 Hangers and Supports for Plumbing Piping and Equipment

Section 22 05 50 Plumbing Seismic Controls  
Section 22 05 53 Identification for Plumbing Piping and Equipment  
Section 22 07 00 Plumbing Insulation  
Section 22 08 00 Commissioning of Plumbing Systems  
Section 22 11 16 Domestic Water Piping  
Section 22 11 19 Domestic Water Piping Specialties  
Section 22 11 20 Fuel Gas Piping  
Section 22 11 23 Domestic Water Pumps  
Section 22 13 16 Sanitary Waste and Vent Piping  
Section 22 13 19 Sanitary Waste and Vent Piping Specialties  
Section 22 14 13 Storm Drainage Piping  
Section 22 14 23 Storm Drainage Piping Specialties  
Section 22 15 13 General-Services Compressed-Air Piping  
Section 22 15 19 General Service Packaged Air Compressors and Receivers  
Section 22 16 16 Welding Piping  
Section 22 34 00 Fuel-Fired Domestic Water Heaters  
Section 22 40 00 Plumbing Fixtures  
Section 22 45 00 Emergency Plumbing Fixtures  
Section 22 47 00 Drinking Fountains and Water Coolers

**DIVISION 23 – HEATING, VENTILATING & AIR CONDITIONING**

Section 23 00 00 HVAC General Provisions  
Section 23 05 29 Hangers and Supports for HVAC Piping and Equipment  
Section 23 05 48 Mechanical Vibration Controls  
Section 23 05 50 Mechanical Seismic Controls  
Section 23 05 53 Identification for HVAC Piping and Equipment  
Section 23 05 93 Testing, Adjusting and Balancing (TAB)  
Section 23 07 00 Mechanical Insulation  
Section 23 08 00 Commissioning of Mechanical Systems  
Section 23 09 00 Instruments and Controls for HVAC  
Section 23 23 15 Refrigerant Piping and Specialties  
Section 23 31 00 HVAC Ducts  
Section 23 33 00 Duct Accessories  
Section 23 34 23 Power Ventilators  
Section 23 35 19 Fume Extraction Equipment  
Section 23 35 25 Dust Collectors and Paint Booths  
Section 23 37 00 Air Terminal Units  
Section 23 37 13 Air Outlets, Louvers and Hoods  
Section 23 41 00 Air Filters  
Section 23 73 33 Gas-Fired Make-up Air Units  
Section 23 74 13 Packaged, Roof-Top Air Conditioning Units  
Section 23 81 26 Ductless Split-System Air Conditioning Units  
Section 23 82 38 Electric unit Heaters

**DIVISION 24 through DIVISION 25 – Not Used**

**DIVISION 26 – ELECTRICAL**

Section 26 05 00 Common Work Results for Electrical  
Section 26 05 19 Low Voltage Electrical Power Conductors and Cables  
Section 26 05 26 Grounding and Bonding for Electrical Systems  
Section 26 05 29 Hangers and Supports for Electrical Systems  
Section 26 05 33 Raceway and Wireway for Electrical Systems  
Section 26 05 34 Cabinets, Boxes and Fittings  
Section 26 05 53 Identifications for Electrical Systems  
Section 26 05 83 Wiring Connections  
Section 26 08 00 Commissioning of Electrical Systems  
Section 26 09 13 Electrical Power Monitoring and Control

Section 26 09 23 Lighting Control Devices  
Section 26 24 13 Switchboards  
Section 26 24 16 Panelboards  
Section 26 27 26 Wiring Devices  
Section 26 28 00 Low-Voltage Circuit Protective Devices  
Section 26 43 13 Surge Protective Device  
Section 26 50 00 Lighting  
Section 26 52 00 Emergency Lighting

**DIVISION 27 – TELECOMMUNICATIONS**

Section 27 05 00 Common Work Results for Communications  
Section 27 05 26 Grounding and Bonding for Communications Systems  
Section 27 05 28 Pathways for Communications Systems  
Section 27 05 43 Underground Pathways and Structures for Communications Systems  
Section 27 05 44 Sleeves and Sleeve Seals for Communications Pathways and Cabling  
Section 27 05 53 Identification for Communications Systems  
Section 27 11 00 Communications Equipment Room Fittings  
Section 27 13 23 Communications Optical Fiber Backbone Cabling  
Section 27 15 13 Communications Copper Horizontal Cabling  
Section 27 41 00 Audio/Video Systems  
Section 27 51 23 Integrated IP Based Safety & Intercommunications System with Classroom Sound Enhancement

**DIVISION 28 – FIRE ALARM AND SECURITY**

Section 28 05 00 Common Work Results for Security Systems  
Section 28 10 00 Access Control System  
Section 28 20 00 Video Surveillance  
Section 28 31 11 Fire Detection and Alarm

**DIVISION 29 through DIVISION 30 – Not Used**

**DIVISION 31 – EARTHWORK**

Section 31 00 00 Earthwork  
Section 31 10 00 Site Clearing  
Section 31 23 00 Trenching and Backfill

**DIVISION 32 – EXTERIOR IMPROVEMENTS**

Section 32 12 16 Asphalt Paving  
Section 32 13 13 Site Concrete Work  
Section 32 31 13 Chain Link Fences and Gates  
Section 32 84 00 Planting Irrigation  
Section 32 91 13 Soil Preparation  
Section 32 91 20 Specialty Infield Mix  
Section 32 92 00 Turf and Grasses  
Section 32 93 00 Plants

**DIVISION 33 – UTILITIES**

Section 33 05 16 Utility Structures  
Section 33 11 16 Site Water Utility Distribution Piping  
Section 33 31 00 Sanitary Utility Sewage Piping  
Section 33 41 00 Storm Utility Drainage Piping

**ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

**§ A.2.1** The date of commencement of the Work shall be May 27, 2024.

**§ A.2.2** The Construction Manager shall achieve Substantial Completion of the entire Work not later than August 1, 2025 (the “Contract Time”), and Final Completion of the Work not later than thirty (30) days after achievement of Substantial Completion, subject to adjustments of the Contract Time as provided in the Contract Documents.



**§ A.2.3** The Contractor shall perform the Work diligently and continuously consistent with the Contract Time and Construction Schedule. Time is of the essence in the performance of the Work.

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**UMATILLA SCHOOL DISTRICT**

**CHERVENELL CONSTRUCTION COMPANY**

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**OWNER** *(Signature)*

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**CONSTRUCTION MANAGER** *(Signature)*

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*(Printed name and title)*

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*(Printed name and title)*