

ADDENDUM

PROJECT: SOUTH CENTRAL LIBRARY SYSTEM HEADQUARTERS

The provisions of this Attachment shall delete, modify and supplement the provisions contained in the documents originally executed between Keller Inc. and South Central Library System on October 28th 2021. The provisions contained in this Addendum will supercede any conflicting provisions of the AIA Document.

ADDENDUM TO AIA DOCUMENT A133-2019, <i>Standard Form of Agreement Between Owner and Construction Manager as Constructor where basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price</i>
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Revised Agreement Date: October 27, 2022

Revised Project Description: Library System Headquarters, 1650 Pankratz Dr, Madison WI 53704

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ARTICLE 1: INITIAL INFORMATION

1.1.2 – The Project’s Physical characteristics: Library System Headquarters, 1650 Pankratz Dr, Madison WI, 53704

1.1.3 – Owner’s entire budget for the entire Project: \$6.5 Million Dollars with a \$500,000 Contingency

1.1.4 – The Owner’s anticipated design and construction milestone dates:

.1 – Design phase milestone dates, if any:

- 1) Begin Construction Documents: November 2022
- 2) Develop Construction Documents: November 2022 – February 2023
- 3) Project ‘Out to Bid’: February 2023
- 4) Public Bid Opening: March 2023
- 5) SCLS Board Approve Subcontracts: March 23, 2023

.2 – Construction commencement date: May 1, 2023

.3 – Substantial Completion date or dates:

- 1) Admin : July/August 2023
- 2) Delivery Addition : December 2023

.4 – Other milestone dates:

Guaranteed Maximum Price (“GMP”) established with GMP amendment no later than April 27, 2023.

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ARTICLE 5: COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

5.1.1 – Intentionally Deleted.

ARTICLE 6: COMPENSATION FOR CONSTRUCTION PHASE SERVICES

6.1.2 – The Construction Manager’s Fee:

- | | | |
|----|---|------------------------------|
| 1. | Construction Management Fee – Admin Only: | 9.8% of the Cost of the Work |
| 2. | Construction Management Fee – Admin & Delivery: | 8.2% of the Cost of the Work |
| 3. | General Conditions Costs: | 8.9% of the Cost of the Work |

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ARTICLE 11: PAYMENTS FOR CONSTRUCTION PHASE SERVICES

11.4 – Replace Six Million Dollars (\$6,000,000) in the paragraph with Seven Million Dollars (\$7,000,000).

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ARTICLE 15: SCOPE OF THE AGREEMENT

15.2 – Add the following documents to comprise the Agreement:

- .5 – Addendum to AIA Documents A133-2019, B133-2019 and A201-2017

ADDENDUM TO AIA DOCUMENT B133-2019, *Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition*

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Revised Agreement Date: October 27, 2022

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1.1.3 – Owner’s entire budget for the entire Project: \$6.5 Million Dollars with a \$500,000 Contingency

1.1.4 – The Owner’s anticipated design and construction milestone dates:

.1 – Design phase milestone dates, if any:

- 6) Begin Construction Documents: November 2022
- 7) Develop Construction Documents: November 2022 – February 2023
- 8) Project ‘Out to Bid’: February 2023
- 9) Public Bid Opening: March 2023
- 10) SCLS Board Approve Subcontracts: March 2023

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ARTICLE 11: COMPENSATION

11.1 – For the Architects Basic Services described under Article 3, the Owner shall compensate the Architect as follows:
Architectural Lump Sum: \$324,700.00

Prior to the establishment of the Guaranteed Maximum Price (“GMP”), the total Building Costs shall be assumed to be \$6,500,000.

11.2 – Replace Six Million Dollars (\$6,000,000) in the paragraph with Seven Million Dollars (\$7,000,000).

11.10.1.1 – Intentionally Deleted.

ADDENDUM TO AIA DOCUMENT A201-2017, *General Conditions of the Contract for Construction*

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

OWNER (Signature)

CONSTRUCTION MANAGER (Signature)

(Printed name and title)

(Printed name and title)