



GUILFORD COUNTY CONTRACT NO. 90002640
Parent Contract No. 90002640

THIS CONTRACT AMENDMENT is hereby made, entered into, and effective as of July 13, 2022, by and between GUILFORD COUNTY, a body politic and corporate of the State of North Carolina, hereinafter referred to as the "COUNTY," and Samet Corporation, hereinafter referred to as the "CONTRACTOR," and also collectively referred to as the "Parties."

W I T N E S S E T H:

WHEREAS, the Parties entered into a CONTRACT on January 1, 2021 and amended on April 5, 2022, whereby the CONTRACTOR agreed to provide the following goods and/or service(s) to the COUNTY: CMAR for Sheriff's Office Building located at 401 W. Sycamore St. Greensboro NC, and

WHEREAS, the initial Contract may be revised or modified with a written Contract executed by both Parties; and,

WHEREAS, the Parties now wish to modify the terms of the Contract; and,

NOW, THEREFORE, the Parties mutually agree that, as of the effective date of this Contract, the following changes are hereby made to the initial Contract as follows:

CHANGES:

This Amendment is needed to add the Advance Structural Steel Award to the existing contract as referenced by Attachment A. The financial exposure to the County will not exceed \$7,729,975.00 from \$5,971,162.00, an increase of \$1,758,813.00. Payment will be made only from budgeted funds in accordance with N.C.G.S. Chapter 159.

JURISDICTION. The Parties agree that this Contract is subject to the jurisdiction and laws of the State of North Carolina. The CONTRACTOR will comply with bid restrictions, if any, and applicable laws, including N.C.G.S. Chapter 143-129(j) regarding E-Verify. Any controversies arising out of this Contract shall be governed by and construed in accordance with the laws of the State of North Carolina.

PRIOR AGREEMENTS. All other provisions of the initial Contract and subsequent modifications and revisions, are hereby ratified and shall continue in full force and effect without change, unless and until revised upon mutual written Agreement of the Parties, or terminated as provided herein.

(The remainder of this page is intentionally left blank.
This Contract continues with signatures on the following page.)

GUILFORD COUNTY

Guilford County Assistant County Manager



Prime Contract Change Order

Guilford Co Sheriff's Office Cons

401 W Sycamore Street
Greensboro, North Carolina 27401

Project # 21-033**Samet Corporation****Date: 07/20/2022****To Contractor:**

Samet Corporation
309 Gallimore Dairy Rd., Suite 102
Greensboro, North Carolina 27409

Contract Date: 04/05/2022**Contract Number: 1****Change Order Number: 001****The Contract is hereby revised by the following items:**

PCCO#001

Phase 2A Bid Package 5B Advance Structural Steel

By this Change Order, the following exhibits are incorporated into the base A133 Agreement between Owner and Construction Manager dated January 1, 2021, and the initial A133 Exhibit A Guaranteed Maximum Price Amendment for Bid Package #1 dated April 5, 2022, which when executed, form the updated Agreement between Owner and Construction Manager.

Attachments

A-1 Schedule of Values A-5 Contract Documents
A-2 Alternates A-6 Allowances
A-3 Unit Prices A-7 Contingencies
A-4 Assumptions & Clarifications

PCO	Description	Amount
001	Phase 2A Bid Pkg #05B Advance Structural Steel	\$1,758,813.00

The original Contract Value	\$5,823,662.00
Sum of changes by prior Prime Contract Change	\$147,500.00
The Contract Value prior to this Prime Contract Change Order	\$5,971,162.00
The Contract Value would be changed by this Prime Contract Change Order in the amount	\$1,758,813.00
The new Contract Value including this Prime Contract Change Order will be	\$7,729,975.00
The Contract duration will not be changed by this Prime Contract Change Order.	

Samet Corporation

CONTRACTOR

309 Gallimore Dairy Rd., Suite 102
Greensboro, North Carolina 27409

Address

By

SIGNATURE

DATE

Guilford County

OWNER

PO Box 3427
Greensboro, North Carolina 27402

Address

By

SIGNATURE

DATE

PM _____

PX/SR PM _____

RVP _____



ATTACHMENT A-1
Itemized Statement (Schedule of Values)
Phase 2A - Bid Package 5B Advance Structural Steel

Guilford County	7/18/2022
Guilford Sheriff's Office	BP 5B Advance Steel PCCO #001
Samet Project No.: 21-033	

CONSTRUCTION COST

DIRECT COST **AMOUNT**

Construction Cost:	Company	
CA 06 05-Steel	SteelFab	\$1,599,000

Subcontractor Bonding Program	1.30% of	\$1,599,000	\$20,787
Owner/Construction Contingency	3.00% of	\$1,619,787	\$48,594

TOTAL "COST OF THE WORK" \$ 1,668,381

OTHER "COST OF THE WORK"(Per Contract Agreement)

Insurance	0.81% of \$	1,758,813	\$14,246
Project Closeout & Post Construction Services	0.20% of \$	1,758,813	\$3,518
Performance & Payment Bond	0.75% of \$	1,758,813	\$13,191

TOTAL OTHER "COST OF THE WORK" \$ 30,955

TOTAL FEE 3.50% of \$ 1,699,336 \$ 59,477

TOTAL - ESTIMATED GMP PHASE I - "COMPONENT GMP": \$ 1,758,813

ALTERNATES

Outlined below is the current status of bid alternates solicited for the project with respect to how these alternates are being used within this GMP Change Order Amount. Specific alternate descriptions are defined below.

Each alternate designated below has been separated into the following three categories:

1. "Accepted" – Alternate was accepted by Owner and the dollar value for the alternate is included within the Amendment Amount.
2. "Pending" – Alternate is pending award by Owner with the decision being deferred until the date defined within each applicable Alternate. This cost is NOT included in the Amendment Amount.
3. "Declined" – Alternate was NOT accepted by Owner and the dollar value for the alternate is NOT included within the Amendment Amount. By declining the alternate, all requirements applicable thereof are deleted from the contract documents.

There are no Alternates in Phase 2A Bid Package #5B



UNIT PRICES

Outlined below are established unit rates for use in conjunction with this contract change order to handle unforeseen site conditions which may be encountered during construction. These unit prices specifically are based on trade subcontractor unit rates received during the bid process which includes all trade subcontractor related materials, equipment, labor, taxes, insurance, subcontractor overhead and profit necessary to perform the applicable unit work task with the exception of classification and quantification of unforeseen materials to be accomplished by an independent testing agency and/or licensed surveyor to be engaged / paid for by the Owner. Construction Manager's fee and applicable bond / subcontractor bond / insurance costs are not included within these unit rates and shall be added thereto when calculating total costs. Should project conditions warrant the need for other unit price work tasks not defined below, the applicable unit price for each additional work item will be mutually negotiated between Construction Manager and the Owner.

The following Unit Prices will be updated and/or redefined as part of all Bid Packages to follow execution of this GMP change order.

NO.	UNIT PRICE DESCRIPTION	UNIT PRICE	UNIT MEASURE
TRADE PACKAGE 05B – STRUCTURAL STEEL			
1	Stair Tread & Risers	\$15,075.00	Flight (Flr to Flr)
2	Stair Landings	\$81.00	SF
3	Stair Railings	\$171.00	LF
4	6"x 6" Tube Steel	\$7,754.00	TN
5	8"x 8" Tube Steel	\$7,553.00	TN
6	L4x4x1/4" x8" L Angle	\$51.75	LF
7	L6x6x1/4" x8" L Angle	\$97.35	LF
8	Bar Joist	\$9,194.00	TN
9	Column & Beams	\$6,948.00	TN



ASSUMPTIONS, CLARIFICATIONS, & EXCLUSIONS

I. ASSUMPTIONS & CLARIFICATIONS

- This GMP Change Order is based upon the Phase 2A Bid Package #5B drawings and specifications.
- Scope of work will be completed in accordance with sealed drawings, specifications, and clarifications as identified below and in the current Document List. See attachment A-5 current Document List for details. In the event of a conflict, assumptions and clarifications noted herein shall supersede.
- Notwithstanding any other provisions of the Contract Documents, the Contract Sum is based on the current market prices and availability of the building materials and components required for the Work (for example only, and without limitation, concrete, steel, plywood, lumber, drywall, plumbing and electrical products containing copper, appliances, etc.) (collectively, "Building Materials"). The Owner and Construction Manager recognize that the market for these Building Materials can be volatile, and sudden increases in the price of the Building Materials and Building Materials shortages can occur based on national and international events that affect the market for such Building Materials. Accordingly, if following the date of this Guaranteed Maximum Price Amendment, an increase in the cost of Building Materials occurs, through no fault of the Construction Manager, then the Construction Manager shall be entitled to a change order increasing the Contract Sum in the amount of the actual additional cost incurred by Construction Manager to obtain the Building Materials. Conversely, if following the date of this Guaranteed Maximum Price Amendment, a market shift results in a decrease of more than 2.5% in the cost of Building Materials, the Owner shall be entitled to a deductive Change Order decreasing the Contract Sum in the amount of the decrease in excess of 2.5% in the cost of Building Materials; provided, however, that Subcontractors and suppliers who have contracted for the procurement of materials to guarantee pricing shall not be subject to a deductive Change Order in the event such Building Material costs later decrease. If the escalation is between a 0 to 2.5% increase the construction contingency will cover the increase costs. If the escalation is over a 2.5% increase the funds paid to Samet Corporation will come from a Change Order from Guilford County.
- **Substantial Completion:** The Substantial Completion date for the overall Project will be developed, agreed to and incorporated into this Agreement as part of Bid Package #2. The initial Substantial Completion dates for Phase 2A, Bid Package #5B Advance Structural Steel of Bid Package #2 are as follows:
 - Structural Steel Fabrication & Delivery – April 28, 2023
 - Structural Steel Erection – September 30, 2023
- General Allowance Costs in Attachment A-6 are based on estimated amounts. Estimated costs are based on work as shown in Construction Documents and outlined herein. The Construction Allowances cost for this GMP Change Order will be reconciled via Owner change order after receipt and evaluation of Trade Package Subcontractor pricing by the Construction Manager.



- All work activities can be achieved during normal working hours Monday-Friday 7:00AM to 5:00PM. We have not included any shift work or overtime costs in this GMP Change Order.

II. **EXCLUSIONS**

- Excludes steel bollards & steel parking lot posts for Phase 3.
- Excludes steel needed for specialty storage and shelving (covered in file storage).
- Excludes elevator rails and elevator beam.
- Excludes any steel rework on the existing garage parking overhead doors.



Samet Corporation

ATTACHMENT A-5

Printed on Thu Jun 16, 2022 at 04:09 pm EDT

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401 W Sycamore Street
Greensboro, North Carolina 27401

LIST OF CONTRACT DOCUMENTS

DD Set (05/31/22)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A0.0	GENERAL INFORMATION	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A2.0	FLOOR PLAN - BASEMENT	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A2.1	FLOOR PLAN - MAIN LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A2.2	FLOOR PLAN - UPPER LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A3.1	ROOF PLAN	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A3.2	ROOF DETAILS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A4.1	ELEVATIONS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A4.2	ELEVATIONS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A5.1	BUILDING SECTIONS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A6.1	WALL SECTIONS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A6.2	WALL SECTIONS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A7.2	ENLARGED TOILETS & ACCESSORIES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A7.3	ENLARGED TOILETS & ACCESSORIES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A8.0	REFLECTED CEILING PLAN - BASEMENT	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A8.1	REFLECTED CEILING PLAN - MAIN LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A8.2	REFLECTED CEILING PLAN - UPPER LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A9.1	STAIR 1 - ENLARGED STAIR PLANS & SECTIONS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A9.2	STAIR 2 - ENLARGED STAIR PLANS & SECTIONS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A9.3	ELEVATOR PLANS, SECTIONS & DETAILS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A10.1	PARTITION TYPES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A10.2	DOOR, WINDOW & FRAME TYPES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
A10.3	DOOR & WINDOW DETAILS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
Civil					
C0.1	Civil Notes	0	05/31/2022	06/10/2022	DD Set (05/31/22)
C0.2	Proposed Site Plan	0	05/31/2022	06/10/2022	DD Set (05/31/22)
C0.3	Roof Drains Plan	0	05/31/2022	06/10/2022	DD Set (05/31/22)
C0.4	Site Details	0	05/31/2022	06/10/2022	DD Set (05/31/22)
C0.5	Site Details	0	05/31/2022	06/10/2022	DD Set (05/31/22)
C0.6	Site Details	0	05/31/2022	06/10/2022	DD Set (05/31/22)
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN	0	05/31/2022	06/10/2022	DD Set (05/31/22)
Electrical					
E0.0	ELECTRICAL COVER	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E1.1	ELECTRICAL LEVEL 0 POWER	0	05/31/2022	06/10/2022	DD Set (05/31/22)



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Greensboro, North Carolina 27401

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
E1.2	ELECTRICAL LEVEL 1 POWER	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E1.3	ELECTRICAL LEVEL 2 POWER	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E1.4	ELECTRICAL ROOF POWER	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E2.1	ELECTRICAL LEVEL 0 LIGHTS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E2.2	ELECTRICAL LEVEL 1 LIGHTS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E2.3	ELECTRICAL LEVEL 2 LIGHTS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E2.4	ELECTRICAL ROOF LIGHTS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E3.1	ELECTRICAL LEVEL 0 MECH	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E3.2	ELECTRICAL LEVEL 1 MECH	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E3.3	ELECTRICAL LEVEL 2 MECH	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E3.4	ELECTRICAL ROOF MECH	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E4.1	ELECTRICAL LEVEL 0 AUX/FA	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E4.2	ELECTRICAL LEVEL 1 AUX/FA	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E4.3	ELECTRICAL LEVEL 2 AUX/FA	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E4.4	ELECTRICAL ROOF AUX/FA	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E6.1	ELECTRICAL RISER DIAGRAM & SCHEDULE	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E6.2	ELECTRICAL SCHEDULES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E6.3	ELECTRICAL SCHEDULES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E6.4	ELECTRICAL SCHEDULES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E6.5	ELECTRICAL SCHEDULES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
E6.6	ELECTRICAL SCHEDULES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
General					
G1.0	COVER SHEET	0	05/31/2022	06/10/2022	DD Set (05/31/22)
G1.2	CODE SUMMARY	0	05/31/2022	06/10/2022	DD Set (05/31/22)
G2.0	LIFE SAFETY - BASEMENT	0	05/31/2022	06/10/2022	DD Set (05/31/22)
G2.1	LIFE SAFETY - MAIN LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
G2.2	LIFE SAFETY - UPPER LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
G3.1	2D STANDARD AND ADA MOUNTING HEIGHTS AND DIMENSIONS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
Interior Design					
ID0.0	FINISH SCHEDULE	0	05/31/2022	06/10/2022	DD Set (05/31/22)
ID1.0	WALL FINISH PLAN - BASEMENT	0	05/31/2022	06/10/2022	DD Set (05/31/22)
ID1.1	WALL FINISH PLAN -MAIN LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
ID1.2	WALL FINISH PLAN -UPPER LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
ID2.0	FURNITURE PLAN - BASEMENT	0	05/31/2022	06/10/2022	DD Set (05/31/22)
ID2.1	FURNITURE PLAN - MAIN LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
ID2.2	FURNITURE PLAN - UPPER LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
ID3.0	INTERIOR FINISH PLAN - BASEMENT	0	05/31/2022	06/10/2022	DD Set (05/31/22)
ID3.1	INTERIOR FINISH PLAN - MAIN LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)



Samet Corporation

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Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
ID3.2	INTERIOR FINISH PLAN - UPPER LEVEL	0	05/31/2022	06/10/2022	DD Set (05/31/22)
Mechanical					
M0.0.01	MECHANICAL COVER	0	05/31/2022	06/10/2022	DD Set (05/31/22)
M0.01	MECHANICAL LEVEL 0	1	05/31/2022	06/10/2022	DD Set (05/31/22)
M1.01	MECHANICAL LEVEL 1	0	05/31/2022	06/10/2022	DD Set (05/31/22)
M2.01	MECHANICAL LEVEL 2 DUCTWORK	0	05/31/2022	06/10/2022	DD Set (05/31/22)
M3.01	MECHANICAL ROOF	0	05/31/2022	06/10/2022	DD Set (05/31/22)
Plumbing					
P0.00	PLUMBING COVER SHEET	1	05/31/2022	06/10/2022	DD Set (05/31/22)
P0.1	PLUMBING SEWER LEVEL 0	0	05/31/2022	06/10/2022	DD Set (05/31/22)
P0.01B	PLUMBING SEWER LEVEL 0 REVISED	0	05/31/2022	06/10/2022	DD Set (05/31/22)
P0.2	PLUMBING WATER LEVEL 0	0	05/31/2022	06/10/2022	DD Set (05/31/22)
P1.1	PLUMBING SEWER LEVEL 1	0	05/31/2022	06/10/2022	DD Set (05/31/22)
P1.2	PLUMBING WATER LEVEL 1	0	05/31/2022	06/10/2022	DD Set (05/31/22)
P2.1	PLUMBING SEWER LEVEL 2	0	05/31/2022	06/10/2022	DD Set (05/31/22)
P2.2	PLUMBING WATER LEVEL 2	0	05/31/2022	06/10/2022	DD Set (05/31/22)
P3.1	PLUMBING ROOF PLAN	0	05/31/2022	06/10/2022	DD Set (05/31/22)
P5.1	PLUMBING DETAILS	0	05/31/2022	06/10/2022	DD Set (05/31/22)
P6.1	PLUMBING SCHEDULES	0	05/31/2022	06/10/2022	DD Set (05/31/22)
Structural					
S0.1C	GENERAL NOTES, ABBREVIATIONS, DRAWING LEGENDS AND SHEET INDEX - PHASE 2	1	04/04/2022	06/10/2022	DD Set (05/31/22)
S2.1	FOUNDATION PLAN	1	04/04/2022	06/10/2022	DD Set (05/31/22)
S3.1	FRAMING PLAN	1	04/04/2022	06/10/2022	DD Set (05/31/22)
S3.2	FRAMING PLAN	1	04/04/2022	06/10/2022	DD Set (05/31/22)
S3.3	ROOF FRAMING PLAN	1	04/04/2022	06/10/2022	DD Set (05/31/22)
S8.1	FRAMING SECTIONS	1	04/04/2022	06/10/2022	DD Set (05/31/22)
S10.1	PHASE 2 COLUMNS SCHEDULE	1	04/04/2022	06/10/2022	DD Set (05/31/22)



ALLOWANCES

All Allowances included herein are in addition to all Allowances and Unit Prices included in earlier contract modifications. Additional Allowances and Unit Prices will be added in the Final GMP.

I. GENERAL ALLOWANCE ITEMS

- A. The following General Allowances are outlined below for this Trade Package Scope of Work and included within this GMP Change Order.
- B. Each applicable Trade Subcontractor shall include the established general allowances within its Lump Sum Base Bid Proposal. Specific general allowance descriptions are outlined below for each respective Trade Package Scope of Work. All general allowances shall include all profit, overhead, supervision, survey/field engineering services, materials, labor, equipment, taxes, insurance, and any other miscellaneous incidental items required to complete the general allowance work activity. Any work, if required to use a certain general allowance, shall only proceed upon written authorization by the Construction Manager. All general allowances shall be broken out as separate line items within each Trade Subcontractor's Schedule of Values. At the option of the Construction Manager, the Construction Manager may elect to deduct the allowance values of each allowance from the subcontractor's contract amount at any time.
- C. General Allowances shall be included in the Subcontractor's Base Bid in addition to the requirements defined within the Trade Subcontractor's Scope of Work.
- D. Construction Allowance Descriptions and total values as applicable for use in conjunction with the respective Trade Subcontractor are as follows:

TRADE PACKAGE 05B STRUCTURAL STEEL

General Allowance No. 1 – Include a \$64,000.00 allowance for stair treads & risers.

General Allowance No. 2 – Include a \$15,000.00 allowance for stair landings.

General Allowance No. 3 – Include a \$55,000.00 allowance for railings.

General Allowance No. 4 – Include a \$5,500.00 allowance for a roof ladder.

General Allowance No. 5 – Include a \$3,500.00 allowance for an elevator pit ladder.

General Allowance No. 6 – Include a \$1,000.00 allowance for an elevator sump pit grate.

General Allowance No. 7 – Include a \$40,000.00 allowance for misc. tube steel needed at the exterior skin.



General Allowance No. 8 – Include a \$12,000.00 allowance for L angles.

General Allowance No. 9 – Include a \$25,000.00 allowance for steel for repairs after demolition.

General Allowance No. 10 – Include a \$40,000.00 allowance Reinforcement of existing structure (misc. plate/angles/full frames at precast cut openings/existing roof beams/openings in existing roof/floors).

General Allowance No. 11 – Include a \$40,000.00 allowance for north & south entrance canopies.

General Allowance No. 12 – Include a \$40,000.00 allowance for misc. steel not described in the other 11 allowances.

TOTAL General Allowance Cost Included in this GMP Change Order: \$341,000.00



CONTINGENCY

I. CONSTRUCTION CONTINGENCY

In accordance with the Contract Agreement between the County of Guilford (the Owner) and Samet Corporation (the Construction Manager) for Phase 1 of the Project, "Future Construction Manager's Contingency" for Phase 2 and 3 (to be determined at that time) would be based on the awarded cost of the work at 3%. Further, these future contingency amount(s) will be allocated to the project scope via future Change Orders to include future Bid Package Phases.

Accordingly, we have included within our Attachment A-1 Itemized Statement, the amount defined below for exclusive use to manage this portion of the project. Reference Attachment A.1 - Exhibit A Itemized Statement for Phase 2A - Advance Bid Package 5B Structural Steel for specific calculation of Contingency Amounts.

The Construction Manager's Construction Contingency shall be used to expedite the work, additional project staffing if needed to facilitate schedule, correct deficient work, address scheduling and coordination problems, correct scope gaps in the bidding of the project, correct code and regulatory deficiencies and/or to address other unforeseen conditions that are not submitted and approved as the subject of a Change Order in accordance with the terms of this Agreement. The Construction Manager's use of the Construction Contingency fund shall be adequately documented by the Construction Manager. Items subject to being covered by the Construction Contingency shall not be the basis for a Change Order request increasing the Guaranteed Maximum Price.

This Contingency is based on the awarded Cost of Work at 3 percent.

Construction Manager's Contingency: \$48,594.00