

# **AIA** Document A133<sup>®</sup> – 2019 Exhibit A

## **Guaranteed Maximum Price Amendment**

This Amendment dated the 30th day of March in the year 2026, 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 12th day of March in the year 2025 (the “Agreement”)  
*(In words, indicate day, month, and year.)*

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

New Wilder Waite Grade School  
10021 North Pacific Street  
Peoria, Illinois 61615

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

Dunlap Community School District #323  
400 S. Fourth Street  
Dunlap, Illinois 61525

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

P.J. Hoerr, Inc.  
107 N. Commerce Place  
Peoria, Illinois 61604

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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 is guaranteed by the Construction Manager not to exceed thirty-six million one hundred forty-three thousand one hundred

### **ADDITIONS AND DELETIONS:**

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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 A201™–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.

sixty dollars and no cents (\$ 36,143,160.00 ), 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.  
*(Provide itemized statement below or reference an attachment.)*

See Exhibit A for an itemized breakdown of the GMP

**§ 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:

Item	Price
Alternate 1 – Asphalt Paving	Not Accepted
Alternate 2 - Demo Storage	\$15,000
Bldg	\$158,617
Alternate 3 – Added Polish Conc	\$100,000
Alternate 4 – Lime Stabilization	\$20,000
Alternate 5 – Added Mow Strip	

**§ 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
N/A		

**§ 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.)*

Item	Units and Limitations	Price per Unit (\$0.00)
UP 1 - Unsuitable Soil Removal		\$25/CY
UP 2 – Unsuitable Soil Replacement		\$72/CY
UP 3 – Lime Stabilized Soil Mixture		\$1.50/SF

**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.)*

N/A

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: 08/21/2027

§ 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:

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
N/A			

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

Specifications Volume 1,2,3 per the Specification Table of Contents in the Issued For Construction Set dated 02/06/26 including the following Addenda:  
Addendum 1 dated 02/18/26  
Addendum 2 dated 02/27/26  
Addendum 3 dated 03/05/26  
Addendum 4 dated 03/09/26

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.)

Drawings noted in the Drawing Index on Sheet G002 in the Issued For Construction Drawing Set dated 02/06/26

Number	Title	Date
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§ 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
N/A		

Other identifying information:

**§ A.3.1.5** Allowances, if any, included in the Guaranteed Maximum Price:  
*(Identify each allowance.)*

Item	Price
See Exhibit B	

**§ A.3.1.6** Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:  
*(Identify each assumption and clarification.)*

See Exhibit C

**§ 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.)*


N/A

**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.)*

N/A

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

<hr/> <p><b>OWNER</b> <i>(Signature)</i></p> <hr/> <p><i>(Printed name and title)</i></p>	 <hr/> <p><b>CONSTRUCTION MANAGER</b> <i>(Signature)</i></p> <hr/> <p><b>JOHN SUTHERLAND, EXEC. VICE PRESIDENT</b>  <i>(Printed name and title)</i></p>
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**EXHIBIT A - GMP BREAKDOWN**

<b>Contractor</b>	<b>Work Package</b>	<b>Cost Detail</b>
PJ Hoerr	General Conditions	\$1,092,575
PJ Hoerr	General Requirements	\$960,720
ICCI	3.01 Structural Concrete	\$1,189,032
Mid-America Precast	3.04 Precast Structural Concrete	\$2,060,307
Mid-States Concrete	3.09 Special Concrete Finish System	\$528,000
Summit Masonry	4.01 Masonry	\$285,400
Titan Industries	5.01 Structural & Misc. Steel Supply	\$1,488,000
	EH 5.01 Structural Re-design	\$50,000
	EH 5.01 Roof Screen Modifications	\$75,000
H&S Mechanical	5.02 Structural & Misc. Steel Erection	\$795,000
	EH 5.02 Low Roof Screen Mods	\$40,000
Hein Construction	6.01 General Trades	\$1,670,000
Stevens Industry	6.04 Millwork Supply	\$367,886
Western Specialties	7.12 Membrane Roofing	\$1,229,379
	EH 7.12 Metal Panel Ceilings	\$40,000
East Moline Glass	8.02 Glazing	\$1,133,000
Riverside	9.01 Drywall, Metal Framing and Acoustical	\$2,075,000
Central Illinois Commercial Flooring	9.02 Flooring & Tile	\$469,337
	EH 9.02 Minor Floor Prep	\$40,000
Kiefer America	9.03 Wood Athletic Flooring	\$114,180
Vogue Painting	9.06 Painting	\$264,300
	EH 9.06 Metal Panel Ceilings Paint	\$15,000
Technicote	9.07 Resinous Flooring	\$74,100
Great Lakes	11.05 Food Service Equipment	\$516,025
Sportscon	11.10 Athletic Equipment	\$99,890
	EH 11.10 Not Specified Manufacturer	\$19,345
Irwin Seating	12.05 Multiple Seating	\$38,629
	EH 12.05 Adjust to 7 rows	\$40,000
Otis	14.01 Elevator	\$179,034
	EH 14.02 Misc. Elevator Installation Extras	\$14,000
FE Moran	21.01 Fire Suppression	\$259,500
JC Dillon	22.01 Plumbing	\$868,871
	EH 22.01 Grease Interceptor	\$40,000
Commercial Mechanical Inc.	23.01 HVAC	\$2,587,300
	EH 23.01 Temperature Controls	\$400,000

Foster Jacob	26.01 Electrical	\$3,836,900	
	EH 26.01 Ameren Charges/Fees	\$250,000	
TBD	EH 26.01 A/V Systems Allowance	\$400,000	
Hein Construction	31.01 Earthwork & Site Demolition	\$901,035	
Hein Construction	32.02 Site Concrete	\$1,337,965	
	EH 32.02 Driveway Installation Phasing	\$150,000	
	EH 32.02 Playground Protection/Relocation	w/above	
TBD	32.04 Landscaping & Irrigation	\$245,000	
	EH 32.04 Maintenance	\$50,000	
Hohulin Fence	32.05 Fencing	\$38,241	
Hein Construction	33.01 Site Utilities	\$856,000	
TBD	Playground Equipment Allowance	\$500,000	
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		<b>\$29,683,951</b>	
	GL Insurance	\$103,030	
	P&P Bond	\$216,804	
	Builders Risk Insurance	\$96,788	
	PJH OH&P	\$767,581	
Allowance	Building Permit Allowance	\$90,000	
Allowance	Commissioning Services MEP Allowance	\$54,900	
Allowance	Commissioning Management Allowances	\$44,880	
Allowance	FF&E Allowance	\$1,600,000	
Allowance	FEMA Inspections Allowance	\$50,000	
Allowance	Building Envelope Testing/Inspection Allowance	\$50,000	
Allowance	Construction Testing Allowance	\$140,000	
Allowance	Software Fees Allowance	\$39,028	
Allowance	Bim Coordination Allowance	\$59,840	
Allowance	Overtime Allowance	\$150,000	
Allowance	Lime Stabilization	\$100,000	
Alternates	ALT #1 Asphalt Pavement	N/A	
Alternates	ALT #2 Demo Storage Building	Accepted	15,000
Alternates	ALT #3 Additional Polished Concrete Areas	Accepted	264,000
Alternates	ALT #3 Deduct Flooring to add Polished Concrete	Accepted	-105,383
Alternates	ALT #4 Lime Stabilization	w/Allowance	100,000
Alternates	ALT #5 Add Stone Mow Strip	Accepted	20,000
Potential Alternates	Additional Landscaping	\$250,000	
Potential Alternates	Stair and Railing Upgrades	\$100,000	
Potential Alternates	Add Terrazzo to Project Base Bid	\$126,000	
Contingency	Owner Contingency	\$1,210,179	
Contingency	Contractor Contingency	\$1,210,179	
	<b>Exhibit A GMP Contract Amount</b>	<b>\$36,143,160</b>	
	Ratio Design Fees (By Owner)	\$2,572,800	
	<b>Total Contract Amount w/Design Fees</b>	<hr/>	
		<b>\$38,715,960</b>	

**EXHIBIT B - ALLOWANCES**

Exposure Hold	EH 5.01 Structural Re-design	\$50,000
Exposure Hold	EH 5.01 Roof Screen Modifications	\$75,000
Exposure Hold	EH 5.02 Low Roof Screen Mods	\$40,000
Exposure Hold	EH 7.12 Metal Panel Ceilings	\$40,000
Exposure Hold	EH 9.02 Minor Floor Prep	\$40,000
Exposure Hold	EH 9.06 Metal Panel Ceilings Paint	\$15,000
Exposure Hold	EH 11.10 Not Specified Manufacturer	\$19,345
Exposure Hold	EH 12.05 Adjust to 7 rows	\$40,000
Exposure Hold	EH 14.02 Misc. Elevator Installation Extras	\$14,000
Exposure Hold	EH 22.01 Grease Interceptor	\$40,000
Exposure Hold	EH 23.01 Temperature Controls	\$400,000
Exposure Hold	EH 26.01 Ameren Charges/Fees	\$250,000
Exposure Hold	EH 26.01 A/V Systems Allowance	\$400,000
Exposure Hold	EH 32.02 Driveway Installation Phasing	\$150,000
Exposure Hold	EH 32.02 Playground Protection/Relocation	w/above
Exposure Hold	EH 32.04 Maintenance	\$50,000
Allowance	Building Permit Allowance	\$90,000
Allowance	Commissioning Services MEP Allowance	\$54,900
Allowance	Commissioning Management Allowances	\$44,880
Allowance	FF&E Allowance	\$1,600,000
Allowance	FEMA Inspections Allowance	\$50,000
Allowance	Building Envelope Testing/Inspection Allowance	\$50,000
Allowance	Construction Testing Allowance	\$140,000
Allowance	Software Fees Allowance	\$39,028
Allowance	Bim Coordination Allowance	\$59,840
Allowance	Overtime Allowance	\$150,000
Allowance	Lime Stabilization	\$100,000
Allowance	Playground Equipment Allowance	\$500,000