AIA® Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

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

EMSA 2011
1417 North Lansing Avenue
Tulsa, OK 74105

THE OWNER:
(Name, legal status and address)

Emergency Medical Services Authority
1417 North Lansing Avenue
Tulsa, OK 74106-5906

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

Trigon General Contractors & Construction Managers, Inc.
11345 East 60th Place
Tulsa, OK 74146-6828

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, 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.

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 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.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Two Hundred Nine Thousand Sixty-one Dollars and Zero Cents ($ 209,061.00), 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, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.
(Provide below or reference an attachment.)

See Attachment 'A'

§ 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:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

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User Notes: (1699967094)

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price ($0.00)
HVAC	$1,200.00
Owner's Contingency	$5,000.00
Construction Manager's Contingency	$5,000.00

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

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Specifications Section 00810 Supplementary Conditions			

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

Section	Title	Date	Pages
Project Manual		May 31, 2011	

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

Number	Title	Date
A1	Partial Demo Plan	
A2	Partial Floor Plan, Finishes	
A3	Partial Ceiling Plan and Details	
A4	Enlarged Plan, Elevations, and Details	
ME1	Elec. Mech. Reflected Ceiling Plans	
ME2	Electrical Mechanical Plan	
Structural Detail		

§ A.1.1.9 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 Agreement.)

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

The Construction Manager shall achieve Substantial Completion of the entire Work not later than December 15, 2011.

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OWNER *(Signature)*

(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

Charles Poindexter, President
(Printed name and title)

Init.

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User Notes:
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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Janet Chambers, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with this certification at 10:14:29 on 09/13/2011 under Order No. 9108637905_1 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2009 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than changes shown in the attached final document by underscoring added text and striking over deleted text.

Janet Chambers
(Signed)

Office Manager
(Title)

9/13/11
(Dated)

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Demolition(Included in individual bid packages)	
Wood Doors & Jamb	1,265
All-Glass Entrances & Storefronts	34,813
Drywall, Ceilngs & Marlite System	36,040
Carpentry-wood trim, base, modify millwork	5,324
Carpet,Base,Stone Flooring	22,033
Paint & Wall Coverings	16,923
Roller Shades	2,655
Hvac(allowance)	1,200
Electrical	28,000
General Conditions	
Supervision- 2-3 Months @7500.	22,500
Temporary Telephone	225
Temporary Protection	725
Periodic Clean-Up	800
Final Clean-Up	800
Dumpsters	425
OCP-Insurance	600
Building Permit	1,400
Plans and Specifications	500
Builders Risk Insurance	1,000
Bond @1.5%	2,682
Miscellaneous Labor & Materials	1,000
Mark-up @ 10%	18,151
Sub-Total	199,061
CM Contingency	5,000
Owners Contingency	5,000
Total	209,061