

TOWN OF ERIE – SCHOFIELD FARM HOUSE REHABILITATION GUARANTEED MAXIMUM PRICE AMENDMENT

This Guaranteed Maximum Price Amendment (the "GMP Amendment") is between the Town of Erie (the "Owner") and A&M Renovations, LLC (the "Contractor").

Pursuant to Section 5.02 of the Construction Manager at Risk Agreement and Section 11.02 of the General Conditions between Owner and Contractor dated May 2, 2022 (the "Agreement"), Owner and Contractor hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Contractor, the Guaranteed Maximum Price for performance of the Work in accordance with the Construction Documents included. In this GMP Amendment is an amount guaranteeing the maximum cost to the Owner for the Cost of the Work, plus the CM@R's Fees in accordance with Article 11.04 of the Agreement for Phase 1 Construction. A separate amendment is anticipated regarding the Guaranteed Maximum Price for Phase 2 Construction.

GUARANTEED MAXIMUM PRICE

The Contractor's Guaranteed Maximum Price for the Work, including the estimated Cost of the Work is Five Hundred Thirty-Two Thousand, Four Hundred Forty-One Dollars and no cents. (**\$532,441.00**).

The Guaranteed Maximum Price is for the performance of the Work in accordance with the following Construction Documents included in this GMP Amendment by reference and incorporated into the Agreement:

- A&M Renovations Proposal Dated August 26, 2022
- 90% Construction Documents Dated August 1, 2022

Contractor:

A&M Renovations, LLC
5800 E. 58th Avenue Unit K
Commerce City, CO 80022

Andy Carlson

By: _____

DocuSigned by:

17E54G84E514434...
Signature

Title: Project Executive

Owner:

Town of Erie
645 Holbrook Street
P.O. Box 750
Erie, CO 80516

By: _____

Signature

Title: _____

A&M Renovations, LLC

TO: Luke Bolinger
Community Partnership & Special Projects Manager
Town of Erie, Parks and Recreation
150 Bonnell Avenue / P.O. Box 750
Erie, CO 80516

RE: Guaranteed Maximum Price Amendment
Schofield Farm House (SHF Project #2022-01-018)

DATE: 8.26.22

Phase I Scope of Work

Site Work and Demolition	\$ 56,850.00
<ul style="list-style-type: none">• Abate asbestos• Demolish nonhistorical addition• Complete all other demolition in Scope	
Masonry	\$ 211,700.00
<ul style="list-style-type: none">• Strip outer layer of paint and remove all other loose paint• Repoint and repair brick and stone masonry as necessary• Complete all other masonry work in Scope	
Structural	\$ 30,750.00
<ul style="list-style-type: none">• Install structural augmentation for new chimneys• Perform all other structural work in Scope	
Windows and Doors	\$ 31,700.00
<ul style="list-style-type: none">• Pre-order new windows and doors	
Mechanical	\$ 54,894.00
<ul style="list-style-type: none">• Pre-order most mechanical equipment• Lay out plaster cuts prior to abatement	
Electrical	\$ 13,600.00
<ul style="list-style-type: none">• Pre-order switchgear and other electrical equipment• Lay out plaster cuts prior to abatement• Disconnect existing house electrical panel• Connect temporary construction power	
Plumbing	\$ 25,600.00
<ul style="list-style-type: none">• Pre-order most plumbing equipment• Lay out plaster cuts prior to abatement	
General Conditions	\$ 40,300.00
<ul style="list-style-type: none">• Includes all supervision, site services, and other General Conditions	

5800 E. 58th Ave. Unit K
Commerce City, CO 80022
andy@heritagewindowrestoration.com
720-435-6750

anticipated from October 1, 2022 through December 31, 2022.

Bond	\$ 10,000.00
• Includes initial bond cost	
<u>Overhead and Profit</u>	\$ 57,047.00
Phase I Construction GMP	\$ 532,441.00

Completion Deadline

The Scope of Work and GMP for Phase I Construction has been designed to cover all work running from October 1, 2022 through December 31, 2022. It is not anticipated, however, that all work in the Phase I Scope will have been completed by December 31, 2022, so this date shall not be construed as a Project Completion Deadline. When the Phase II Construction GMP is proposed, a Project Completion Deadline will be proposed.