

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

5/4/23

Weston DeHart, President  
CMSWillowbrook, Inc. | Construction Manager

Date

ATTEST:

RS

Title: CFO

(AFFIX SEAL)

COUNTY OF Grady  
STATE OF OKLAHOMA



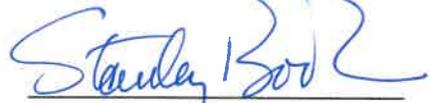
Before me the undersigned, a Notary Public in and for said state, on this 4th day of May, 2023, personally appeared Weston DeHart, a member of The partnership/proprietorship CMSWillowbrook, Inc. to me known to be the identical person who executed the within and foregoing instrument on behalf of said 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: 08/28/25

CITY OF LAWTON, OKLAHOMA  
A Municipal Corporation

  
Stan Booker, MAYOR

ATTEST:

  
Traci Hushbeck, CITY CLERK

APPROVED as to form and legality this 9th day of May, 2023.

  
Tim Wilson, ACTING 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 (\$ 7,587,362.00 ) against the appropriated Account EN 2004 A

And after charging this encumbrance in the amount of \$ - 0 -, there is an unencumbered balance in said appropriated account of \$ - 0 -.

Dated this 15 day of May, 2023.



GMP No.2  
Main Building

| BID PACKAGE | 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 Bid#1 1 Year Mark | Bond          | TOTAL           | CONTRACTOR                      | NOTES                         |  |
|-------------|--|-----------------|---------------------------------|---|---|-------------------------------------|---|---|-------------------------------|----------------------------------|------------------------------------|---------------|-----------------|---------------------------------|-------------------------------|--|
| 5           | 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                       |                               |  |
| 7           | Masonry                                  | \$ -            | \$ 54,000.00                    | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 54,000.00    | CM Masonry, Inc.                | #1                            |  |
| 8           | Structural & Misc. Steel                 | \$ 20,000.00    | \$ 6,000.00                     | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 26,000.00    | ALLOWANCE                       | #1                            |  |
| 9           | Roofing                                  | \$ -            | \$ 24,980.00                    | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 24,980.00    | DM Weatherguard, LLC            |                               |  |
| 10          | Waterproofing & Sealants                 | \$ 8,200.00     | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 8,200.00     | CM Weatherguard, LLC            |                               |  |
| 11          | Rough Carpentry                          | \$ 273,700.00   | \$ 13,500.00                    | \$ 1,100.00                                     | \$ 800.00                               | \$ -                                | \$ 1,500.00                               | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ 1,500.00   | \$ 291,000.00   | CM/Weatherguard, Inc.           |                               |  |
| 12          | Doors, Frames & Hardware                 | \$ 184,255.00   | \$ 6,154.00                     | \$ -  | \$ 8,051.00                             | \$ -                                | \$ 5,055.00                               | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 199,465.00   | Tree Onus Builders Supply Co.   | #1                            |  |
| 13          | Glass & Glazing                          | \$ 40,000.00    | \$ 10,000.00                    | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 50,000.00    | ALLOWANCE                       |                               |  |
| 14          | Drywall & Ceilings                       | \$ 595,000.00   | \$ 9,088.00                     | \$ 31,050.00                                    | \$ 17,940.00                            | \$ -                                | \$ 29,000.00                              | \$ 36,636.00                                  | \$ 3,800.00                   | \$ -                             | \$ -                               | \$ -          | \$ 683,474.00   | Ryan Heating Construction, Inc. | #1                            |  |
| 15          | Flooring                                 | \$ 192,062.00   | \$ 1,892.00                     | \$ 22,270.00                                    | \$ 20,760.00                            | \$ -                                | \$ 9,148.00                               | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 245,252.00   | Ryan's Flooring, LLC            |                               |  |
| 16          | Tile                                     | \$ 48,300.00    | \$ 3,800.00                     | \$ -  | \$ -                                    | \$ 5,400.00                         | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 57,500.00    | Arvico Flooring & Bldgs, LLC    |                               |  |
| 17          | Painting                                 | \$ 263,000.00   | \$ 4,300.00                     | \$ 6,700.00                                     | \$ -                                    | \$ -                                | \$ 19,000.00                              | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 292,000.00   | ALP Construction, LLC           |                               |  |
| 18          | Specialties                              | \$ -            | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ -            |                                 |                               |  |
|             | Wall & Corner Guards                     | \$ 11,850.00    | \$ 350.00                       | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 12,200.00    | DH Pace (Combo)                 |                               |  |
|             | Toilet, Bath & Laundry Accessories       | \$ -            | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ -            |                                 |                               |  |
|             | Fire Protection Specialties              | \$ -            | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ -            |                                 |                               |  |
|             | Framed Mirrors                           | \$ 41,575.00    | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 41,575.00    | DH Pace (Combo)                 |                               |  |
|             | Window Treatments                        | \$ 286,800.00   | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 286,800.00   | Contract Drapery & Blind, Inc.  |                               |  |
| 19          | Millwork                                 | \$ 17,873.00    | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 17,873.00    | Omega Laser Design, Inc.        |                               |  |
| 20          | Signage                                  | \$ 99,000.00    | \$ -                            | \$ 3,800.00                                     | \$ -                                    | \$ -                                | \$ 5,100.00                               | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ 4,500.00   | \$ 107,900.00   | Fire Pro                        | #4                            |  |
| 21          | Fire Protection                          | \$ 8,540.00     | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 8,540.00     | Fire Pro                        | #5                            |  |
| 22          | Plumbing                                 | \$ 282,000.00   | \$ 14,300.00                    | \$ -  | \$ -                                    | \$ -                                | \$ 1,500.00                               | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ 2,800.00   | \$ 299,600.00   | Pippen Brothers, Inc.           |                               |  |
| 23          | HVAC                                     | \$ 1,264,000.00 | \$ 24,300.00                    | \$ 15,700.00                                    | \$ -                                    | \$ -                                | \$ 20,000.00                              | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ 1,500.00   | \$ 1,324,500.00 | 1,270,000.00                    | Pippen Brothers, Inc.         |  |
| 24          | Electrical                               | \$ 1,950,000.00 | \$ 44,000.00                    | \$ 28,000.00                                    | \$ 4,000.00                             | \$ 2,000.00                         | \$ 69,000.00                              | \$ -  | \$ 2,000.00                   | \$ -                             | \$ -                               | \$ 15,000.00  | \$ 2,098,000.00 | 1,196,500.00                    | Whitner Electric Service Corp |  |
|             | General Conditions                       | \$ 256,250.00   | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 256,250.00   |                                 |                               |  |
|             | 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 Stairwork         | \$ -            | \$ 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/Repair Windows        | \$ 7,500.00     | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 7,500.00     |                                 | #1                            |  |
|             | Allowance - 3 Year Maintenance Bond      | \$ -            | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ 100,000.00                      | \$ -          | \$ 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                            |  |
|             |  | \$ -            | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ -            |                                 |                               |  |
|             | <b>Bid Recommendations</b>               | \$ 1,962,201.00 | \$ 284,715.00                   | \$ 118,881.00                                   | \$ 43,530.00                            | \$ 7,400.00                         | \$ 182,703.00                             | \$ 31,552.00                                  | \$ 10,100.00                  | \$ -                             | \$ -                               | \$ 144,750.00 | \$ 2,587,182.00 |                                 | #2                            |  |
|             | CM Contingency                           | \$ 437,294.00   | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ 437,294.00   |                                 |                               |  |
|             | Owner Contingency                        | \$ -            | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ -            |                                 |                               |  |
|             | Bonds                                    | \$ 58,038.00    | \$ 2,491.00                     | \$ 1,038.00                                     | \$ 381.00                               | \$ 65.00                            | \$ 1,424.00                               | \$ 311.00                                     | \$ 438.00                     | \$ -                             | \$ -                               | \$ -          | \$ 63,846.00    |                                 |                               |  |
|             | Builder Risk Insurance                   | \$ -            | \$ -                            | \$ -  | \$ -                                    | \$ -                                | \$ -                                      | \$ -  | \$ -                          | \$ -                             | \$ -                               | \$ -          | \$ -            |                                 |                               |  |
|             | General Liability Insurance              | \$ 25,828.00    | \$ 1,148.00                     | \$ 479.00                                       | \$ 176.00                               | \$ 30.00                            | \$ 657.00                                 | \$ 143.00                                     | \$ 202.00                     | \$ -                             | \$ -                               | \$ -          | \$ 28,519.00    |                                 | By Owner                      |  |
|             | Subtotal                                 | \$ 8,462,254.00 | \$ 288,366.00                   | \$ 120,186.00                                   | \$ 44,987.00                            | \$ 7,465.00                         | \$ 164,784.00                             | \$ 35,988.00                                  | \$ 60,740.00                  | \$ -                             | \$ -                               | \$ 185,980.00 | \$ 8,972,833.00 |                                 |                               |  |
|             | CM Fee                                   | \$ 368,932.00   | \$ 17,301.00                    | \$ 7,219.00                                     | \$ 2,846.00                             | \$ 450.00                           | \$ 9,887.00                               | \$ 2,158.00                                   | \$ 3,644.00                   | \$ -                             | \$ -                               | \$ 11,333.00  | \$ 379,499.00   |                                 |                               |  |
|             | <b>TOTAL ESTIMATED CONSTRUCTION COST</b> | \$ 8,371,136.00 | \$ 308,668.00                   | \$ 127,479.00                                   | \$ 46,732.00                            | \$ 7,915.00                         | \$ 174,671.00                             | \$ 38,146.00                                  | \$ 63,714.00                  | \$ -                             | \$ -                               | \$ 197,213.00 | \$ 8,757,302.00 |                                 | #3                            |  |

Note #1: Final costs that are under/over the 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 debit charge order at the end of the project.

Note #2: The bids have been solicited on the basis of award within 45 days.

Note #3: The GMP includes A/E fee, Civil Engineering fee, CM Pre-construction fee, Alternate 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).

Note #4: The 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.

Note #5: Time for awarding of contract was let 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>   |
| <br>  |             |                        |                        |
| 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 |
|------|-----------|

**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, 11)**

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-TURN BLDG | ALT 2: 2nd FLOOR N CONF RM | ALT 3: N/A | ALT 4: LOBBY/ATRIUM RENO | ALT 5: ELEVATOR RENO | ALT 6: CITY BEARER OFFICE & BREAKROOM | ALT 7: DRIVE-THRU BLDG STEEL FRAME | ALT 8: AUTO PAY DOORS IN DT BLDG | ALT 9: FIRE ALARM PANEL | ALT 10: ADD'L 1YR BOND | TOTAL         |
|--|----------|------------------------|----------------------------|------------|--------------------------|----------------------|---------------------------------------|------------------------------------|----------------------------------|-------------------------|------------------------|---------------|
| <b>DEMOLITION</b>  |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| Mikwest Wrecking Co., LLC  | \$       | 133,218.00             |                            |            |                          |                      |                                       |                                    |                                  |                         |                        | \$ 133,218.00 |
| Total Demolition Services LLC  | \$       | 136,132.00             |                            |            |                          |                      |                                       |                                    |                                  |                         |                        | \$ 136,132.00 |
| RECOMMENDATION: Award the Base Bid to the low responsible bidder, Mikwest Wrecking Co., LLC, for a total amount of \$133,218.00.   |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| <b>CONCRETE</b>  |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| No bids received   |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| <p><b>Title 81, Section 119.1 Certain Contract to be Negotiated When No Bid is Received:</b> If no sealed 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.</p> <p>RECOMMENDATION: No bids were received on Concrete. As per Title 81, 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.</p>                     |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| <b>MASONRY</b>   |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| C&N Masonry, Inc.  | \$       | 84,008.00              |                            |            |                          |                      |                                       |                                    |                                  |                         |                        | \$ 84,008.00  |
| RECOMMENDATION: Award Alternate 1 to the low responsible bidder, C&N Masonry, Inc., for a total amount of \$84,008.00.   |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| <b>STRUCTURAL &amp; MISC STEEL</b>   |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| No bids received   |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| <p><b>Title 81, Section 119.1 Certain Contract to be Negotiated When No Bid is Received:</b> If no sealed 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.</p> <p>RECOMMENDATION: No bids were received on Structural &amp; Misc. Steel. As per Title 81, 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.</p> |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| <b>ROOFING</b>   |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| 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.  |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| <b>WATERPROOFING &amp; SEALANTS</b>  |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |
| CHM Waterproofing LLC  | \$       | 6,200.00               |                            |            |                          |                      |                                       |                                    |                                  |                         |                        | \$ 6,200.00   |
| Bone Dry Waterproofing LLC   | \$       | 11,100.00              |                            |            |                          |                      |                                       |                                    |                                  |                         |                        | \$ 11,100.00  |
| RECOMMENDATION: Award the Base Bid to the low responsible bidder, CHM Waterproofing, LLC, for a total amount of \$6,200.00.  |          |                        |                            |            |                          |                      |                                       |                                    |                                  |                         |                        |               |

| BIDDER NAME   | BASE BID      | ALT 1: DRIVE-THRU BLDG | ALT 2: 2nd FLOOR 11 CONF RM | ALT 3: NFA | ALT 4: LOBBY/ATRIUM RENO | ALT 5: ELEVATOR RENO | ALT 6: CITY MGR OFFICE & BREAKROOM | ALT 7: DRIVE-THRU BLDG STEEL FRAME | ALT 8: AUTO PAY LOCKS IN OT BLDG | ALT 9: FIRE ALARM PANEL | ALT 10: ADD'L FYR BARKY BOND | TOTAL           |
|---|---------------|------------------------|-----------------------------|------------|--------------------------|----------------------|------------------------------------|------------------------------------|----------------------------------|-------------------------|------------------------------|-----------------|
| <b>11 ROUGH CARPENTRY</b>   |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| CMSW/Blowbrook Inc.   | \$ 273,750.00 | \$ 13,500.00           | \$ 1,106.00                 |            | \$ 800.00                |                      | \$ 1,000.00                        |                                    |                                  |                         | \$ 1,500.00                  | \$ 281,006.00   |
| Ryan Herring Construction, Inc.   | \$ 388,822.00 | \$ 10,900.00           | \$ 82,015.00                |            |                          |                      | \$ 8,000.00                        |                                    |                                  |                         | \$ 1,200.00                  | \$ 488,937.00   |
| RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 4, & 6 to the low responsible bidder, CMSW/Blowbrook, Inc., for a total amount of \$282,500.00.  |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| <b>12 DOORS, FRAMES, &amp; HARDWARE</b>   |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| Greg W Co., Inc. dba Two-Ome Builders Supply Co.  | \$ 184,205.00 | \$ 6,104.00            | \$ 8,031.00                 |            |                          |                      | \$ 1,000.00                        |                                    |                                  |                         |                              | \$ 199,340.00   |
| Greg W Co., Inc. dba Two-Ome Builders Supply Co. (Retail)   | \$ 41,975.00  |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              | \$ 41,975.00    |
| RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, & 8 to the low responsible bidder, Greg W Co., Inc. dba Two-Ome Builders Supply Co., for a total amount of \$202,365.00.   |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| <b>13 SLABS &amp; GLAZING</b>   |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| No bids received  |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| <p><b>13a 61 - Section 119.1 Certain Contract to be Negotiated When No Bid is Received:</b> If no timely bid is received after bid notices have been published on any proposed public construction contract which does not exceed Five Thousand Dollars (\$5,000.00). The governing body of a school district may direct its employees or agents to negotiate the contract with a prospective contractor.</p> <p>RECOMMENDATION: No bids were received on Slabs 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.</p> |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| <b>14 DRYWALL &amp; CEILING</b>   |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| Ryan Herring Construction, Inc.   | \$ 948,100.00 | \$ 9,385.30            | \$ 31,000.00                |            | \$ 17,940.00             |                      | \$ 28,500.00                       | \$ 36,626.00                       | \$ 2,800.00                      |                         | \$ 1,800.00                  | \$ 1,007,871.30 |
| Wilco Interiors Inc.  | \$ 827,475.00 |                        | \$ 35,645.00                |            | \$ 6,845.00              |                      | \$ 51,070.00                       | \$ 48,495.00                       |                                  |                         | \$ 2,500.00                  | \$ 923,330.00   |
| RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 4, & 8 to the low responsible bidder, Ryan Herring Construction, Inc., for a total amount of \$881,871.30.   |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| <b>15 FLOORING</b>  |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |
| Bryan's Flooring LLC  | \$ 185,762.00 | \$ 1,490.00            | \$ 22,270.00                |            | \$ 20,790.00             |                      | \$ 8,148.00                        |                                    |                                  |                         |                              | \$ 238,360.00   |
| AAA Flooring Company Inc DBA Floor Gallery  | \$ 228,670.51 |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              | \$ 228,670.51   |
| Ardeco Flooring & Blinds, LLC   | \$ 280,000.00 | \$ 1,800.00            | \$ 14,800.00                |            | \$ 14,700.00             |                      | \$ 15,200.00                       |                                    |                                  |                         | \$ 4,000.00                  | \$ 310,100.00   |
| RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 4, & 8 to the low responsible bidder, Bryan's Flooring, LLC, for a total amount of \$246,282.00.   |               |                        |                             |            |                          |                      |                                    |                                    |                                  |                         |                              |                 |

| BIDDER NAME   | BASE BID      | ALT 1: DRIVE-THRU BLDG | ALT 2: 3rd FLOOR N CONF RM | ALT 3: WA | ALT 4: LOBBY/ATREUM RENO | ALT 5: ELEVATOR RENO | ALT 6: CITY BRGR OFFICE & BREAKROOM | ALT 7: DRIVE-THRU BLDG STEEL FRAME | ALT 8: AUTO PAY 100BK IN OT BLDG | ALT 9: FIRE ALARM PANEL | ALT 10: ADD'L YR BLUNT BOND | TOTAL         |
|---|---------------|------------------------|----------------------------|-----------|--------------------------|----------------------|-------------------------------------|------------------------------------|----------------------------------|-------------------------|-----------------------------|---------------|
| <b>08 FLS</b>   |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| ASA Flooring Company Inc ODA Floor Gallery  | \$ 27,946.84  |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             | \$ 27,946.84  |
| Acadec Flooring & Stone, LLC  | \$ 43,300.00  | \$ 3,800.00            |                            |           |                          | \$ 5,400.00          |                                     |                                    |                                  |                         | \$ 800.00                   | \$ 53,300.00  |
| Spaw's Flooring, LLC  | \$ 60,125.00  | \$ 4,753.00            |                            |           |                          | \$ 3,680.00          |                                     |                                    |                                  |                         |                             | \$ 68,558.00  |
| 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, Acadec Flooring & Stone, LLC, for a total amount of \$58,300.80.   |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| <b>11 PAINTING</b>  |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| ALPR Construction, LLC  | \$ 283,000.00 | \$ 4,300.00            | \$ 8,704.00                |           |                          | \$ 18,000.00         |                                     |                                    |                                  |                         | \$ 12,600.00                | \$ 326,604.00 |
| RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 4 to the low responsible bidder, ALPR Construction, LLC, for a total amount of \$327,604.00.   |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| <b>16 SPECIALTIES</b>   |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| See Base Page   |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| <b>18 MECHANICAL</b>  |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| JC Milwark, Inc.  | \$ 295,000.00 |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             | \$ 295,000.00 |
| RECOMMENDATION: Award the Base Bid to the low responsible bidder, JC Milwark, for a total amount of \$295,000.00. The Base Bid price includes Alternates 2 & 6.   |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| <b>20 INTERIORS</b>   |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| Onsage Linear Design, Inc.  | \$ 17,673.00  |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             | \$ 17,673.00  |
| ASJ Design, LLC   | \$ 10,563.00  |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             | \$ 10,563.00  |
| Vital Signs of Oklahoma   | \$ 38,318.12  |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             | \$ 38,318.12  |
| RECOMMENDATION: Award the Base Bid to the low responsible bidder, Onsage Linear Design, Inc., for a total amount of \$17,673.00.  |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| <b>21 FIRE PROTECTION</b>   |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| Kawaka Fire Systems, LLC  | \$ 49,072.00  |                        | \$ 1,000.00                |           | \$ 2,800.00              | \$ 800.00            | \$ 1,800.00                         |                                    |                                  |                         |                             | \$ 55,472.00  |
| Fire Prox "A" Firematic Fire & Safety Co."  | \$ 89,000.00  |                        | \$ 3,800.00                |           |                          |                      | \$ 5,100.00                         |                                    |                                  | \$ 4,500.00             |                             | \$ 102,400.00 |
| P&L Fire Protection, Inc.   | \$ 153,765.00 |                        | \$ 1,200.00                |           |                          |                      | \$ 9,050.00                         |                                    |                                  | \$ 3,900.00             |                             | \$ 167,915.00 |
| Sutnick Fire & Security, LLC  | \$ 228,370.00 |                        | \$ 23,648.00               |           | \$ 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, 4 to the low responsible bidder, Fire Prox, for a total amount of \$102,400.00.   |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |
| REVISED RECOMMENDATION #66972: 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 Prox has submitted a price increase of \$8,840.00 which brings their total contract amount to \$109,440.00. 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 Prox, for a total amount of \$109,440.00. |               |                        |                            |           |                          |                      |                                     |                                    |                                  |                         |                             |               |

| BIDDER NAME  | BASE BID        | ALT 1: CRUISE THRU BLDG | ALT 2: 2nd FLOOR N CONF RM | ALT 3: HVA | ALT 4: LOBBY/ATRIUM RENO | ALT 5: ELEVATOR RENO | ALT 6: CITY HOURS OFFICE & BREAKROOM | ALT 7: DRIVE THRU BLDG STERIL FRAME | ALT 8: AUTO PAY EDGEK IN UT BLDG | ALT 9: FIRE ALARM PANEL | ALT 10: ADD'L YR BOND | TOTAL           |
|--|-----------------|-------------------------|----------------------------|------------|--------------------------|----------------------|--------------------------------------|-------------------------------------|----------------------------------|-------------------------|-----------------------|-----------------|
| <b>07 PLUMBING</b>   |                 |                         |                            |            |                          |                      |                                      |                                     |                                  |                         |                       |                 |
| Pipkin Brothers Inc  | \$ 261,000.00   | \$ 14,500.00            |                            |            |                          |                      | \$ 2,300.00                          |                                     |                                  |                         | \$ 2,000.00           | \$ 277,800.00   |
| Southwest Oklahoma Plumbing, LLC   | \$ 350,915.00   | \$ 18,478.00            |                            |            |                          |                      | \$ 17,859.00                         |                                     |                                  |                         |                       | \$ 387,252.00   |
| RECOMMENDATION: Award the Base Bid plus Alternates 1, 6 to the low responsible bidder, Pipkin Brothers, Inc., for a total amount of \$279,800.00                       |                 |                         |                            |            |                          |                      |                                      |                                     |                                  |                         |                       |                 |
| <b>02 HVAC</b>   |                 |                         |                            |            |                          |                      |                                      |                                     |                                  |                         |                       |                 |
| Pipkin Brothers  | \$ 1,204,000.00 | \$ 24,300.00            | \$ 16,700.00               |            |                          |                      | \$ 20,000.00                         |                                     |                                  |                         | \$ 6,500.00           | \$ 1,271,500.00 |
| RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 6 to the low responsible bidder, Pipkin Brothers, Inc., for a total amount of \$1,270,000.00                  |                 |                         |                            |            |                          |                      |                                      |                                     |                                  |                         |                       |                 |
| <b>04 ELECTRICAL</b>   |                 |                         |                            |            |                          |                      |                                      |                                     |                                  |                         |                       |                 |
| Wilmer Electric Service Corp.  | \$ 1,250,000.00 | \$ 44,000.00            | \$ 20,000.00               |            | \$ 4,300.00              | \$ 2,000.00          | \$ 80,200.00                         |                                     | \$ 2,500.00                      |                         | \$ 16,000.00          | \$ 1,399,000.00 |
| Southern Plains Electric Inc   | \$ 1,129,084.00 | \$ 77,192.00            | \$ 30,028.00               |            | \$ 8,644.00              |                      | \$ 111,717.00                        |                                     | \$ 2,450.00                      | \$ 58,900.00            | \$ 6,500.00           | \$ 1,422,365.00 |
| RECOMMENDATION: Award the Base Bid plus Alternates 1, 2, 4, 5, 6, 8 to the low responsible bidder, Wilmer Electric Service Corp., for a total amount of \$1,190,000.00 |                 |                         |                            |            |                          |                      |                                      |                                     |                                  |                         |                       |                 |

EN2004A

Attachment No. 3  
Bid Recommendations

May 9, 2023

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.