

AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Duluth Schools 2025 LTFM Phase 1
Projects

AGREEMENT INFORMATION:
Date:
July 25, 2025

AMENDMENT INFORMATION:
Amendment Number:
001
Date:
04-07-2026

OWNER: *(name and address)*
Duluth Public Schools, ISD #709
709 Portia Johnson Drive
Duluth, MN 55811

ARCHITECT: *(name and address)*
ICS Consulting, LLC
1331 Tyler Street N.E., Suite 101
Minneapolis, MN 55413

The Owner and Architect amend the Agreement as follows:

This Amendment supplements the B132-2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition, and the C132-2019, Standard Form of Agreement Between Owner and Construction Manager as Adviser, dated July 25, 2025, between Duluth Public Schools, ISD #709 and ICS for the project known as Duluth Schools 2025 LTFM Phase 1 Projects.

General Summary:

This Amendment reallocates the value associated with re-commissioning select HVAC Systems and Equipment from 'Section 5 - Construction Costs' to 'Section 3 - Fees/Services/Budgets' section of the overall project budget summary following MDE guidelines of 0.8% for required project commissioning.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Resulting Section 3 - Fees/Services/Budgets adjustment: \$243,200.00
Resulting Section 5 - Construction Costs adjustment: (\$243,200.00)

Total Project Budget: \$38,660,200.00 (no change)

Schedule Adjustment:

N/A

ARCHITECT *(Signature)*

BY: Andy Faulkner, President

(Printed name, title, and license number if required)

Date

Signed by:

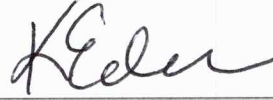

OWNER *(Signature)*

BY: John Magas, Superintendent

(Printed name and title)

5/8/2026

Date



OWNER *(Signature)*

BY: Kelly Durick Eder, School Board Chair

(Printed name and title)

5-19-2024

Date

Minimize



Duluth Public Schools

2025 Referendum
ICS Project # TBD

Date Printed 4/13/2026

OVERALL PROJECT SUMMARY						
FUNDING:	ORIGINAL BUDGET	ADJUSTMENTS	REVISED BUDGET WITH ADJUSTMENTS	COST TO DATE	PENDING COSTS / ADJUSTMENTS	BUDGETED COST TO COMPLETE
1 FUNDING SOURCE(S)						
1.01 G.O. Bond Proceeds	\$ 38,660,200	\$ -	\$ 38,660,200	\$ -	\$ -	\$ 38,660,200
TOTAL REVENUE:	\$ 38,660,200	\$ -	\$ 38,660,200	\$ -	\$ -	\$ 38,660,200
COSTS:						
2 PERMITS / OWNER COSTS / OFF SITE COSTS						
2.03 Building Permit / Plan Review	\$ 200,000	\$ -	\$ 200,000	\$ 1,881	\$ -	\$ 198,119
SUBTOTAL:	\$ 200,000	\$ -	\$ 200,000	\$ 1,881	\$ -	\$ 198,119
3 FEES / SERVICES / BUDGETS						
3.01 Program Management Fees	\$ 4,271,200	\$ -	\$ 4,271,200	\$ 667,078	\$ (243,200)	\$ 3,360,922
3.02 Program Management Reimbursable	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
3.03 Construction Phase Site Services	\$ 980,000	\$ -	\$ 980,000	\$ -	\$ -	\$ 980,000
3.04 Site Surveys	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
3.05 Soil Investigation	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000
3.06 Construction Testing	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
3.07 Bond Finance/Issuance Costs	\$ 450,000	\$ -	\$ 450,000	\$ -	\$ -	\$ 450,000
3.08 Insurance - Builders Risk	\$ 65,000	\$ -	\$ 65,000	\$ -	\$ -	\$ 65,000
3.09 Legal, Etc.	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
3.10 Moving / Relocation / Transportation Costs	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
3.11 Other District Project Expenses	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
SUBTOTAL:	\$ 6,546,200	\$ -	\$ 6,546,200	\$ 667,078	\$ 243,200	\$ 5,635,922
4 FURNITURE / EQUIPMENT / TECHNOLOGY						
SUBTOTAL:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 CONSTRUCTION COSTS						
5.01 Re-Cx Solutions	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -	\$ (243,200)	\$ 1,593,200
5.02 Lakewood Elementary Boiler Replacement	\$ 650,000	\$ 245,205	\$ 895,205	\$ -	\$ -	\$ 895,205
5.03 Stowe Elementary Roof Replacement	\$ 3,484,090	\$ -	\$ 3,484,090	\$ -	\$ -	\$ 3,484,090
5.04 Lincoln Park Lighting Updates	\$ 1,800,000	\$ (845,409)	\$ 954,591	\$ 591,537	\$ -	\$ 363,054
5.05 Lowell Elementary School Lighting Updates	\$ 600,000	\$ (55,545)	\$ 544,455	\$ 263,026	\$ -	\$ 281,429
5.06 Denfeld High School	\$ 7,150,000	\$ -	\$ 7,150,000	\$ -	\$ -	\$ 7,150,000
5.07 Lincoln Park Middle School	\$ 800,000	\$ -	\$ 800,000	\$ -	\$ -	\$ 800,000
5.08 East High School	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000
5.09 Ordean East Middle School	\$ 5,100,000	\$ -	\$ 5,100,000	\$ -	\$ -	\$ 5,100,000
5.10 Roofing & Misc. Repair	\$ 3,915,910	\$ 667,986	\$ 4,583,896	\$ -	\$ -	\$ 4,583,896
5.11 General Conditions Allowance	\$ 550,000	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
SUBTOTAL:	\$ 30,400,000	\$ 12,236	\$ 30,412,236	\$ 854,563	\$ (243,200)	\$ 29,800,874
6 CONSTRUCTION CONTINGENCY						
6.01 Construction Contingency	\$ 1,500,000	\$ (12,236)	\$ 1,487,764	\$ -	\$ -	\$ 1,487,764
SUBTOTAL:	\$ 1,500,000	\$ (12,236)	\$ 1,487,764	\$ -	\$ -	\$ 1,487,764
TOTAL COSTS:	\$ 38,646,200	\$ (0)	\$ 38,646,200	\$ 1,523,521	\$ -	\$ 37,122,679
OVERALL PROJECT BALANCE:						
	\$ 14,000					