



AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 10th day of February in the year 2026, is incorporated into the accompanying AIA Document A133TM–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 18th day of February in the year 2025 (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

Collinsville Fire Department Station #2
400 Pine Lake Road
Collinsville, IL 62234

THE OWNER:

(Name, legal status, and address)

City of Collinsville
125 South Center Street
Collinsville, IL 62234

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Holland Construction Services, Inc.
4495 North Illinois Street
Swansea, IL 62226

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

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. The Guaranteed Maximum Price ("GMP") is inclusive of all costs necessary to complete the Work in accordance with the Contract Documents, including items forming a part of the Work that are reasonably inferable from the Contract Documents and items the Construction Manager shall perform associated with properly performing Work including proper means

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as 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 necessary information and 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 A201TM–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.

and methods, coordination, constructability evaluations, sequencing, temporary facilities, supervision, and correction of defective or non-conforming Work. The GMP shall not be increased due to Construction Manager estimating errors, trade buyout variances, subcontractor default, coordination errors, scope gaps reasonably inferable from the Contract Documents, or market escalation that was known or reasonably foreseeable at the time of GMP establishment.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eight Million, Two Hundred and Seventy Four Thousand, Three Hundred and Sixty One Dollars and Zero Cents (\$ 8,274,361.00), subject to additions and deductions by Change Order as provided in the Contract Documents and are not the result of Construction Manager error, omission, coordination failure, or incomplete pricing assumptions..

§ 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, which shall include:

The combination of Trade subcontract values, Allowances, and General Conditions costs

Construction Manager contingency

Fee calculation

Insurance and bonds

Escalation (if any)

No reallocation between categories shall occur without Owner written approval, which approval shall not be unreasonably withheld.

Notwithstanding anything to the contrary herein, it is understood and agreed that in addition to changes authorized in writing by Owner-signed Change Orders and Construction Change Directives, the GMP shall be adjusted in a Change Order by the increase in costs and the corresponding Fee in the event Costs of the Work increase due to any of the following (a) a significant delay not caused by Construction Manager or any of its subcontractors or a price increase is incurred for an item of material, equipment, or energy by more than five percent (5%) between the date of this Agreement and the date of installation; or (b) a new or increased tariff, tax, or assessment applies, whether adopted by a foreign, federal, state or local government, subsequent to the development or establishment of the contract price. Similarly, should any such new or increased tariff, tax or assessment have an impact on the cost of labor, materials, equipment, or work covered by a change order after the change order price had been developed or agreed upon, whichever occurs first, the change order price shall be correspondingly adjusted. This provision applies whether the new or increased tariff, tax or assessment is imposed on Contractor or on any Subcontractor or supplier at any tier.

(Provide itemized statement below or reference an attachment.)

Per GMP Recommendation Letter, GMP Summary, Assumptions and Clarifications and Schedule Dated 2/10/2026

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement and shall not increase due to Cost of the Work overruns that cause the Cost of the Work plus the Fee to exceed the GMP. Fee shall be subject to downward adjustment for Owner credits, cost savings, and scope deletions.

§ 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. The Construction Manager's Fee shall only be adjusted for Owner-initiated scope increases or Owner-initiated scope changes that cause an increase in the Cost of the Work, as approved by formal Change Order. Fee shall not be adjusted for GMP savings, trade buyout efficiencies, contingency usage, or internal cost reallocations.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

| Item | Price |
|------|-------|
| N/A | |

§ 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. Alternate pricing shall remain valid for not less than 120 days following GMP execution and shall be inclusive of all markups, insurance, overhead, and fee. No alternate shall be accepted without Owner audit review of supporting pricing documentation. *(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

| Item | Price | Conditions for Acceptance |
|-------------------------|----------|---------------------------|
| Alternate 1, Irrigation | \$36,689 | Written Notice to Proceed |

§ A.1.1.6 All unit prices shall include labor, material, equipment, overhead, and profit. Markups exceeding those permitted under Article 6 of the Agreement are prohibited. 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) |
|------|-----------------------|-------------------------|
| N/A | | |

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement

(Paragraphs deleted)

shall be the date stated in the Owner's written Notice to Proceed.

§ 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.)

[X] Not later than Three Hundred and Seventy Two (372) calendar days from the date of commencement of the Work.

§ 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 |
|---|-------|------|-------|
| Per GMP Recommendation Letter, GMP Summary, Assumptions and Clarifications and Schedule Dated 2/10/2026 | | | |

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

Exhibit A

| Section | Title | Date | Pages |
|---------|-------|------|-------|
|---------|-------|------|-------|

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Exhibit B

| Number | Title | Date |
|--------|-------|------|
|--------|-------|------|

§ 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 |
|---|-------|
| Per GMP Recommendation Letter, GMP Summary, Assumptions and Clarifications and Schedule Dated 2/10/2026 | |

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

Per GMP Recommendation Letter, GMP Summary, Assumptions and Clarifications and Schedule Dated 2/10/2026

§ 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.)

Per GMP Recommendation Letter, GMP Summary, Assumptions and Clarifications and Schedule Dated 2/10/2026

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.

CITY OF COLLINSVILLE

HOLLAND CONSTRUCTION SERVICES, INC.

OWNER *(Signature)*

CONSTRUCTION MANAGER *(Signature)*

(Printed name and title)

(Printed name and title)