

**STANDARD CONSTRUCTION MANAGEMENT AGREEMENT:
COST-PLUS WITH GUARANTEED MAXIMUM PRICE
(GEORGIA PUBLIC WORKS PROJECT)**

THIS STANDARD CONSTRUCTION MANAGEMENT AGREEMENT: COST-PLUS WITH GUARANTEED MAXIMUM PRICE ("Agreement") is made and entered this 22nd day of November, 2023 by and between **BOARD OF COMMISSIONERS OF LOWNDES COUNTY** ("Owner") and Allstate Construction Group/Cauthan Construction Company, Joint Venture, LLC for services to be provided in connection with A New Addition for the Lowndes County Jail (the "Project").

In consideration of the mutual promises contained herein, and for other good and valuable consideration, the parties agree as follows:

ARTICLE 1
DEFINITIONS AND INTERPRETATIONS

1.1 Definitions. As used herein, the following terms have these stated definitions:

1.1.1 The terms "Accept", "Acceptance", "Accepted", or words of similar import shall mean express acceptance in writing by Owner.

1.1.2 Not used.

1.1.3 The term "Allowance" means those portions of the Work that are priced according to Unit Prices as shown on Exhibit III to the executed Amendment No. 1.

1.1.4 "Approve", "Approval", "Approved" or words of like import mean the express approval in writing of a party to this Agreement.

1.1.5 The term "Architect" means. Owner shall have the right to designate a successor Architect, at its sole discretion.

1.1.6 The term "Architect's Certificate" means a certificate, on AIA Form G-704, executed by Architect and stating that the Project is Substantially Complete.

1.1.7 The term "Certificate of Occupancy" means a certificate of occupancy, issued by an appropriate governmental authority, with respect to the Project or a designated portion thereof.

1.1.8 The term "Claim" means a demand or assertion by Owner or Construction Manager seeking, as a matter of right, the payment of money or the adjustment or interpretation of the Agreement or other relief arising under or relating to this Agreement, including an adjustment to the GMP or the extension of the Substantial Completion Date or the Final Completion Date.

1.1.9 The term "Construction Documents" means those revisions of the Plans and Specifications that have been Approved by Owner and marked by Architect as "Released for Construction."

1.1.10 The term "Contract Documents" means this Agreement, the completed and executed Amendment No. 1, the Construction Documents, the Exhibits attached thereto, and the documents incorporated therein, as subsequently amended in accordance with Article 12 of this Agreement.

1.1.11 The term "day" means calendar day unless otherwise specifically designated.