

EN2004A City Hall Renovation  
GUARANTEED MAXIMUM PRICE AMENDMENT

This Amendment dated May 9<sup>th</sup>, 2023, is incorporated into the construction management-at-risk agreement for City Hall Renovation, EN2004A, by and between the City of Lawton, Oklahoma, and CMSWillowbrook, Inc. dated May 24<sup>th</sup>, 2022, and shall become effective upon the date this agreement has been signed by both parties.

**PROJECT:**

Amendment No. 2  
Main Building Package  
Base Bid + Alternate No. 1, 2, 4, 5, 6, 8, 9

**THE OWNER:**

City of Lawton  
212 SW 9<sup>th</sup> Street  
Lawton, OK 73501

**THE CONSTRUCTION MANAGER:**

CMSWillowbrook, Inc.  
3108 S. 9<sup>th</sup> Street  
Chickasha, OK 73018

**ARTICLE A. GUARANTEED MAXIMUM PRICE (GMP)**

1. Pursuant to Section 5.01(g) 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 8 of the Agreement.

- 1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed **Seven Million, Five Hundred Eighty-seven Thousand, Three Hundred Two dollars and Zero cents, (\$7,587,302.00)**, subject to additions and deductions by Change Order as provided in the contract documents.

- 1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's fee; and other items that comprise the Guaranteed Maximum Price as follows:

See Exhibit A

Alternate No. 1 – Drive-thru Building, \$305,656.00 – included in GMP

Alternate No. 2 – 2<sup>nd</sup> Floor North Conference Room, \$127,378.00 – included in GMP

Alternate No. 3 – NOT USED

Alternate No. 4 – Lobby/Atrium Renovation, \$46,732.00 – included in GMP

Alternate No. 5 – Elevator Renovation, \$7,945.00 – included in GMP

Alternate No. 6 – City Manager Suite, \$174,671.00 – included in GMP

Alternate No. 7 – Drive-thru Building Steel Frame, \$38,148.00 – NOT included in GMP

Alternate No. 8 – Payment Kiosk, \$53,784.00 –included in GMP

Alternate No. 9 – Fire Alarm Panel, \$0 – included in GMP

Alternate No. 10 – Additional 1 Year Maintenance Bond, \$200,213.00 – NOT included in GMP

1.3 The Construction Manager's Fee is set forth in Article 7.01(i) of the Agreement.

1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Article 7 of the Agreement.

## **2. NOTICE TO PROCEED AND SUBSTANTIAL COMPLETION.**

2.1 The date of the Notice to proceed shall be the date the Construction Manager receives this executed amendment in hand, which shall serve as the Notice to proceed.

2.2 Substantial completion of the Main Building Package shall be 19 months from the Notice to proceed.

2.3 If the Construction Manager fails to achieve substantial completion of the Main Building package as provided in this section, liquidated damages shall be assessed as set forth in Section 1.02 of the Agreement, at the rate of \$2000 per day.

## **3. INFORMATION UPON WHICH AMENDMENT IS BASED.**

3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

Attachment No. 2 – Index of Documents and Drawings, addenda

Attachment No. 3 – Recommendation of Bids

## **4. ASSUMPTIONS AND CLARIFICATIONS, UPON WHICH THE GUARANTEED MAXIMUM PRICE IS BASED.**

Attachment No. 4 – Assumptions and Clarifications

## **5. CONSTRUCTION MANAGER'S CONTRACTORS:**

5.1 The Construction Manager shall retain the contractors identified below:

Midwest Wrecking Co., LLC  
C&N Masonry, Inc.  
Ford Roofing & Sheet Metal  
CHM Weatherguard, LLC  
CMSWillowbrook, Inc.  
Tex-Oma Building Supply Co.  
Ryan Herring Construction, Inc.  
Bryan's Flooring, LLC  
Andeco Flooring & Blinds, LLC

ALPR Construction, LLC  
DH Pace  
Contract Drapery & Blind, Inc.  
JC Millwork, Inc.  
Omega Laser Design, Inc.  
Fire Pros  
Pippin Brothers, Inc.  
Willmar Electric Service Corp

IN WITNESS WHEREOF, intending to be bound, the Parties have entered into this Amendment as of the Effective Date.

Weston DeHart

Weston DeHart, President  
CMSWillowbrook, Inc. | Construction Manager

5/4/23

Date

ATTEST:

RS

Title: CFO

(AFFIX SEAL)

COUNTY OF Grady  
STATE OF OKLAHOMA



Before me the undersigned, a Notary Public in and for said state, on this 4<sup>th</sup> day of May, 2023, personally appeared Weston DeHart, a member of The partnership/proprietorship CMSWillowbrook, Inc. to me known to be the identical person who executed the within and foregoing instrument on behalf of said partnership/proprietorship and acknowledged to me that he executed the same as his free and voluntary act and deed, and for the free and voluntary act and deed of said partnership, for the uses and purposed therein set forth.



Hilary Peters  
Notary Public

My Commission Expires: 06/28/25

CITY OF LAWTON, OKLAHOMA  
A Municipal Corporation

\_\_\_\_\_  
Stan Booker, MAYOR

ATTEST:

\_\_\_\_\_  
Traci Hushbeck, CITY CLERK

APPROVED as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
John Ratliff, CITY ATTORNEY

I, Joe Don Dunham, Finance Director, of the City of Lawton, Oklahoma, do hereby certify that I have entered the amount of this encumbrance (\$\_\_\_\_\_) against the appropriated Account \_\_\_\_\_,

And after charging this encumbrance in the amount of \$\_\_\_\_\_, there is an unencumbered balance in said appropriated account of \$\_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

GMP No 2

Main Building

BID PACKAG E	DESCRIPTION	Base Bid	Alternate No. 1 Drive-thru Bldg	Alternate No. 2 2nd Floor North Conference Room	Alternate No. 4 Lobby/Atrium Renovation	Alternate No. 5 Elevator Renovation	Alternate No. 6 City Manager Office Suite	Alternate No. 7 Drive-thru Bldg Steel Framing	Alternate No. 8 Payment Kiosk	Alternate No. 9 Fire Alarm Panel	Alternate No. 10 Add'l 1 Year Maint. Bond	TOTAL	CONTRACTOR	NOTES
	Project Management/Supervision	\$ 533,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 533,900.00		
5	Demolition	\$ 133,210.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,210.00	Midwest Wrecking Co., LLC	
6	Concrete	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	ALLOWANCE	#1
7	Masonry	\$ -	\$ 64,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,000.00	C&N Masonry, Inc.	
8	Structural & Misc. Steel	\$ 20,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	ALLOWANCE	#1
9	Roofing	\$ -	\$ 24,984.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,984.00	Ford Roofing & Sheet Metal	
10	Waterproofing & Sealants	\$ 8,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,200.00	CHM Weatherguard, LLC	
11	Rough Carpentry	\$ 273,700.00	\$ 13,500.00	\$ 1,100.00	\$ 800.00	\$ -	\$ 1,900.00	\$ -	\$ -	\$ -	\$ 1,500.00	\$ 291,000.00	CMSWillowbrook, Inc.	
12	Doors, Frames & Hardware	\$ 184,205.00	\$ 5,104.00	\$ 8,031.00	\$ -	\$ -	\$ 5,055.00	\$ -	\$ -	\$ -	\$ -	\$ 202,395.00	Tex-Oma Builders Supply Co.	
13	Glass & Glazing	\$ 40,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	ALLOWANCE	#1
14	Drywall & Ceilings	\$ 595,000.00	\$ 9,085.00	\$ 31,050.00	\$ 17,940.00	\$ -	\$ 26,000.00	\$ 35,535.00	\$ 2,600.00	\$ -	\$ 1,800.00	\$ 681,675.00	Ryan Herring Construction, Inc.	
15	Flooring	\$ 192,052.00	\$ 1,992.00	\$ 22,270.00	\$ 20,790.00	\$ -	\$ 9,148.00	\$ -	\$ -	\$ -	\$ -	\$ 246,252.00	Bryan's Flooring, LLC	
16	Tile	\$ 48,300.00	\$ 3,800.00	\$ -	\$ -	\$ 5,400.00	\$ -	\$ -	\$ -	\$ -	\$ 800.00	\$ 57,500.00	Andeco Flooring & Blinds, LLC	
17	Painting	\$ 253,000.00	\$ 4,300.00	\$ 8,700.00	\$ -	\$ -	\$ 19,000.00	\$ -	\$ -	\$ -	\$ 12,650.00	\$ 285,000.00	ALPR Construction, LLC	
18	Specialties	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
	Wall & Corner Guards	\$ 11,800.00	\$ 350.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,150.00	DH Pace (Combo)	
	Toilet, Bath & Laundry Accessories	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	DH Pace (Combo)	
	Fire Protection Specialties	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	DH Pace (Combo)	
	Framed Mirrors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	DH Pace (Combo)	
	Window Treatments	\$ 41,575.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,575.00	Contract Drapery & Blind, Inc.	
19	Millwork	\$ 285,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,600.00	JC Millwork, Inc.	
20	Signage	\$ 17,673.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,673.00	Omega Laser Design, Inc.	
21	Fire Protection	\$ 89,000.00	\$ -	\$ 3,800.00	\$ -	\$ -	\$ 5,100.00	\$ -	\$ -	\$ -	\$ 4,500.00	\$ 97,900.00	Fire Pros	#4
		\$ 8,540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,540.00	Fire Pros	#5
22	Plumbing	\$ 262,000.00	\$ 14,300.00	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 277,800.00	Pippin Brothers, Inc.	
23	HVAC	\$ 1,204,000.00	\$ 24,300.00	\$ 15,700.00	\$ -	\$ -	\$ 26,000.00	\$ -	\$ -	\$ -	\$ 6,500.00	\$ 1,270,000.00	Pippin Brothers, Inc.	
24	Electrical	\$ 1,050,000.00	\$ 44,000.00	\$ 28,000.00	\$ 4,000.00	\$ 2,000.00	\$ 69,000.00	\$ -	\$ 2,500.00	\$ -	\$ 15,000.00	\$ 1,199,500.00	Willmar Electric Service Corp	
	General Conditions	\$ 256,326.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,326.00		#1
	Allowance - Protect Existing	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00		#1
	Allowance - Unforeseen Conditions	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00		#1
	Allowance - Misc. Patching & Painting	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00		#1
	Allowance - Patch/Repair Paving	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00		#1
	Allowance - Plaster Repairs	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00		#1
	Allowance - Weld Lockers	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00		#1
	Allowance - Canopies	\$ 5,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00		#1
	Allowance - Payment Kiosk	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000.00	\$ -	\$ -	\$ 45,000.00		#1
	Allowance - Drive-thru Millwork	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00		#1
	Allowance - Drive-thru Sitework	\$ -	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00		#1
	Allowance - Clean Ducts	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00		#1
	Allowance - MEP Coordination	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00		#1
	Allowance - Remove/Reinstall Windows	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00		#1
	Allowance - 2 Year Maintenance Bond	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -		#1
	Allowance - Access Control	\$ 175,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000.00		#1
	Allowance - Railings	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00		#1
	Allowance - Window Cleaning	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00		#1
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
													Bid Recommendations	#2
	Subtotal	\$ 5,963,081.00	\$ 284,715.00	\$ 118,651.00	\$ 43,530.00	\$ 7,400.00	\$ 162,703.00	\$ 35,535.00	\$ 50,100.00	\$ -	\$ 144,750.00	\$ 6,630,180.00		
	CM Contingency	\$ 437,294.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 437,294.00		
	Owner Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Bonds	\$ 56,003.00	\$ 2,491.00	\$ 1,038.00	\$ 381.00	\$ 65.00	\$ 1,424.00	\$ 311.00	\$ 438.00	\$ -	\$ 43,377.00	\$ 61,840.00		
	Builders Risk Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	By Owner	
	General Liability Insurance	\$ 25,826.00	\$ 1,149.00	\$ 479.00	\$ 176.00	\$ 30.00	\$ 657.00	\$ 143.00	\$ 202.00	\$ -	\$ 753.00	\$ 28,519.00		
	Subtotal	\$ 6,482,204.00	\$ 288,355.00	\$ 120,168.00	\$ 44,087.00	\$ 7,495.00	\$ 164,784.00	\$ 35,989.00	\$ 50,740.00	\$ -	\$ 188,880.00	\$ 7,157,833.00		
	CM Fee	\$ 388,932.00	\$ 17,301.00	\$ 7,210.00	\$ 2,645.00	\$ 450.00	\$ 9,887.00	\$ 2,159.00	\$ 3,044.00	\$ -	\$ 11,333.00	\$ 429,469.00		
TOTAL ESTIMATED CONSTRUCTION COST		\$ 6,871,136.00	\$ 305,656.00	\$ 127,378.00	\$ 46,732.00	\$ 7,945.00	\$ 174,671.00	\$ 38,148.00	\$ 53,784.00	\$ -	\$ 200,213.00	\$ 7,587,302.00	<<< GMP	#3
<b>Note #1:</b> Final costs that are under/over this allowance will increase/decrease the CM's contingency amount. Any remaining portion of the CM's contingency will be returned to the Owner by a deduct change order at the end of the project.														
<b>Note #2:</b> The bids have been solicited on the basis of award within 45 days.														
<b>Note #3:</b> This GMP excludes A/E fee, Civil Engineering fee, CM Pre-construction fee, Alternates 7 and 10, Owner Contingency, sales tax, use tax, permit fee, quality assurance construction material testing, relocation of any public utility located within the right of way not specifically indicated on the documents, items provided by Owner, any requirements by the Authority Having Jurisdiction that are not specifically depicted or indicated on the Contract Documents, temporary and permanent utility cost during construction to start-up, and Builders Risk (as directed by the Owner).														
<b>Note #4:</b> This bid does not include new fire suppression system as noted on legend on sheets A111, A112, A113, A121, A122, A123, A131, A132, A133, A134, A808, D101, D102, D103, D104. This work was not required.														
<b>Note #5:</b> Time for awarding of contract was listed within 45 days after opening of bids by awarding agency. Sealed Bids were received and opened February 8, 2023, with 45 days being March 24, 2023. Bids have been extended per state statute, however the bid has been increased to reflect material cost increase.														

**EN2004A City Hall Renovation**  
Exhibit "A"  
SUMMARY OF FUNDS AS ISSUED TO CMSWILLOWBROOK  
(Includes all approved change orders)

	<u>DATE</u>	<u>AMOUNT</u>	<u>EXTENDED AMOUNT</u>
Pre-Construction Fee	8/23/2022	\$ 6,410.00	\$ 6,410.00
<b><u>Amendment No. 1 - Early Paving Package &amp; HVAC Units (Base Bid plus Alt 1)</u></b>	8/23/2022		
Project Management/Supervision		\$ 62,750.00	
Bid Package 1 Earthwork - H.G. Jenkins Construction, LLC		\$ -	
Bid Package 2 Paving & Walks - H.G. Jenkins Construction, LLC		\$ 269,410.94	
Bid Package 3 Landscaping - Bedrock Nursery, Inc.		\$ 40,758.88	
Bid Package 4 HVAC Units - Pippin Brothers, Inc.		\$ 366,000.00	
General Conditions		\$ 24,406.00	
Allowance - Unforeseen Conditions		\$ 30,000.00	
Allowance - Electrical		\$ 10,000.00	
Allowance - Asphalt Paving		\$ 10,000.00	
Allowance - Testing		\$ 7,500.00	
CM Contingency		\$ 41,041.00	
Owner Contingency		\$ -	
Bonds		\$ 7,541.00	
Builders Risk Insurance (by owner)		\$ -	
General Liability Insurance		\$ 5,651.00	
CM Fee		\$ 52,504.00	
		<b>\$ 927,562.82</b>	<b>\$ 933,972.82</b>
Pre-Construction Fee	5/9/2023	\$ 33,085.00	\$ 967,057.82
<b><u>Amendment No. 2 - Main Building (Base Bid plus Alt 1, 2, 4, 5, 6, 9)</u></b>	5/9/2023		
Project Management/Supervision		\$ 533,900.00	
Bid Package 5 Demolition - Midwest Wrecking Co., LLC		\$ 133,210.00	
Bid Package 6 Concrete - Allowance		\$ 15,000.00	
Bid Package 7 Masonry - C&N Masonry, Inc.		\$ 64,000.00	
Bid Package 8 Structural & Misc Steel - Allowance		\$ 25,000.00	
Bid Package 9 Roofing - Ford Roofing & Sheet Metal		\$ 24,984.00	
Bid Package 10 Waterproofing & Sealants - CHM Weatherguard, LLC		\$ 8,200.00	
Bid Package 11 Rough Carpentry - CMSWillowbrook, Inc.		\$ 291,000.00	
Bid Package 12 Doors, Frames, Hardware - Tex-Oma Builders Supply Co		\$ 202,395.00	
Bid Package 13 Glass & Glazing - Allowance		\$ 50,000.00	
Bid Package 14 Drywall & Ceilings - Ryan Herring Construction, Inc.		\$ 681,675.00	
Bid Package 15 Flooring - Bryan's Flooring LLC		\$ 246,252.00	
Bid Package 16 Tile - Andeco Flooring & Blinds, LLC		\$ 57,500.00	
Bid Package 17 Painting - ALPR Construction, LLC		\$ 285,000.00	
Bid Package 18 Specialties			
Wall & Corner Guards - DH Pace		\$ 12,150.00	
Toilet, Bath & Laundry Accessories - DH Pace			
Fire Protection Specialties - DH Pace			
Framed Mirrors - DH Pace			
Window Treatments - Contract Drapery		\$ 41,575.00	
Bid Package 19 Millwork - JC Millwork, Inc.		\$ 285,600.00	
Bid Package 20 Signage - Omega Lazer Design, Inc.		\$ 17,673.00	
Bid Package 21 Fire Protection - Fire Pros		\$ 97,900.00	
		\$ 8,540.00	
Bid Package 22 Plumbing - Pippin Brothers, Inc.		\$ 277,800.00	
Bid Package 23 HVAC - Pippin Brothers, Inc.		\$ 1,270,000.00	
Bid Package 24 Electrical - Willmar Electric Service Corp		\$ 1,199,500.00	
General Conditions		\$ 256,326.00	
Allowance - Protect Existing		\$ 15,000.00	
Allowance - Unforeseen Conditions		\$ 25,000.00	
Allowance - Misc. Patching & Painting		\$ 10,000.00	
Allowance - Patch/Repair Paving		\$ 7,500.00	
Allowance - Plaster Repairs		\$ 50,000.00	
Allowance - Weld Lockers		\$ 30,000.00	
Allowance - Canopies		\$ 15,000.00	
Allowance - Payment Kiosk		\$ 45,000.00	
Allowance - Drive-thru Millwork		\$ 10,000.00	
Allowance - Drive-thru Sitework		\$ 40,000.00	
Allowance - Clean Ducts		\$ 20,000.00	
Allowance - MEP Coordination		\$ 15,000.00	
Allowance - Remove/Reinstall Windows		\$ 7,500.00	
Allowance - 2 Year Maintenance Bond		\$ -	
Allowance - Access Control		\$ 175,000.00	
Allowance - Railings		\$ 50,000.00	
Allowance - Window Cleaning		\$ 30,000.00	
CM Contingency		\$ 437,294.00	
Owner Contingency		\$ -	
Bonds		\$ 61,840.00	
Builders Risk Insurance (by owner)		\$ -	
General Liability Insurance		\$ 28,519.00	
CM Fee		\$ 429,469.00	
		<b>\$ 7,587,302.00</b>	<b>\$ 8,554,359.82</b>

**EN2004A City Hall Renovation  
Attachment No. 2  
INDEX OF DOCUMENTS AND DRAWINGS**

**SPECIFICATIONS**, dated August 2022, consisting of:

**Table of Contents (TOC)**

Construction Manager TOC consisting of: Division 0 – Contract and Bidding Documents

City of Lawton General and Supplemental Specs and Technical Specs

Architectural TOC consisting of: Division 1 through 10, 31, 32, 33

Mechanical/Electrical Engineer TOC consisting of: Division 21, 22, 23, 26, 27, 28

**PLANS, dated August 15, 2022, consisting of:**

**GENERAL**

G001	COVER
G101	FIRST FLOOR CODE REVIEW
G102	SECOND FLOOR CODE REVIEW
G103	THIRD FLOOR CODE REVIEW
G104	FOURTH FLOOR CODE REVIEW
G105	DRIVE-THROUGH BLDG CODE REVIEW

**CIVIL**

C101	SITE PLAN
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**STRUCTURAL**

S100	GENERAL NOTES
S101	GENERAL NOTES
S102	STATEMENT OF SPECIAL INSPECTIONS
S103	TYPICAL FOUNDATION DETAILS
S104	TYPICAL WOOD FRAMING DETAILS
S204	EXISTING ROOF FRAMING PLAN
S205	DRIVE-THROUGH FOUNDATION AND FRAMING PLANS
S401	DRIVE-THRU FRAMING DETAILS

**DEMOLITION**

D101	FIRST FLOOR DEMOLITION PLAN
D102	SECOND FLOOR DEMOLITION PLAN
D103	THIRD FLOOR DEMOLITION PLAN
D104	FOURTH FLOOR DEMOLITION PLAN

**ARCHITECTURAL**

A101	SITE PLAN
A102	PROJECT SIGN
A111	FIRST FLOOR PLAN
A112	SECOND FLOOR PLAN
A113	THIRD FLOOR PLAN
A114	FOURTH FLOOR PLAN
A115	DRIVE-THROUGH BUILDING PLANS
A121	FIRST FLOOR REFLECTED CEILING PLAN
A122	SECOND FLOOR REFLECTED CEILING PLAN
A123	THIRD FLOOR REFLECTED CEILING PLAN

A124	FOURTH FLOOR REFLECTED CEILING PLAN
A131	FIRST FLOOR FINISH PLAN
A132	SECOND FLOOR FINISH PLAN
A133	THIRD FLOOR FINISH PLAN
A134	FOURTH FLOOR FINISH PLAN
A141	ROOF PLAN AND DETAILS
A211	INTERIOR ELEVATIONS
A212	INTERIOR ELEVATIONS
A213	INTERIOR ELEVATIONS
A214	INTERIOR ELEVATIONS
A215	RESTROOM INTERIOR ELEVATIONS
A216	DRIVE-THROUGH BUILDING ELEVATIONS
A301	BUILDING & WALL SECTIONS
A401	ENLARGED PLANS
A402	ENLARGED PLANS
A403	ENLARGED PLANS
A404	ENLARGED PLANS
A501	ENLARGED DETAILS/SECTION DETAILS
A502	ENLARGED DETAILS/SECTION DETAILS
A503	ENLARGED DETAILS/SECTION DETAILS
A511	DETAILS
A512	DETAILS
A520	MILLWORK DETAILS
A521	MILLWORK DETAILS
A522	MILLWORK DETAILS
A601	SCHEDULES AND WALL TYPES
A602	DOOR SCHEDULE
A603	DOOR SCHEDULE
A604	DOOR TYPES AND SIGNAGE
A801	ALTERNATES

## **MECHANICAL**

.M100	MECHANICAL LEGEND & ABBREVIATIONS
.MD110	SECOND FLOOR MECHANICAL DEMOLITION PLAN
.MD120	THIRD FLOOR MECHANICAL DEMOLITION PLAN
.MD130	FOURTH FLOOR MECHANICAL DEMOLITION PLAN
M200	FIRST FLOOR MECHANICAL PLAN
M210	SECOND FLOOR MECHANICAL PLAN
M220	THIRD FLOOR MECHANICAL PLAN
M230	FOURTH FLOOR MECHANICAL PLAN
M240	DRIVE THROUGH BUILDING MECHANICAL PLANS
M310	SECOND FLOOR MECHANICAL PIPING PLAN
M320	THIRD FLOOR MECHANICAL PIPING PLAN
M330	FOURTH FLOOR MECHANICAL PIPING PLAN
M340	MECHANICAL ROOF PLAN
M400	UNDER FLOOR PLUMBING PLAN
M410	FIRST FLOOR ABOVE FLOOR PLUMBING PLAN
M420	SECOND FLOOR ABOVE FLOOR PLUMBING PLAN
M430	THIRD FLOOR ABOVE FLOOR PLUMBING PLAN
M510	ENLARGED SCALE PLUMBING PLANS
M520	MECHANICAL SECTIONS
M600	MECHANICAL SCHEDULES
M610	MECHANICAL SCHEDULES
M700	MECHANICAL DETAILS
M710	MECHANICAL DETAILS
M800	CONTROL PLANS



M900	FIRST FLOOR FIRE PROTECTION PLAN
M910	SECOND FLOOR FIRE PROTECTION PLAN
M920	THIRD FLOOR FIRE PROTECTION PLAN
M930	FOURTH FLOOR FIRE PROTECTION PLAN

## **ELECTRICAL**

E000	ELECTRICAL LEGEND
E010	ELECTRICAL DEMOLITION PLAN - FIRST FLOOR
E020	ELECTRICAL DEMOLITION PLAN - SECOND FLOOR
E030	ELECTRICAL DEMOLITION PLAN - THIRD FLOOR
E040	FOURTH FLOOR ELECTRICAL DEMO PLAN
E100	ELECTRICAL SITE PLAN
E110	ELECTRICAL PLAN - DRIVE-THRU BLDG.
E210	ELECTRICAL LIGHTING PLAN - FIRST FLOOR
E220	ELECTRICAL LIGHTING PLAN - SECOND FLOOR
E230	ELECTRICAL LIGHTING PLAN - THIRD FLOOR
E240	ELECTRICAL LIGHTING PLAN - FOURTH FLOOR
E250	ELECTRICAL LIGHTING DETAILS
E310	ELECTRICAL POWER PLAN - FIRST FLOOR
E320	ELECTRICAL POWER PLAN - SECOND FLOOR
E330	ELECTRICAL LIGHTING PLAN - THIRD FLOOR
E340	ELECTRICAL LIGHTING PLAN - FOURTH FLOOR
E350	ELECTRICAL POWER DETAILS
E410	ELECTRICAL SYSTEMS PLAN - FIRST FLOOR
E420	ELECTRICAL SYSTEMS PLAN - SECOND FLOOR
E430	ELECTRICAL SYSTEMS PLAN - THIRD FLOOR
E440	ELECTRICAL SYSTEMS PLAN - FOURTH FLOOR
E450	ELECTRICAL SYSTEMS DETAILS
E460	ELECTRICAL SYSTEMS DETAILS
E500	ELECTRICAL RISER DIAGRAM
E510	ELECTRICAL PANEL SCHEDULE
E520	ELECTRICAL PANEL SCHEDULE

## **ADDENDA**

Addendum No 1, dated January 24, 2023  
A115, A216, A301, A404, A511, A601, A602, A604, E110, E510

Addendum No 2, dated January 31, 2023

Addendum No 3, dated February 1, 2023  
A604, E100

Clarification No 1, dated February 7, 2023

END OF SECTION

**Bid Recommendations (Base Bid + Alternates 1, 2, 4, 5, 6, 8, 9)**

Sealed bids were opened and read aloud in accordance with the Advertisement for Bids at 2:00PM on February 8, 2023 for the following:

Sealed bids were opened and read aloud in accordance with the Advertisement for Bids at 2:00PM on February 8, 2023 for the following:												
BIDDER NAME	BASE BID	ALT 1: DRIVE-THRU BLDG	ALT 2: 2nd FLOOR N CONF RM	ALT 3: N/A	ALT 4: LOBBY/ATRIUM RENO	ALT 5: ELEVATOR RENO	ALT 6: CITY MNGR OFFICE & BREAKROOM	ALT 7: DRIVE-THRU BLDG STEEL FRAME	ALT 8: AUTO PAY KIOSK IN DT BLDG	ALT 9: FIRE ALARM PANEL	ALT 10: ADD'L 1YR MAINT BOND	TOTAL
5 DEMOLITION												
Midwest Wrecking Co., LLC	\$ 133,210.00											\$ 133,210.00
Total Demolition Services, LLC	\$ 136,132.00											\$ 136,132.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Midwest Wrecking Co., LLC, for a total amount of \$133,210.00.												
6 CONCRETE												
No bids received												\$ -
Title 61: Section 119.1 Certain Contract to be Negotiated When No Bid is Received; if no timely bid is received after bid notices have been published on any proposed public construction contract which does not exceed Fifty Thousand Dollars (\$50,000.00): 1. The governing body of a school district may direct its employees or agents to negotiate the contract with a prospective contractor.												
RECOMMENDATION: No bids were received on Concrete. As per Title 61, Section 119.1, the Owner may negotiate up to \$50,000.00; therefore, we recommend receiving solicitations of competitive quotes for procurement of these items.												
7 MASONRY												
C&N Masonry, Inc.		\$ 64,000.00										\$ 64,000.00
RECOMMENDATION: Award Alternate 1 to the low responsible bidder, C&N Masonry, Inc., for a total amount of \$64,000.00.												
8 STRUCTURAL & MISC STEEL												
No bids received												\$ -
Title 61: Section 119.1 Certain Contract to be Negotiated When No Bid is Received; if no timely bid is received after bid notices have been published on any proposed public construction contract which does not exceed Fifty Thousand Dollars (\$50,000.00): 1. The governing body of a school district may direct its employees or agents to negotiate the contract with a prospective contractor.												
RECOMMENDATION: No bids were received on Structural & Misc. Steel. As per Title 61, Section 119.1, the Owner may negotiate up to \$50,000.00; therefore, we recommend receiving solicitations of competitive quotes for procurement of these items.												
9 ROOFING												
Clayco Industries Inc., DBA Ford Roofing & Sheet Metal		\$ 24,984.00										\$ 24,984.00
RECOMMENDATION: Award Alternate 1 to the low responsible bidder, Clayco Industries Inc., DBA Ford Roofing & Sheet Metal, for a total amount of \$24,984.00.												
10 WATERPROOFING & SEALANTS												
CHM Weatherguard, LLC	\$ 8,200.00											\$ 8,200.00
Bone Dry Waterproofing LLC	\$ 11,106.00											\$ 11,106.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, CHM Weatherguard, LLC, for a total amount of \$8,200.00.												

BIDDER NAME	BASE BID	ALT 1: DRIVE-THRU BLDG	ALT 2: 2nd FLOOR N CONF RM	ALT 3: N/A	ALT 4: LOBBY/ATRIUM RENO	ALT 5: ELEVATOR RENO	ALT 6: CITY MNGR OFFICE & BREAKROOM	ALT 7: DRIVE-THRU BLDG STEEL FRAME	ALT 8: AUTO PAY KIOSK IN DT BLDG	ALT 9: FIRE ALARM PANEL	ALT 10: ADD'L 1YR MAINT BOND	TOTAL
<b>11 ROUGH CARPENTRY</b>												
CMSWillowbrook Inc	\$ 273,700.00	\$ 13,500.00	\$ 1,100.00		\$ 800.00		\$ 1,900.00				\$ 1,500.00	\$ 291,000.00
Ryan Herring Construction, Inc.	\$ 388,822.00	\$ 10,900.00	\$ 62,015.00				\$ 6,000.00				\$ 1,200.00	\$ 468,937.00
RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 4, 6 to the low responsible bidder, CMSWillowbrook, Inc., for a total amount of \$292,500.00.												
<b>12 DOORS, FRAMES, &amp; HARDWARE</b>												
Greg W Cox, Inc. dba Tex-Oma Builders Supply Co	\$ 184,205.00	\$ 5,104.00	\$ 8,031.00				\$ 5,055.00					\$ 202,395.00
Greg W Cox, Inc. dba Tex-Oma Builders Supply Co (Install)	\$ 41,975.00											\$ 41,975.00
RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 6 to the low responsible bidder, Greg W Cox, Inc. dba Tex-Oma Builders Supply Co, for a total amount of \$202,395.00.												
<b>13 GLASS &amp; GLAZING</b>												
No bids received												
Title 61: Section 119.1 Certain Contract to be Negotiated When No Bid is Received; If no timely bid is received after bid notices have been published on any proposed public construction contract which does not exceed Fifty Thousand Dollars (\$50,000.00): 1. The governing body of a school district may direct its employees or agents to negotiate the contract with a prospective contractor.												
RECOMMENDATION: No bids were received on Glass and Glazing. As per Title 61, Section 119.1, the Owner may negotiate up to \$50,000.00; therefore, we recommend receiving solicitations of competitive quotes for procurement of these items.												
<b>14 DRYWALL &amp; CEILINGS</b>												
Ryan Herring Construction, Inc.	\$ 595,000.00	\$ 9,085.00	\$ 31,050.00		\$ 17,940.00		\$ 26,000.00	\$ 35,535.00	\$ 2,800.00		\$ 1,800.00	\$ 681,675.00
WillJo Interiors Inc	\$ 827,475.00		\$ 35,645.00		\$ 6,645.00		\$ 51,070.00	\$ 46,495.00			\$ 2,500.00	\$ 923,335.00
RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 4, 6, 8 to the low responsible bidder, Ryan Herring Construction, Inc., for a total amount of \$681,675.00.												
<b>15 FLOORING</b>												
Bryan's Flooring LLC	\$ 192,052.00	\$ 1,992.00	\$ 22,270.00		\$ 20,790.00		\$ 9,148.00					\$ 246,252.00
A&A Flooring Company Inc DBA Floor Gallery	\$ 228,570.51											\$ 228,570.51
Andeco Flooring & Blinds, LLC	\$ 260,000.00	\$ 1,600.00	\$ 14,600.00		\$ 14,700.00		\$ 15,200.00				\$ 4,000.00	\$ 310,100.00
RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 4, 6 to the low responsible bidder, Bryan's Flooring, LLC, for a total amount of \$246,252.00.												

BIDDER NAME	BASE BID	ALT 1: DRIVE-THRU BLDG	ALT 2: 2nd FLOOR N CONF RM	ALT 3: N/A	ALT 4: LOBBY/ATRIUM RENO	ALT 5: ELEVATOR RENO	ALT 6: CITY MNGR OFFICE & BREAKROOM	ALT 7: DRIVE-THRU BLDG STEEL FRAME	ALT 8: AUTO PAY KIOSK IN DT BLDG	ALT 9: FIRE ALARM PANEL	ALT 10: ADD'L 1YR MAINT BOND	TOTAL
<b>16 TILE</b>												
A&A Flooring Company Inc DBA Floor Gallery	\$ 27,949.84											\$ 27,949.84
Andeco Flooring & Blinds, LLC	\$ 48,300.00	\$ 3,800.00				\$ 5,400.00					\$ 800.00	\$ 57,500.00
Bryan's Flooring, LLC	\$ 50,125.00	\$ 4,753.00				\$ 3,689.00						\$ 58,567.00
RECOMMENDATION: The low bidder did not provide a complete scope of work, therefore considered non-responsive. We recommend awarding the Base Bid plus Alternates 1, 5 to the low responsible bidder, Andeco Flooring & Blinds, LLC, for a total amount of \$58,300.00.												
<b>17 PAINTING</b>												
ALPR Construction LLC	\$ 253,000.00	\$ 4,300.00	\$ 8,700.00				\$ 19,000.00				\$ 12,650.00	\$ 285,000.00
RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 6 to the low responsible bidder, ALPR Construction, LLC, for a total amount of \$297,650.00.												
<b>18 SPECIALTIES</b>												
See Back Page												
<b>19 MILLWORK</b>												
JC Millwork Inc	\$ 285,600.00											\$ 285,600.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, JC Millwork, for a total amount of \$285,600.00. The Base Bid price includes Alternates 2 & 6.												
<b>20 SIGNAGE</b>												
Omega Laser Design Inc	\$ 17,673.00											\$ 17,673.00
AS Designs, LLC	\$ 19,563.00											\$ 19,563.00
Vital Signs of Oklahoma	\$ 38,318.12											\$ 38,318.12
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Omega Laser Design, Inc., for a total amount of \$17,673.00.												
<b>21 FIRE PROTECTION</b>												
Kanske Fire Systems, LLC	\$ 49,072.00		\$ 1,000.00		\$ 2,800.00	\$ 600.00	\$ 1,800.00					\$ 55,272.00
Fire Pros "A Marmic Fire & Safety Co."	\$ 89,000.00		\$ 3,800.00				\$ 5,100.00				\$ 4,500.00	\$ 97,900.00
P&L Fire Protection, Inc.	\$ 153,765.00		\$ 1,200.00				\$ 9,050.00				\$ 3,900.00	\$ 167,915.00
Summit Fire & Security, LLC	\$ 228,373.00		\$ 23,646.00		\$ 49,887.00	\$ 17,934.00	\$ 10,677.00					\$ 330,517.00
RECOMMENDATION: The low bidder did not provide a complete scope of work, therefore considered non-responsive. We recommend awarding the Base Bid plus Alternates 2, 6 to the low responsible bidder, Fire Pros, for a total amount of \$102,400.00.												
REVISED RECOMMENDATION 05/09/23: In addition to the recommendation above, the bidding documents stated the time for awarding of contract was within 45 days after opening of bids by awarding agency. Sealed Bids were received and opened February 8, 2023, with 45 days being March 24, 2023. Fire Pros has submitted a price increase of \$8,540.00 which brings there total contract amount to \$106,440.00. See attached. With this price increase they are still the low bid, It is our recommendation to award the bid to the low bidder, Fire Pros, for a total amount of \$106,440.00.												

[illegible]

GMP No. 2  
Main Building

18 SPECIALTIES	Wall and Corner Guards	TB&L Access	Fire Protection Spec	Framed Mirrors	Horizontal Louver Blinds
Contract Drapery & Blind, Inc.					\$ 41,575.00
YI Specialties Inc		\$ 5,894.00	\$ 5,492.00		
DH Pace (Combo)	\$ 12,150.00				
All Commercial Openings (Combo)		\$ 16,368.00			
<b>Recommendation: We recommend awarding the low responsible Base Bid to the highlighted areas pending architectural review and approval of proposed products and quantities specified.</b>					

**Detail of Bid Package #18 - Specialties:**

Wall and Corner Guards	\$	12,150.00	DH Pace
Access	\$	-	DH Pace
Fire Protection Specialties	\$	-	DH Pace
Framed Mirrors	\$	-	DH Pace
Horizontal Louver Blinds	\$	41,575.00	Contract Drapery & Blinds
<b>Total Combined</b>	<b>\$</b>	<b>53,725.00</b>	

EN2004A City Hall Renovation  
Attachment No. 4  
Clarification and Assumptions

We have listed below the assumptions and clarifications that we have considered so that we both fully understand what is and what is not included in the Guaranteed Maximum Price (GMP). Where actual events on the project differ from the assumptions and clarifications listed below, the GMP will require adjustments for the resulting additional costs and expenses. These assumptions and clarifications are specifically used to establish the basis of the GMP and as such are intended to clarify and take precedence over details or items shown on Contract Documents, in the event there is a discrepancy between or among any of them.

**General Assumptions**

1. This GMP is based on the 100% Final Bid Documents for the City of Lawton Offices Renovation, as prepared by MA+ Architecture, L.L.C., dated August 15, 2022, and the following Assumptions and Clarifications.
2. The bids have been solicited on the basis of award within 45 days.
3. The GMP is based on an assumed construction start following date of receipt of executed amendment, which shall serve as notice to proceed.
4. Any requirements City of Lawton, the State Fire Marshal or any other Authority Having Jurisdiction that are not specifically depicted or indicated in the Contract Documents have not been included in the GMP.
5. This GMP assumes that Owner furnished items will be on-site in accordance with the Construction Manager's schedule.
6. The costs of quality control construction testing and inspection services are included in this GMP proposal.
7. It is assumed that the Contract Documents are in compliance with all required codes, including, local, state and federal requirements, so no monies are included for changes to the Contract Documents necessary to comply with the aforementioned codes and requirements.
8. The schedule format to be used is Smartsheet.
9. This GMP is based on CM utilizing the Construction Managers cloud based management software for project administration including the processing of submittals, RFIs, emails, etc.
10. This GMP is based on all awarded low bidders entering and executing a contract with CM upon GMP approval.
11. This GMP is based on Design team will provide necessary CAD files to CM for various shop drawings and submittals at no additional costs.
12. A Construction Manager's construction contingency is included in the GMP. This contingency is intended to cover the scope of work, including but not limited to events such as listed below. The construction contingency shall be the exclusive use of the Construction Manager.
  - a. Mitigation of weather impact, such as abnormal inclement weather.
  - b. Losses, expenses or damages not covered by insurance, including any deductible amount.
  - c. Subcontractor failures not covered by a subcontractor performance and payment bond.
  - d. Increases in quantity or quality, which should have been reasonably inferable from the Contract Documents but not specifically shown therein.

- e. Items not properly coordinated or left out of the Bid Package scope of work.
  - f. Underestimating.
  - g. Schedule acceleration and overtime including unexcused schedule delays due to subcontractor work, performance, or schedule.
  - h. Any unused construction contingency will be returned to the Owner by a deduct change order at the end of the project.
13. An Owner contingency is NOT included in the GMP.
14. The order of precedence of the documents in the event that there is a conflict between documents is:
- a. Future change orders.
  - b. These Assumptions and Clarifications dated May 9, 2023.
  - c. Agreement between Owner and Construction Manager.
  - d. Addenda as issued by the Architect.
  - e. Contract drawings and specifications, as prepared by the Architect.
15. Project Management/Supervision costs is a fixed sum and shall be billed on equal monthly intervals for the duration of the project.
16. The following items are **NOT INCLUDED** in the GMP: A/E fees, Civil Engineering fee, Pre-Construction Fee, Alternate 7, 10, Owner Contingency, Sales Tax, Use Tax, Permit Fee, Quality Assurance Testing, items provided by owner, Test and Balance of Mechanical System, any requirements by the Authority Having Jurisdiction that are not specifically depicted or indicated on the Contract Documents, temporary and permanent utility cost during construction start-up, and Builders Risk Insurance (as indicated by the Owner.)
17. Preconstruction services are not part of the GMP and will be billed separately.
18. The GMP includes allowances for costs not fully determined at time of GMP issue. These costs are indicated on the cost report.
19. The Owner will provide temporary and permanent utility cost during construction.