

DRAFT AIA® Document A133™ - 2019

Exhibit A

Guaranteed Maximum Price Amendment

This 3rd Amendment dated the 26th day of November in the year 2024, 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 eighth day of April in the year 2024 (the "Agreement")
(In words, indicate day, month, and year.)

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

Joint Operations Facility and Police/Courts Phase 2 Renovations
10 NE Tudor Road, Lee's Summit MO 64086

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

City of Lee's Summit, Missouri, A Missouri Charter City
220 SE Green St
Lee's Summit, MI 64063

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

Titan Built, LLC
8207 Melrose Drive, Suite 200
Lenexa, KS 66214

TABLE OF ARTICLES

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ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

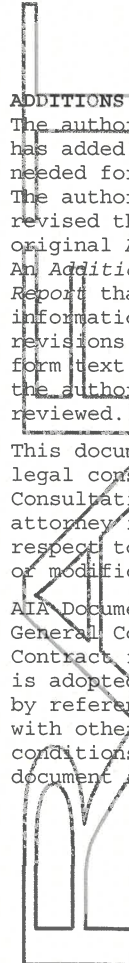
Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists 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 GMP 1 in the amount of One Million Three Hundred Ninety-Eight Thousand Six

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.

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.



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Hundred Fifteen Dollars (\$1,398,615.00) plus GMP2 in the amount of Seven Million Seventy-Seven Thousand Eight Hundred Twenty Seven Dollars (\$ 7,077,827.00) plus GMP3 in the amount of Twenty One Million Ninety-One Thousand Five Hundred Fifty-Eight Dollars (\$ 21,091,558.00) for a total of Twenty-Nine Million Five Hundred Sixty-Eight Thousand Dollars (\$ 29,568,000.00) 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.** An itemized statement of the Guaranteed Maximum Price organized by trade categories is attached as Exhibit A-1 to this GMP Amendment and incorporated herein by reference, and includes allowances; the Construction Manager’s contingency; the Construction Manager’s Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

GMP1 - \$1,398,615.00
 GMP2 - \$7,077,827.00
 GMP3 - \$21,091,558.00

Total GMP to date - \$29,568,000.00

See attachment Exhibit A-1

§ 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: Not applicable

Item	Price
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§ 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.) Not applicable

Item	Price	Conditions for Acceptance
ALT #01 Added Card Readers	\$97,417	120 days after execution
ALT #02 Vehicle Building	\$1,104,718	90 days after execution
ALT #03 Sound Masking	\$52,633	120 days after execution
ALT #04 Print on Glazing	\$97,716	45 days after execution
ALT #05 Waterproofing Underslab	\$293,969	10 days after execution

§ A.1.1.6 Unit prices, if any: Not applicable

(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)
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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.)

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: June 20, 2026

§ 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
JOF Structural complete	September 2, 2025
LSPD Renovation	January 10, 2026

§ 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 at the rate of \$1,000.00 per calendar day, starting ten (10) calendar days after the date of substantial completion.

The liquidated damages amount set forth in this Section are fixed and agreed upon by and between the Construction Manager and Owner to be reasonable and necessary because of the extreme difficulty if not impossibility of ascertaining the actual damages Owner would sustain in the event of a delay. The liquidated damages amount is agreed to be the amount of damages which the Owner would sustain for a delay but shall not be limited or preclude any damages for improper Work or other losses incurred by Owner not directly caused by the delay. The liquidated damages amount may be retained by Owner from any payment due to the Construction Manager.

Construction Manager will not be charged with liquidated damages or any excess cost when any delay in the completion of the Work or any Part thereof is due to (i) any preference, priority or allocation order duly issued by Owner; (ii) to unforeseeable cause beyond the control and without the fault or negligence of the Construction Manager, including, but not restricted to, acts of God, or of the public enemy, acts of Owner, acts of another contractor in the performance of a contract with the Owner, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and severe weather; or (iii) to any delays of subcontractors or suppliers by any of the causes specified in (i) or (ii) above.

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: Not applicable.

Document	Title	Date	Pages

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

«Refer to Attached Exhibit A-3 Lee's Summit Joint Operations and PD Renovation – list of drawings and specifications-GMP-3»

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.)

«Refer to Attached Exhibit A-3 Lee’s Summit Joint Operations and PD Renovation – list of drawings and specifications GMP-3»

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.)

Not applicable.

Title	Date	Pages
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Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price: Not applicable.
(Identify each allowance.)

See attached Exhibit A-2 ‘Clarifications, Exclusions & Allowances’ dated 11/26/24.

Item	Price
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§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

See attached Exhibit A-2 ‘Clarifications, Exclusions & Allowances’ dated 11/26/24.

§ 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.)

Not applicable.

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.)

Not applicable.

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

OWNER (Signature)

« »« »

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

« »« »

(Printed name and title)

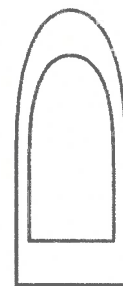
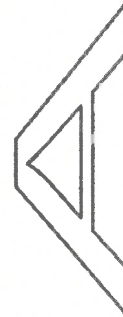


EXHIBIT A-1
LEES SUMMIT ECC/PD RENO
GMP-3 PACKAGE WITH TOTAL

DATE: 11/26/24

DESCRIPTION

TOTAL

BASE BID - PD

BASE BID - JOF

GR'S	\$192,955		\$192,955
SUB BONDS	WITH SUBS	WITH SUBS	WITH SUBS
FINAL CLEAN	\$44,926	\$9,000	\$35,926
FENCING	\$222,343	\$24,941	\$197,402
SITE FURNISHINGS	\$11,673		\$11,673
SITE UTILITIES TO VEHICLE BUILDING	Alternate	Alternate	Alternate
GAS LINE ALLOWANCE	\$25,000		\$25,000
SITE CONCRETE	\$344,187	\$224,715	\$119,472
PRECAST CONCRETE	\$194,106	\$194,106	
MASONRY	\$533,969	\$62,566	\$471,403
PRE ENGINEERED MTL BUILDING	Alternate	Alternate	Alternate
ALUMINUM SHADE STRUCTURE	\$99,491	\$99,491	N/A
CARPORTS	\$300,000	\$300,000	N/A
STEEL FAB & ERECT - MISC. STEEL	\$363,535	\$108,956	\$254,579
ROUGH CARPENTRY	\$78,175	\$3,775	\$74,400
COUNTERTOPS	\$87,112	\$5,531	\$81,581
CASEWORK	\$82,832	\$16,966	\$65,866
CARPENTRY LABOR	\$106,618	\$16,635	\$89,983
WATERPROOFING CAULKING/JOINT SEALANTS	\$216,338	\$5,945	\$210,393
SHEET METAL	\$669,852	\$35,525	\$634,327
ROOFING	\$463,387	\$42,185	\$421,202
DOORS/FRAMES/HARDWARE - MATERIAL	\$231,610	\$31,410	\$200,200
OVERHEAD DOORS & FIRE RATED COILING DOORS	\$164,151	\$49,857	\$114,294
STOREFRONT	\$774,769	\$8,841	\$765,928
DRYWALL	\$1,132,049	\$46,549	\$1,085,500
ACOUSTICAL CEILING	\$136,920	\$8,920	\$128,000
TILE	\$108,370	\$7,945	\$100,425
FLOORING	\$244,245	\$24,900	\$219,345
EPOXY / TERRAZZO	\$137,726	\$0	\$137,726

RAISED ACCESS FLOOR	\$329,818	\$0	\$329,818
PAINTING	\$184,605	\$28,390	\$156,215
STUCCO	Alternate	Alternate	Alternate
SPECIALTIES	\$64,522	\$20,792	\$43,730
TOILET COMPARTMENTS	\$92,686	\$0	\$92,686
SIGNAGE	\$84,750	\$49,100	\$35,650
OPERABLE PARTITIONS	\$71,339	\$0	\$71,339
APPLIANCES	By Owner	By Owner	By Owner
WINDOW TREATMENTS	\$30,200	\$7,800	\$22,400
ELEVATORS	\$121,400	\$0	\$121,400
FIRE PROTECTION	\$564,605	\$43,325	\$521,280
PLUMBING	\$1,057,502	\$73,243	\$984,259
HVAC	\$2,503,150	\$120,735	\$2,382,415
ELECTRICAL	\$3,735,765	\$294,665	\$3,441,100
FIRE ALARM	WITH ELEC		
AUDIO VISUAL	By Owner	By Owner	By Owner
SECURITY	By Owner	By Owner	By Owner
LOW VOLTAGE	WITH ELEC		
SOUND MASKING	Alternate	Alternate	Alternate
RADIO TOWER & CALL CENTER RELOCATION ALLOWANC	By Owner	By Owner	By Owner
CHANGES TO GMP AMENDMENT #02	\$84,977	\$0	\$84,977
SCOPE ALLOWANCE LIST DATED 11/26/24	\$2,214,191	\$1,983,596	\$230,595
SUBTOTAL	\$18,105,848	\$3,950,405	\$14,155,444
PERMITS	BY OWNER	BY OWNER	BY OWNER
GENERAL CONDITIONS	\$1,144,308	\$20,899	\$1,123,409
PRE CONSTRUCTION	\$28,079	\$6,401	\$21,678
GENERAL LIABILITY	\$210,930	\$42,900	\$168,030
PROFESSIONAL LIABILITY INSURANCE	\$68,000		\$68,000
BUILDERS RISK	\$42,186	\$8,580	\$33,606
TITAN BOND	\$179,291	\$36,465	\$142,826
SALES TAX	EXEMPT	EXEMPT	EXEMPT
UNFORESEEN CONDITIONS ALLOWANCE	\$500,000	\$100,000	\$400,000
DESIGN CONTINGENCY	\$0	\$0	\$0
CONTRACTOR CONTINGENCY	\$398,508	\$40,208	\$358,300
FEE	\$414,408	\$83,276	\$331,132
GMP-3	\$21,091,558	\$4,289,134	\$16,802,424
GMP-2	\$7,077,827	\$461,084	\$6,616,743
GMP-1	\$1,398,615	\$1,398,615	
GRAND TOTAL	\$29,568,000	\$6,148,833	\$23,419,167

EXHIBIT A-2



Lee's Summit Joint Operations Facility and PD Reno - Final Package GMP-3

City of Lee's Summit

Lee's Summit MO
November 26, 2024

Version 1

CLARIFICATIONS, EXCLUSIONS & ALLOWANCES

DIVISION		INCLUDED	EXCLUDED	ALLOWANCE	
Bid Documents					
	1	Drawing + Specification(s): Joint Operations Facility Package 2 Construction Set (Includes Addendum #02 and #03 revisions)	X		
	2	Drawings: Lee's Summit Police Renovation Package 2 Construction Set (Includes Addendum #01)	X		
General:					
	3	Performance and Payment Bond	X		
	4	Builders Risk Insurance	X		
	5	Prevailing Wages	X		
	6	Testing and Special Inspections		X (BY OWNER)	
	7	Temporary Electricity, Gas and Water - For the Joint Operations Building	X		
	8	Temporary Electricity, Gas and Water - For the PD Renovation		X (BY OWNER)	
	9	Development Fees -		X (BY OWNER)	
	10	Utility Tap Fee's		X (BY OWNER)	
	11	Building Permit Costs		X (BY OWNER)	
	12	Architectural and Structural Engineering		X (BY OWNER)	
	13	Mechanical, Plumbing, and Electrical Design		X (BY OWNER)	
	14	Sales Tax		X	
ALLOWANCES:					
	15	JOF - The civil drawings are silent on what scope is required for grading / fencing at the new radio tower. We have included an allowance of \$42,500 to cover for any scope needed at this location.	X	X	\$42,500
	16	JOF - We have included an allowance of \$45,000 for an under slab foundation drain system. Foundation drain system to be designed by HW	X	X	\$45,000
	17	JOF - We have included an allowance of \$4,000 for occupancy signs where required throughout the building. These are not shown on the sign schedule	X	X	\$4,000
	18	JOF - We have included an allowance of \$7,500 for additional structure support for precast mechanical enclosure at soil retaining panels per Structural Engineer	X	X	\$7,500
	19	JOF - The storm detention outflow pipe will be exposed as currently drawn. We have included an allowance of \$15,000 to modify grades and rip rap to cover pipe.	X	X	\$15,000
	20	JOF - The Storm drains shown in the mechanical yard on C2.1 do not appear to be coordinated with the mechanical equipment. We have included an allowance of \$26,000 to modify the storm piping and drain locations to accommodate the mechanical equipment layouts.	X	X	\$26,000
	21	JOF - Per the city plan review comments, the exterior mechanical yard does not show any convenience outlets and are required by code. We have included an allowance of \$3,000 to add convenience outlets.	X	X	\$3,000
	22	JOF - The documents do not appear to call for Glycol within the water source heat pump loop. We believe this may be required due to standard industry practices. We have included an allowance of \$64,000 to include 15% glycol and adjust equipment sizes as necessary.	X	X	\$64,000
	23	JOF - We have included an allowance of \$1,250 to install owner provided soap dispensers.	X	X	\$1,250
	24	JOF - Due to potential need for additional cooling within the server room, we have included an allowance of \$45,000 to expand the side of the mechanical yard.	X	X	\$45,000

25	JOF - Per the city plan review comments, an additional exit is required out of Training 155. We have included an allowance of \$24,000 to add the door and necessary site concrete work to accommodate this comment.	X		X	\$24,000
26	PD - We have included an allowance of \$19,500 for parking, sidewalk, foundation and landscape repairs while replacing all existing exterior building and site lights	X		X	\$19,500
27	PD - Drawing AS401 calls for the Vehicle Canopy gutters and downspouts to be tied into underground drainage system. This does not show up on the civil documents. We have included an allowance of \$37,500 to connect the Vehicle Canopy drainage to storm.	X		X	\$37,500
28	PD - We have included an allowance of \$15,000 for parking lot demo and repairs for the construction of the carport foundations, power and drain connections to storm	X		X	\$15,000
29	PD - We have included an allowance of \$16,000 for landscape modifications in the islands near and adjacent to the carports	X		X	\$16,000
30	PD - The civil drawings do not show removing the existing Trash Enclosure, we have included an allowance of \$9,000 to demo existing trash enclosure	X		X	\$9,000
31	PD - Drawing C1.0 Demolition Plan Note 11 calls to relocate water vault to allow for proposed trash enclosure. We have included an allowance of \$14,500 to relocate this water vault	X		X	\$14,500
32	PD - Neither the Joint Operations or the PD Renovations drawing set details any concrete aprons, bollards, door stoops, etc. for the PD Vehicle Bay addition. We have included an allowance of \$54,600 for this work	X		X	\$54,600
33	PD - Drawing P-401 note P22 calls for the PD Vehicle Bay addition's roof drain sewer to be extended outside and connect to civil. The civil drawings to not pick up this roof drain piping and connect to storm. We have included an allowance of \$22,00 to connect this roof drain to storm.	X		X	\$22,500
34	PD - The S100 Structural Plans and Details foundation plan for the Vehicle Bay addition does not show a footing beneath 2 separate locations of masonry wall. We have included an allowance of \$11,000 to provide a footing beneath all masonry walls where shown.	X		X	\$11,000
35	PD - The details showing connection of the Vehicle Bay addition to the existing building do not appear to address any building expansion or movement. We have included an allowance of \$15,000 for additional measures at the building connections.	X		X	\$15,000
36	PD - The drawings shown installing new TV's at various locations within the existing building. We have included an allowance of \$6,800 to demo the drywall, install blocking, patch and paint drywall, to allow for proper TV mounting.	X		X	\$6,800
37	PD - Drawing AD402 calls to demo wall covering, patch wall for new paint. We have carried an allowance of \$2,560 for this work	X		X	\$2,560
38	PD - Judges TLT L216 calls for existing flooring to be removed. The Finish plan does not call for any new flooring in this Restroom. We have included an allowance of \$3,800 to install new floor tile to match the new tile being installed in TLT L182.	X		X	\$3,800
39	PD - Training L257 does not have any new power being brought to this room for new training equipment 3F system. We have included an allowance of \$5,000 for additional power in this room.	X		X	\$5,000
40	PD - There are (2) site light poles at the entrance off Tudor to the Private Parking lot that are not shown to be replaced on the drawings, we have included and allowance of \$7,000 to replace both of these fixtures.	X		X	\$7,000
41	PD - There are light switches that are existing and shall remain on walls that are called to demo throughout the existing PD renovations. We have included an allowance of \$1,100 to relocate light switches that shall remain.	X		X	\$1,100
42	PD - Judge L207 calls for existing flooring to be removed and prepped for new flooring. Drawing A-402 says the flooring is existing to remain. We have included an allowance of \$3,200 to lift the Judge's furniture and install new flooring	X		X	\$3,200
43	PD - We are shown to demo the column that houses the fuel station shut off. The drawings do not show re-building a new column. We have included an allowance of \$10,000 to provide a new masonry column.	X		X	\$10,000
44	PD - Per structural engineer and geotech coordination, the existing foundation and structural steel design of the Vehicle Bay expansion needs to be modified. We have included an allowance of \$10,000 for upcoming changes.	X		X	\$10,000
Division 3 - Cast-In-Place Concrete					

	45	The Police Renovation drawing A-402 call for Concrete-Filled Steel Pan Stairs to be installed at Courtroom L205. We are assuming these stairs can be installed with foam and/or void forming in lieu of using steel pan stairs	X			
	46	The Police Renovation drawings show a new trash enclosure but do not have any structural drawings detailing a foundation. We have included a 4" SOG within the enclosure and a foundation system to match the detail 41/S-301 of the JOF drawings.	X			
	47	We have included saw cutting/patch back of the existing PD patio to install 1' Diameter by 3' deep footing for the aluminum shade structure.	X			
	48	The Vehicle Canopies do not show a foundation detail. We have included an allowance of \$20,700 to install foundations for the carports.	X		X	\$20,700
Division 4 - Masonry						
	49	The Alternate #2 Vehicle building has a divider wall detailed on A3 / A-105 that shows the masonry wall to stop at 13'-4" above finish floor with a metal stud wall extending to roof deck. Structural drawing S-511, detail 43 shows this masonry divider wall stopping 2" beneath roof deck. We have included the masonry wall topping out to deck in our alternate pricing.	X			
Division 5 - Metal Studs						
	50	Exterior Metal Studs will have G40 not G60 coating	X			
Division 6 - Casework						
	51	AWI certification program for manufacturer and installer is excluded			X	
Division 7 - Sheet Metal						
	52	We have included the Aluminum Composite Metal panels based on C4000 ACM System AAMA 509-09. The color shall be selected from standard choices.	X			
	53	We exclude a full sheetmetal coping cap at parapets that are 3' or wider.			X	
	54	At parapet locations 3' or wider we have included TPO covering over the parapet with a sheetmetal gravel stop trimming the finished edge.	X			
Division 7 - Roofing						
	55	We have included the FM-120 rated roof system at the hardened area of the JOF. We have included FM-90 rated roof system at all non hardened locations, including the PD Renovation expansion.	X			
	56	Roof Walk Way Pads			X	
Division 8 - Openings						
	57	The fire rated coiling openings 024 and 135 are included as McKeon SS500FG/PC Tornado and Hurricane Resistant Fire Rated Doors.	X			
	58	The fire rated coiling openings 024 and 135 are shown to be 11'-2" Tall on the door schedule. We have included them as 9'-2" tall.	X			
Division 8 - Glass & Glazing						
	59	Window system N on A-251 calls for a SWF film to be applied to the interior side of the Glazing. This will void the warranty on the Glass. We have excluded the glass warranty on the type N Windows.			X	
Division 9 - Flooring / Tile						
	60	Drawing AI601 - Finish Legend - calls for Sealed concrete (Symbol FX) to be TBD Manufacturer and Style. We have included the FX sealed concrete to be 2 coats of MasterKure CC 180WB	X			
Division 9 - Acces Flooring						
	61	Access Floor Pedestals attached with fastners			X	
Division 9 - Painting						
	62	We have included Loxon Primer and Emerald Rain Refresh for the Precast Panel color treatment color NWW004 Charcoal on the building elevations	X			
Division 12 - Furnishings						
	63	Drawing AF101 - Lower Level FFE Plan - shows Lockers (EQ26) to be Contractor Furnished / Contractor Installed. These lockers show up in Fire Dispatch, Police Dispatch, and Locker Room 035. There is no model called out so we have assumed an allowance of \$62,000			X	\$62,000
Division 14 - Elevator						
	64	Elevator Battery Lowering			X	
Division 21 - Fire Suppression						
	65	A clean agent gas suppression system at the server room is included	X			
	66	A pre-action system, including fire alarm detection, for the first floor fire/police dispatch area is included	X			
Division 22 - Plumbing						
	67	We have included a water softener system as an allowance of \$40,000	X		X	\$40,000
Division 23 - HVAC						

	68 We have included HVAC controls by Johnson Controls	X			
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Division 26 - Electrical				
69	The material and installation of the power strips at the dispatch consoles are excluded. These are assumed to be provided with the console.		X	
70	We have included empty conduits only to the radio tower. Any power or cabling to the radio tower is excluded and assumed to be by others if necessary		X	
71	We have included empty conduits connecting the JOF building to the existing PD building per the drawings. We exclude any fiber or communications wiring within the conduit(s).		X	
72	Area of Refuge system for the fire alarm.		X	
72	The scope and responsibility matrix on TG001 has a comment to document (4)-4" conduits with Interduct for "ROUTE/ACCESS TO BUILDING". Drawing TS100 - Technology site plan has a note that reads "(2) 4" UGC TO RADIO TOWER SHED. PATHWAY CONTINUES TO MAIN BUILDING VIA PATHWAY INSTALLED BETWEEN TOWER AND EXISTING BUILDING." We have included the (2) qty conduits per the Technology Drawing	X		
73	Modifications to the existing PD building electrical gear is excluded. We are still awaiting the result of the survey to determine if any action is necessary		X	
Division 27 - Communications				
74	We have included communications scope per the Scope and Responsibility Matrix shown on TG001	X		
Division 27 - Audio/Visual				
75	We have included conduit and back box rough-in for the Audio/Visual systems shown on the drawings	X		
76	The Scope and Responsibility Matrix on TG001 shows the GC furnish and installing the following Audio Visual items that we are excluding and assuming to be the responsibility of the Owner and Owner sourced vendors: Servers, Televisions, Paging, Equipment, and Commissioning.		X (BY OWNER)	
77	The Equipment Schedules on AF101 call for Wall Mounted LED TVs (EQ01, EQ02, EQ03, EQ03B, and EQ04) to be Contractor Installed. We have excluded Included an allowance of \$10,935 for this labor			X \$10,953
Division 32 - Site				
78	We have included a 4' tall Ameristar Montage Plus fence at the SW retaining wall at locations that are taller than allowed without a barrier for fall protection.	X		
79	Manufacture of the PD Shade Structure will be Lawrance Farbric and Awning	X		
80	The Police Renovation drawings show a pair of Mas Security Gate's to divide the Crime Scene Bay extended to the top for full closure. We have included the Illinois Engineered security Gate to 12' tall. Anything above the 12' height of the security fence is filled in with a fixed chain-link fence	X		
81	Drawing A-104 - Alternate #2 Vehicle Building shows a fence around the condenser unit. This fence is excluded as the landscape drawings show screening the condenser with landscape.		X	

Note: 1) Excluded items are items that are not included in our contract. Some items may be necessary for the project and we have attempted to identify the party responsible for that item.

2) The allowance amounts shown in this exhibit shall cover the cost to the Contractor of materials and equipment delivered to the site and all required taxes (if applicable), less applicable trade discounts. The allowance amounts shall also include Contractor's costs for unloading and handling at the site, labor, installation costs, and other expenses contemplated for stated allowance unless specifically stated otherwise in the description of the allowance below.

Exhibit A-3
GMP3

Lee's Summit Joint Operations Facility and PD Renovation
Dated: 11/26/24

Sheet Name	Description	Date Issued
	SPECIFICATIONS VOLUME 1	11/1/24
	SPECIFICATIONS VOLUME 2	11/1/24
	233400 - HVAC FANS	RECVD 11/8/24
	237416 - PACKAGED ROOFTOP AIR-CONDITIONING UNITS	RECVD 11/8/24
	238326 - ELECTRICAL RADIANT HEATERS	RECVD 11/8/24
	SPECIFICATIONS VOLUME 1	RECVD 11/19/24
	SPECIFICATIONS VOLUME 2	RECVD 11/19/24
	JOINT OPERATIONS FACILITY	
CS	COVER SHEET	11/1/24
G-001	DRAWING INDEX	11/1/24
G-011	GENERAL INFORMATION	11/1/24
G-021	ACCESSIBILITY GUIDELINES	11/1/24
G-022	ACCESSIBILITY GUIDELINES	11/1/24
G-023	SIGNAGE AND GRAPHIC ELEVATIONS	11/1/24
G-024	LOWER LEVEL- SIGNAGE PLAN	11/1/24
G-025	MAIN LEVEL- SIGNAGE PLAN	11/1/24
G-101	LIFE SAFETY SITE PLAN	11/1/24
G-102	LIFE SAFETY PLANS	11/1/24
G-103	STORM SHELTER COMPLIANCE	11/1/24
G-111	GRID GEOMETRY PLAN	11/18/24
G-112	GRID GEOMETRY PLAN	11/1/24
G-301	PARTITION TYPES	11/1/24
G-310	PARTITION TYPE DETAILS	11/1/24
G-311	UL LISTINGS	11/1/24
G-312	UL LISTINGS	11/1/24
G-411	ALTERNATES	11/1/24
V1.0	BOUNDARY AND TOPGRAPHIC SURVEY	8/30/24
C0.1	GENERAL INFORMATION	11/18/24
C1.0	DEMOLITION PLAN	11/18/24
C2.0	OVERALL SITE PLAN	11/18/24
C2.1	SITE PLAN	11/18/24
C2.2	SITE PLAN	11/18/24
C2.3	DIMENSION PLAN	11/18/24
C2.4	DIMENSION PLAN	11/18/24
C3.0	OVERALL GRADING PLAN	11/18/24
C3.1	DETAILED GRADING PLAN	11/18/24
C3.2	DETAILED GRADING PLAN	11/18/24
C3.3	ADA DETAILED GRADING	11/18/24
C3.4	ADA DETAILED GRADING	11/18/24
C4.0	UTILITY PLAN	11/18/24
C4.1	SANITARY SEWER PLAN & PROFILE	11/18/24
C4.2	WATER PLAN & PROFILE	11/18/24
C5.0	STORM PLAN & PROFILE	11/18/24
C5.1	STORM PLAN & PROFILE	11/18/24
C5.2	PROPOSED DRAINAGE MAP	11/18/24
C5.3	STORM CALCULATIONS	11/18/24
C6.0	EROSION CONTROL PLAN	11/18/24
C6.1	EROSION CONTROL PLAN	11/18/24
C7.0	CIVIL DETAILS 1	10/30/24
C7.1	CIVIL DETAILS 2	10/30/24
C7.2	EROSION CONTROL DETAILS	10/30/24
C7.3	WATER SERVICE DETAILS	10/30/24
C7.4	CIVIL DETAILS 5	10/30/24

C7.5	EROSION CONTROL DETAILS	11/18/24
L-101	LANDSCAPE PLAN	11/18/24
L-102	LANDSCAPE DETAILS	11/18/24
L-103	IRRIGATION PLAN	11/18/24
L-104	IRRIGATION PLAN	11/18/24
S-000	GENERAL STRUCTURAL NOTES	11/1/24
S-001	LOADING PLANS	11/1/24
S-010	TYPICAL FOUNDATION DETAILS	10/30/24
S-011	TYPICAL MASONRY & LIGHTGAGE DETAILS	11/1/24
S-012	TYPICAL STRUCTURAL STEEL DETAILS	10/30/24
S-100	FOUNDATION PLAN	10/30/24
S-200	MAIN FLOOR FRAMING PLAN	11/18/24
S-201	ROOF FRAMING PLAN	10/30/24
S-202	HIGH ROOF FRAMING PLAN	9/20/24
S-300	FOUNDATION DETAILS	10/30/24
S-301	FOUNDATION WALL SECTIONS	10/30/24
S-311	PRECAST CONCRETE DETAILS	11/1/24
S-410	FRAMING DETAILS	10/30/24
S-411	FLOOR FRAMING DETAILS	11/18/24
S-510	ROOF FRAMING DETAILS	10/30/24
S-511	VEHICLE BUILDING PLAN AND DETAILS	11/1/24
AS101	SITE PLAN	11/1/24
AS401	SITE DETAILS	11/1/24
AS402	SITE DETAILS	11/1/24
AS403	SITE DETAILS	11/1/24
AS404	SITE DETAILS	11/1/24
A-101	LOWER LEVEL- FLOOR PLAN	11/1/24
A-102	MAIN LEVEL- FLOOR PLAN	11/1/24
A-103	ROOF PLAN	11/1/24
A-104	ALTERNATE #2- VEHICLE BUILDING	11/1/24
A-105	ALTERNATE #2- VEHICLE BUILDING	11/1/24
A-201	EXTERIOR ELEVATIONS	11/1/24
A-202	EXTERIOR ELEVATIONS	11/1/24
A-203	PRECAST ELEVATIONS	11/1/24
A-251	EXTERIOR WINDOW TYPES	11/1/24
A-301	BUILDING SECTIONS	11/1/24
A-321	WALL SECTIONS	11/18/24
A-322	WALL SECTIONS	11/18/24
A-323	WALL SECTIONS	11/1/24
A-351	VERTICAL CIRCULATION PLANS AND SECTIONS	11/1/24
A-352	VERTICAL CIRCULATION PLANS AND SECTIONS	11/1/24
A-401	ENLARGED PLANS	11/1/24
A-402	ENLARGED PLANS	11/1/24
A-451	INTERIOR AND CASEWORK ELEVATIONS	11/1/24
A-452	INTERIOR AND CASEWORK ELEVATIONS	11/1/24
A-453	INTERIOR AND CASEWORK ELEVATIONS	11/1/24
A-501	EXTERIOR SECTION DETAILS	11/1/24
A-502	EXTERIOR SECTION DETAILS	11/18/24
A-503	EXTERIOR SECTION DETAILS	11/18/24
A-521	EXTERIOR PLAN DETAILS	11/1/24
A-522	EXTERIOR PLAN DETAILS	11/1/24
A-551	CASEWORK DETAILS	11/1/24
A-571	INTERIOR DETAILS	11/1/24
A-601	DOOR SCHEDULE, DETAILS, AND INT. WIN. TYPES	11/18/24
AC101	LOWER LEVEL- RCP	11/1/24
AC102	MAIN LEVEL- RCP	11/1/24
AC401	ENLARGED RCP	11/1/24
AC501	CEILING DETAILS	11/1/24
AF101	LOWER LEVEL- FFE PLAN	11/1/24
AF102	MAIN LEVEL- FFE PLAN	11/1/24
AI101	LOWER LEVEL- FINISH PLAN	11/18/24
AI102	MAIN LEVEL- FINISH PLAN	11/18/24
AI501	FINISH DETAILS	11/1/24

AI601	FINISH LEGEND	11/1/24
MG001	MECHANICAL LEGEND AND GENERAL NOTES	11/1/24
MS101	MECHANICAL SITE PLAN	11/1/24
M-101	LOWER LEVEL- HVAC PLAN	11/18/24
M-102	MAIN LEVEL- HVAC PLAN	11/18/24
M-103	VEHICLE BUILDING- HVAC PLAN	11/18/24
M-111	LOWER LEVEL- PIPING PLAN	11/18/24
M-112	MAIN LEVEL- PIPING PLAN	11/18/24
M-501	MECHANICAL DETAILS	11/1/24
M-502	MECHANICAL DETAILS	11/1/24
M-503	MECHANICAL DETAILS	11/1/24
M-601	MECHANICAL SCHEDULES	11/18/24
M-602	MECHANICAL SCHEDULES	11/18/24
M-621	MECHANICAL CONTROLS	11/1/24
M-622	MECHANICAL CONTROLS	11/1/24
M-623	MECHANICAL CONTROLS	11/1/24
M-624	ONE LINE DIAGRAM	11/1/24
PG001	PLUMBING LEGEND AND GENERAL NOTES	11/1/24
PS101	PLUMBING SITE PLAN	11/1/24
P-101	UNDERGROUND PLUMBING PLAN	11/1/24
P-111	LOWER LEVEL- WASTE AND VENT PLAN	11/1/24
P-112	MAIN LEVEL- WASTE AND VENT PLAN	11/1/24
P-113	ROOF PLUMBING PLAN	11/1/24
P-114	VEHICLE BAY PLUMBING PLAN	11/1/24
P-121	LOWER LEVEL- WATER AND GAS PLAN	11/18/24
P-122	MAIN LEVEL- WATER AND GAS PLAN	11/1/24
P-401	ENLARGED LOWER LEVEL WASTE AND VENT PLANS	11/1/24
P-402	ENLARGED MAIN LEVEL WASTE AND VENT PLANS	11/1/24
P-403	ENLARGED LOWER LEVEL WATER PLANS	11/1/24
P-404	ENLARGED MAIN LEVEL WATER PLANS	11/1/24
P-501	PLUMBING DETAILS	11/1/24
P-601	PLUMBING SCHEDULES	11/18/24
P-621	PLUMBING WASTE AND VENT RISER	11/1/24
P-622	PLUMBING WASTE AND VENT RISER	11/1/24
FA101	LOWER LEVEL- FIRE ALARM PLAN	11/1/24
FA102	MAIN LEVEL- FIRE ALARM PLAN	11/1/24
FX101	LOWER LEVEL- FIRE PROTECTION PLAN	11/1/24
FX102	MAIN LEVEL- FIRE PROTECTION PLAN	11/1/24
EG001	ELECTRICAL LEGEND AND GENERAL NOTES	11/1/24
ES101	ELECTRICAL SITE PLAN	11/18/24
E-100	LOWER LEVEL- POWER PLAN	11/18/24
E-101	MAIN LEVEL- POWER PLAN	11/18/24
E-102	ROOF- ELECTRICAL PLAN	11/1/24
E-110	LOWER LEVEL- LIGHTING PLAN	11/1/24
E-111	MAIN LEVEL- LIGHTING PLAN	11/1/24
E-401	ENLARGED ELECTRICAL PLANS	11/18/24
E-501	ELECTRICAL DETAILS	11/1/24
E-502	ELECTRICAL DETAILS	11/18/24
E-601	PANELBOARD SCHEDULES	11/18/24
E-602	PANELBOARD SCHEDULES	11/1/24
E-621	ELECTRICAL SCHEDULES	11/18/24
E-641	ELECTRICAL ONE-LINE DIAGRAM	11/1/24
T-100	LOWER LEVEL- TECHNOLOGY PLAN	11/18/24
T-101	MAIN LEVEL- TECHNOLOGY PLAN	11/18/24
T-110	LOWER LEVEL- TECHNOLOGY CABLE TRAY PLAN	11/1/24
T-111	MAIN LEVEL- TECHNOLOGY CABLE TRAY PLAN	11/1/24
T-200	LOWER LEVEL- TECHNOLOGY ALTERNATE PLAN	11/1/24
T-201	MAIN LEVEL- TECHNOLOGY ALTERNATE PLAN	11/1/24
T-401	ENLARGED TECHNOLOGY PLANS	11/1/24
T-501	TECHNOLOGY DETAILS	11/1/24
T-502	TECHNOLOGY DETAILS	11/18/24
TG001	TECHNOLOGY LEGEND AND GENERAL NOTES	11/18/24
TS100	TECHNOLOGY SITE PLAN	11/1/24

	POLICE DEPARTMENT RENOVATION	
G-000	COVER SHEET	11/7/2024
G-011	GENERAL INFORMATION	11/7/2024
G-021	ACCESSIBILITY GUIDELINES	11/7/2024
G-101	LIFE SAFETY PLAN	11/7/2024
G-301	PARTITION TYPES	11/7/2024
G-401	SPECIFICATIONS	11/7/2024
S-001	GENERAL STRUCTURAL NOTES	11/7/2024
S-002	LOADING INFORMATION	11/7/2024
S-100	STRUCTURAL PLANS AND DETAILS	11/7/2024
S-300	FOUNDATIONS DETAILS	11/7/2024
S-400	MASONRY AND PRECAST FRAMING DETAILS	11/7/2024
S-500	STEEL FRAMING DETAILS	11/7/2024
AS101	SITE PLAN	11/7/2024
AS401	ENLARGED SITE PLANS	11/7/2024
AD101	DEMO FLOOR PLANS	11/7/2024
AD401	ENLARGED DEMO PLANS	11/7/2024
AD402	ENLARGED DEMO PLAN - COURT	11/18/2024
AD421	DEMO RCP - ENLARGED PLANS	11/7/2024
AD422	DEMO RCP - ENLARGED COURT	11/7/2024
A-101	FLOOR PLANS	11/7/2024
A-102	ROOF PLAN - VEHICLE BAY	11/7/2024
A-201	EXTERIOR ELEVATIONS & BUILDING SECTIONS	11/7/2024
A-321	WALL SECTIONS & DETAILS - VEHICLE BAY	11/7/2024
A-401	ENLARGED, FFE & FINISH PLANS	11/7/2024
A-402	ENLARGED, FFE & FINISH PLAN - COURT	11/18/2024
A-451	INTERIOR ELEVATIONS & DETAILS	11/18/2024
AC101	REFLECTED CEILING PLANS	11/7/2024
AC102	ENLARGED REFLECTED CEILING PLANS	11/7/2024
AC103	ENLARGED REFLECTED CEILING PLAN - COURT	11/7/2024
MG001	MECHANICAL LEGEND AND GENERAL NOTES	11/7/2024
MD101	MECHANICAL DEMOLITION PLANS	11/18/2024
MD401	ENLARGED HVAC DEMOLITION PLANS	11/18/2024
MD402	ENLARGED HVAC DEMOLITION PLANS	11/18/2024
M-101	MECHANICAL FLOOR PLANS	11/7/2024
M-401	ENLARGED HVAC FLOOR PLANS	11/18/2024
M-402	ENLARGED HVAC FLOOR PLANS	11/7/2024
M-501	MECHANICAL DETAILS	11/18/2024
M-601	MECHANICAL SCHEDULES	11/7/2024
M-621	MECHANICAL CONTROLS	11/7/2024
PG001	PLUMBING LEGEND AND GENERAL NOTES	11/7/2024
PD101	PLUMBING DEMOLITION PLANS	11/7/2024
PD401	ENLARGED PLUMBING DEMOLITION PLANS	11/7/2024
P-121	PLUMBING PLANS	11/7/2024
P-401	ENLARGED PLUMBING PLANS	11/7/2024
P-402	ENLARGED PLUMBING PLANS	11/7/2024
P-601	PLUMBING SCHEDULES, DETAILS, AND RISERS	11/7/2024
EG001	ELECTRICAL LEGEND AND GENERAL NOTES	11/7/2024
ES101	ELECTRICAL SITE PLAN	11/7/2024
ED101	ELECTRICAL DEMOLITION PLANS	11/7/2024
ED401	ENLARGED ELECTRICAL DEMOLITION PLANS	11/7/2024
ED402	ENLARGED ELECTRICAL DEMOLITION PLANS	11/7/2024
E-101	ELECTRICAL PLANS	11/7/2024
E-401	ENLARGED ELECTRICAL PLANS	11/18/2024
E-402	ENLARGED ELECTRICAL PLANS	11/7/2024
E-601	PANELBOARD SCHEDULES	11/7/2024