

EXHIBIT A
FIRST AMENDMENT TO AGREEMENT CONSTRUCTION MANAGEMENT at RISK SERVICES

HEDRICK BROS. CONSTRUCTION COMPANY, INC.
PROJECT NAME: BANYAN CREEK ELEMENTARY SCHOOL ADDITION
PROJECT NO.: 1891-8307

This First Amendment made this 28th day of June, 2007.

Prior to execution of this Amendment, the Owner and the Construction Manager have spent considerable time studying the scope of work, drawings, plans and specifications as described more particularly in the Construction Manager's GMP Proposal. The Construction Manager has had full access to the Architect and all Engineers to ascertain the complete scope of the Project. Furthermore, the Owner has encouraged the Construction Manager to verify all drawings and specifications for complete accuracy with all Governmental Agencies having jurisdiction over the Construction Manager's Work. The Construction Manager represents to the best of his knowledge after careful review that the above described documents are currently complete and sufficient to provide buildings with substantially complete and functional systems, and to furnish a Guaranteed Maximum Price. Therefore, the Construction Manager will not make claims for change orders for omissions of items that are reasonably inferable from the above described documents and agrees not to charge Owner any additional cost on account of incidental discrepancies that might appear in the above described documents. Construction Manager acknowledges that the Contract and Guaranteed Maximum Price are all inclusive of the Work required to complete the Project and based upon the negotiated and approved documents described in the Guaranteed Maximum Price Proposal dated May 8, 2007 as attached and incorporated as Exhibit Z.

In accordance with the requirements of Article 7 of the Agreement dated December 14, 2006, Project No: 1891-8307 is hereby amended to incorporate a Guaranteed Maximum Price in the amount of \$592,941.00 as detailed in Exhibit B attached. Execution of this Amendment does not alter the responsibilities of the Construction Manager or the extent of the Agreement beyond those already stated in Article 1 of the executed Agreement dated.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the December 14, 2006 Agreement the day and year first written above.

Construction Manager:

HEDRICK BROS. CONSTRUCTION COMPANY, INC.
Company

By: William J. Cleaveland V.P. Operations
Name (printed) Title

[Signature] 6/5/07
Signature Date

Attest: JAMES E. KLEEN V.P. Ed Div
Name (printed) Title

[Signature] 6/5/07
Signature Date

The School Board of Palm Beach
County, FL:

[Signature]

Chairman

6/27/07

Date

[Signature]

Superintendent

6/27/07

Date



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

[Signature]

School District Attorney

Date

**EXHIBIT B
GUARANTEED MAXIMUM PRICE SUMMARY**

PROJECT NAME: **BANYAN CREEK ELEMENTARY CSR ADDITION – PHASE 1**
PROJECT NO. **1891-8307**

DIVISION 1 – GENERAL REQUIREMENTS (Direct Cost Items Related to site).....	\$ 130,522.00
DIVISION 2 - SITE CONSTRUCTION.....	\$ 207,152.00
DIVISION 3 - CONCRETE.....	\$
DIVISION 4 – MASONRY.....	\$
DIVISION 5 – STEEL.....	\$
DIVISION 6 – CARPENTRY.....	\$
DIVISION 7 – THERMAL/MOISTURE.....	\$
DIVISION 8 – WINDOWS AND DOORS.....	\$
DIVISION 9 – FINISHES.....	\$
DIVISION 10-SPECIALTIES.....	\$
DIVISION 11-EQUIPMENT.....	\$
DIVISION 12-FURNISHINGS.....	\$
DIVISION 13-SPECIAL CONSTRUCTION.....	\$ 33,116.00
DIVISION 14-ELEVATOR.....	\$
DIVISION 15-MECHANICAL.....	\$
DIVISION 16-ELECTRICAL.....	\$ 12,500.00
TOTAL (DIVISIONS 1-16 including accepted value engineered items).....	\$ 383,290.00
BONDS AND INSURANCE.....	\$ 12,460.00
CONSTRUCTION PHASE FEE (On site staff).....	\$ 131,059.00
GENERAL CONDITIONS (Direct cost items related to field staff).....	\$ 19,644.00
CONSTRUCTION MANAGER FEE (Overhead & Profit).....	\$ 27,323.00
CONSTRUCTION CONTINGENCY.....	\$ 19,165.00
ALLOWANCE (Extraordinary costs).....	\$ -0-
DEDUCT: SALES TAX RECOVERY (Guaranteed).....	\$ -0-
TOTAL GUARANTEED MAXIMUM PRICE.....	\$ 592,941.00
PRECONSTRUCTION PHASE FEE.....	\$ 66,160.87
TOTAL CONSTRUCTION COST (Preconstruction Fee + GMP).....	\$ 659,101.87

CERTIFIED TRUE AND CORRECT BY:

Mike Moore Chief Estimator
NAME/TITLE

5/8/2007
DATE