



# Document A133™ – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the 6th day of April in the year 2021 is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 9th day of May in the year 2019 (the "Agreement")  
*(In words, indicate day, month, and year.)*

for the following **PROJECT**:  
*(Name and address or location)*

Amendment No. 2: Main Phase  
(Base Bid, Alternate Nos. L.1, 1, 2, 3, 6, 7, 8, 9)

City of Pryor, Bond Issue 2018  
Police / Fire Emergency Service Center and City Library Additions & Renovations  
Pryor, Oklahoma. 74361

**THE OWNER:**  
*(Name, legal status, and address)*

City of Pryor Creek  
6 North Adair  
Pryor, Oklahoma. 74361

**THE CONSTRUCTION MANAGER:**  
*(Name, legal status, and address)*

CMSWillowbrook, Inc.  
1637 S. Boston Ave.  
Tulsa, Oklahoma. 74119

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### ARTICLE A.1 GUARANTEED MAXIMUM PRICE

#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 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 6 of the Agreement.

**ADDITIONS AND DELETIONS:**  
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Eleven Million Four Hundred Four Thousand, Eight Hundred Sixty-One Dollars and Twenty-Seven Cents (\$11,404,861.27), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 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 defined in Section 3.2.1 of the Agreement.  
*(Provide itemized statement below or reference an attachment.)*

See Exhibit A, Attachment No. 1 – Detail of Clarifications, Assumptions, Allowances

**§ A.1.1.3** The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

**§ A.1.1.4** The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

**§ A.1.1.5 Alternates**

**§ A.1.1.5.1** Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Alternate No. 1: Retrofit Roof System	\$580,576.44
Alternate No. 1: Metal Storage Building	\$79,182.53
Alternate No. 2: Glass Walls at offices in Police Dept.	\$47,518.48
Alternate No. 3: Data Cabling	\$59,022.48
Alternate No. 6: Ceramic Tile in Corridors	\$25,897.57
Alternate No. 7: Covered Parking	\$102,447.40
Alternate No. 8: Concrete Paving	\$154,095.64
Alternate No. 9: Ceramic Tile Wainscot in Corridors	\$16,557.93

**§ A.1.1.5.2** Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.  
*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance
Alternates NOT included in the GMP and will expire Saturday, April 10, 2021 are:		
Alternate No. 4: EIFS in lieu of brick	\$(25,880.60)	Expires April 10, 2021
Alternate No. 5: Void		

**§ A.1.1.6** Unit prices, if any:

*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

Item	Units and Limitations	Price per Unit (\$0.00)
Unit Price No. 1: Pier Length		
16" Shaft Dia.	Per 1/f	Add: \$32.00 Deduct: \$(3.00)
18" Shaft Dia.	Per 1/f	Add: \$38.00 Deduct: \$(3.00)
24" Shaft Dia.	Per 1/f	Add: \$48.00 Deduct: \$(4.00)
30" Shaft Dia.	Per 1/f	Add: \$64.00 Deduct: \$(6.00)
Unit Price No. 2: Casings		
16" Shaft Dia.	Per 1/f	Add: \$78.00
18" Shaft Dia.	Per 1/f	Add: \$78.00
24" Shaft Dia.	Per 1/f	Add: \$92.00
30" Shaft Dia.	Per 1/f	Add: \$118.00

Init.

**ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

§ A.2.1 The date of commencement of the Work shall be:  
(*Check one of the following boxes.*)

[ X ] The date of execution of this Amendment.

[ ] Established as follows:  
(*Insert a date or a means to determine the date of commencement of the Work.*)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

**§ A.2.3 Substantial Completion**

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(*Check one of the following boxes and complete the necessary information.*)

[ ] Not later than ( ) calendar days from the date of commencement of the Work.

[ X ] By the following date: September 9, 2022

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

**Portion of Work**

**Substantial Completion Date**

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

**ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**

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

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Specification Book	Project Manual	December 14, 2020	All
Addendum No. 1	No. 1	January 12, 2021	All
Addendum No. 2	No. 2	February 8, 2021	All
Addendum No. 3	No. 3	February 9, 2021	All
Addendum No. 4	No. 4	February 16, 2021	All
Addendum No. 5	No. 5	February 19, 2021	All
Addendum No. 6	No. 6	February 23, 2021	All
Addendum No. 7	No. 7	March 1, 2021	All
Addendum No. 8	No. 8	March 2, 2021	All
Addendum No. 9	No. 9	March 5, 2021	All
Addendum No. 10	No. 10	March 8, 2021	All
Addendum No. 11	No. 11	March 9, 2021	All
Addendum No. 12	No. 12	March 10, 2021	All

Init.

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§ A.3.1.2 The following Specifications:  
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See Attachment No. 2 – Index of Documents and Drawings

Section	Title	Date	Pages
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§ A.3.1.3 The following Drawings:  
(Either list the Drawings here or refer to an exhibit attached to this Amendment.)

See Attachment No. 2 – Index of Documents and Drawings

Number	Title	Date
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§ A.3.1.4 The Sustainability Plan, if any:  
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; the implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
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Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:  
(Identify each allowance.)

Item	Price
Site Utilities	\$243,640.00
Roofing	\$824,500.00
Hollow Metal Doors & Frames	\$75,500.00
Glass and Glazing	\$393,700.00
Painting	\$120,000.00
Toilet Partitions	\$12,000.00
Fire Extinguishers	\$6,525.00
Appliances	\$16,000.00
Specialty Equipment & Accessories	\$30,000.00
Landscaping	\$45,000.00
MEP	\$35,000.00
Sealants and Waterproofing	\$60,000.00
Misc. Metals	\$5,000.00
Protect Existing	\$10,000.00
Misc. Patching/Painting	\$10,000.00
Patch/Repair Paving	\$20,000.00
Testing	\$50,000.00
Per/Casing Depth	\$15,000.00
Steel	\$30,200.00

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:  
(Identify each assumption and clarification.)

Init.

See Attachment No. 5 – Clarifications and Assumptions

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:  
*(List any other documents or information here or refer to an exhibit attached to this Amendment.)*

See Attachment No. 3 – Recommendation of Bids  
See Attachment No. 4 – Bid Qualifications

**ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:  
*(List name, discipline, address, and other information.)*

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

Larry Lees, Mayor (or designee)  
*(Printed name and title)*

CONSTRUCTION MANAGER (Signature)

Weston DeHart, President  
*(Printed name and title)*

Init.



**CITY OF PRYOR CREEK - BOND ISSUE 2018**

**POLICE / FIRE EMERGENCY SERVICE CENTER AND CITY LIBRARY ADDITIONS**

Exhibit "A"

**SUMMARY OF FUNDS AS ISSUED TO CMSWILLOWBROOK**

(Includes all approved change orders)

	<b>DATE</b>	<b>AMOUNT</b>	<b>Extended Amount</b>
PreConstruction Fee - Amendment 1	1/19/21	\$ 2,583.18	\$ 2,583.18
<b>Amendment No.1 - Demolition Package</b>	1/19/21		
GENERAL REQUIREMENTS			
GENERAL CONDITIONS			192,234.00
Bid Package #1 - Demolition - ARK Wrecking Co.			123,600.00
Allowance - Aggregate			115,120.00
Allowance - Temp Partitions			20,000.00
CM Contingency			7,500.00
Bonds			22,922.70
Builders Risk Insurance			3,851.01
General Liability Insurance			1,940.91
CM Fee			2,533.28
<b>Total - Amendment No. 1</b>		<b>\$ 516,635.51</b>	<b>\$ 519,218.69</b>
PreConstruction Fee - Amendment 2	4/6/21	\$ 57,024.31	\$ 576,243.00
<b>Amendment No.2 - Main Phase</b>	4/6/21		
GENERAL REQUIREMENTS			
GENERAL CONDITIONS			208,393.00
Bid Package #2 - Earthwork - C. Owen Constr.			538,825.00
Bid Package #3 - Site Utilities - Allowance (ReBid)			206,500.00
Bid Package #4 - Concrete - 4G Concrete			243,640.00
Bid Package #5 - Masonry - C&N Masonry			1,219,300.00
Bid Package #6 Structural Steel - Green Country Steel			574,333.00
Bid Package #7 - Rough Carpentry - CMSWillowbrook			845,191.00
Bid Package #8 - Millwork - Wood Systems			125,800.00
Bid Package #9 - Roofing - Allowance (ReBid)			110,044.00
Bid Package #10 - Hollow Metal Doors & Frames - Allowance (ReBid)			824,500.00
Bid Package #11 - Flush Wood Doors - Windsor Supply			75,500.00
Bid Package #12 - Overhead Doors - Overhead Door Co. of Tulsa			27,837.00
Bid Package #13 - Door Hardware - Murray Womble			106,610.40
Bid Package #14 - Glass & Glazing - Allowance (ReBid)			178,813.00
Bid Package #15 - Framing, Drywall & Ceilings - SixGuns			393,700.00
Bid Package #16 - Flooring - Architectural Flooring			482,000.00
Bid Package #17 - Painting - Allowance (ReBid)			173,950.00
Bid Package #18 - Specialties (Miscellaneous) Void			120,000.00
Bid Package #18 - Specialties (Toilet Partitions) - Allowance			-
Bid Package #18 - Specialties (Folding partitions) - Murray Womble			12,000.00
Bid Package #18 - Specialties (Wall protection) - Y.I. Specialties			25,196.00
Bid Package #18 - Specialties (Toilet accessories) - Y.I. Specialties			2,115.00
Bid Package #18 - Specialties (Fire extinguishers) - Allowance			13,536.00
Bid Package #18 - Specialties (vanous) - Southwest Solutions Group			6,525.00
Bid Package #19 - Signage - J&B Graphics			132,112.00
Bid Package #20 - Reidental Appliances (Washer Extractors) - Rj Kool, Inc.			15,282.49
			18,128.00

Bid Package #21 - Specialty Equipment & Accessories - Allowance	\$	30,000.00
Bid Package #22 - Casework - Void	\$	-
Bid Package #23 - Window Treatments - Contract Drapery	\$	4,710.00
Bid Package #24 - Landscaping - Allowance	\$	45,000.00
Bid Package #25 - Fencing and Gates - Robinson Fence	\$	130,411.30
Bid Package #26 - Fire Suppression - Frazier Fire	\$	109,760.00
Bid Package #27 - HVAC - Vision Air Services	\$	753,217.00
Bid Package #28 - Electrical - 2J's Electric	\$	1,162,734.50
Bid Package #29 - Detention Specialties - Sweeper Metal Fabrication	\$	305,812.00
Bid Package #30 - Plumbing - Midwest Mechanical	\$	607,701.00
Allowance - Appliances	\$	16,000.00
Allowance - MEP	\$	35,000.00
Allowance - Sealants & Waterproofing	\$	60,000.00
Allowance - Misc. Metals	\$	5,000.00
Allowance - Protect Existing	\$	10,000.00
Allowance - Misc. Patching/Painting	\$	10,000.00
Allowance - Patch/Repair Paving	\$	20,000.00
Allowance - Testing	\$	50,000.00
Allowance - Pier/Casing Depth	\$	15,000.00
Allowance - Steel	\$	30,200.00
CM Contingency	\$	504,018.83
Bonds	\$	97,376.44
Builders Risk Insurance	\$	42,727.09
General Liability Insurance	\$	85,795.99
CM Fee	\$	594,566.23
<b>Total - Amendment No. 2</b>	<b>\$</b>	<b>11,404,861.27</b>

**\$ 11,981,104.27**





620 NE 36th Street  
Oklahoma City, OK 73105  
405.224.1554 tel  
405.224.5995 fax  
[www.cmswillowbrook.com](http://www.cmswillowbrook.com)

City of Pryor Creek  
Police / Fire Emergency Center and  
City Library Additions  
Attachment No. 2

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Index of Documents and Drawings



Oklahoma City Office  
405.224-1554

Chickasha Office  
405.224.1554

Tulsa Office  
918.978.4828

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**ADDENDA**

Addendum No. 1 – dated January 12, 2021  
Addendum No. 2 – dated February 8, 2021  
Addendum No. 3 – dated February 9, 2021  
Addendum No. 4 – dated February 16, 2021  
Addendum No. 5 – dated February 19, 2021  
1 plan sheet; A5.3  
Addendum No. 6 – dated February 23, 2021  
Addendum No. 7 – dated March 1, 2021  
Addendum No. 8 – dated March 1, 2021  
Addendum No. 9 – dated March 5, 2021  
Addendum No. 10 – dated March 8, 2021  
6 plan sheets; S1.1, S1.2, S2.1, S2.2, S2.3, L4.1  
Addendum No. 11 – dated March 9, 2021  
Addendum No. 12 – dated March 10, 2021

END OF SECTION



620 NE 36th Street  
Oklahoma City, OK 73105  
405.224.1554 tel  
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[www.cmswillowbrook.com](http://www.cmswillowbrook.com)

City of Pryor Creek  
Police / Fire Emergency Center and  
City Library Additions  
Attachment No. 3

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Recommendation of Bids



Oklahoma City Office  
405.224-1554

Chickasha Office  
405.224.1554

Tulsa Office  
918.978.4828

**BID RECOMMENDATIONS (Base Bid, Alternate Nos. 1, 1, 2, 3, 6, 7, 8, 9)**

Sealed bids were opened and read aloud in accordance with the Advertisement for Bids at 2:00 PM, on March 11, 2021 for the following:

BIDDER NAME	BASE BID	ALTERNATE 1: Revolvt roof system	ALTERNATE 1: Metal storage building	ALTERNATE 2: Glass walls	ALTERNATE 3: Data Cabling	ALTERNATE 4: Stucco l/vo brick	ALTERNATE 5: No Alternate	ALTERNATE 6: Ceramic tile in corridors	ALTERNATE 7: Covered Parking	ALTERNATE 8: Concrete paving l/vo asphalt	ALTERNATE 9: Ceramic tile wainscot in corridors	TOTAL BID
<b>BP1 - DEMOLITION - PREVIOUSLY BID AND AWARDED</b>												
Williams Data Services, LLC	\$ 231,625.00											\$ 231,625.00
D. Owen Construction, LLC	\$ 206,500.00	Included										\$ 206,500.00
Key Maintenance, Inc.	\$ 309,410.00											\$ 309,410.00
RECOMMENDATION: Award the Base Bid plus Alternate Nos. 1 and 8 to the low responsible bidder, D. Owen Construction, LLC, for a total amount of \$206,500.00. D. Owen Construction has included these alternates in their base bid.												
<b>BP3 - SITE UTILITIES</b>												
Key Maintenance	\$ 243,640.00											\$ 243,640.00
RECOMMENDATION: Reject bid and Rebid. The bid exceeds the Construction Manager's estimate; therefore, we recommend to rebid this bid package. The cost report includes an allowance to cover procurement of this bid package.												
<b>BP4 - CONCRETE</b>												
4d Foundation, Inc.	\$ 668,700.00	\$ 21,200.00										\$ 689,900.00
4G Concrete, Inc.	\$ 1,036,300.00	\$ 5,400.00	\$ 38,600.00									\$ 1,079,900.00
Carlson Concrete Company, LLC	\$ 1,269,100.00	\$ 7,900.00	\$ 37,600.00									\$ 1,314,600.00
RECOMMENDATION: The apparent low bidder has admitted to an error in preparation of their bid and requests their bid be set aside. See attached letter. Therefore, we recommend to award the Base Bid, Alternate Nos. 1, 7 and 8 plus all unit prices to the low responsible bidder, 4G Concrete, Inc., for a total amount of \$1,219,900.00.												
<b>BP5 - MASONRY</b>												
G & N Masonry, Inc.	\$ 574,333.00											\$ 574,333.00
DMG Masonry Construction, Ltd.	\$ 609,867.00											\$ 609,867.00
Force Construction Services, LLC	\$ 630,900.00											\$ 630,900.00
Barcelo Masonry, Inc.	\$ 747,000.00											\$ 747,000.00
Lucoro Masonry	\$ 864,098.00											\$ 864,098.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, G & N Masonry, Inc., for a total amount of \$574,333.00.												
<b>BP6 - STRUCTURAL STEEL (Materials &amp; Install)</b>												
Green Country Steel, LLC	\$ 753,980.50	Included										\$ 753,980.50
Unique Metal Fabricators, Inc.	\$ 740,200.00	\$ 62,760.00										\$ 802,960.00
Bennett Steel, Inc.	\$ 792,200.00	\$ 3,800.00										\$ 796,000.00
Advantage TerraFab, LLC	\$ 835,972.60											\$ 835,972.60
Basdon Steel Corporation	\$ 979,364.00											\$ 979,364.00
RECOMMENDATION: Award the Base Bid plus Alternate Nos. 1, 7 and 8 to the low responsible bidder, Green Country Steel, LLC, for a total amount of \$845,191.00. Green Country Steel has included alternate 1 in their base bid.												
<b>BP7 - ROUGH CARPENTRY</b>												
CMSWillowbrook, Inc.	\$ 123,800.00	\$ 1,900.00										\$ 125,700.00
RECOMMENDATION: Award the Base Bid plus Alternate No. 1 to the low responsible bidder, CMSWillowbrook, Inc., for a total amount of \$125,800.00.												

**Subject:** Re: Pryor EM and LIB - 4J Foundation Bid Packet  
**Date:** Tuesday, March 23, 2021 at 1:08:33 PM Central Daylight Time  
**From:** Mary Roberts on behalf of Mary Roberts  
**Attachments:** image001.png, image002.jpg

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**From:** Bryan Jones <[bjones@4jfoundation.com](mailto:bjones@4jfoundation.com)>  
**Date:** Wednesday, March 17, 2021 at 4:04 PM  
**To:** Adam Garrett <[adam.garrett@cmswillowbrook.com](mailto:adam.garrett@cmswillowbrook.com)>  
**Subject:** RE: Pryor EM and LIB - 4J Foundation Bid Packet

Adam,

We would like to formally withdraw our bid we made a mistake on the bid package and did not realize we were to pick up asphalt.

**From:** Adam Garrett <[adam.garrett@cmswillowbrook.com](mailto:adam.garrett@cmswillowbrook.com)>  
**Sent:** Wednesday, March 17, 2021 2:51 PM  
**To:** Bryan Jones <[bjones@4jfoundation.com](mailto:bjones@4jfoundation.com)>  
**Subject:** Pryor EM and LIB - 4J Foundation Bid Packet

Bryan -- Please see attached.

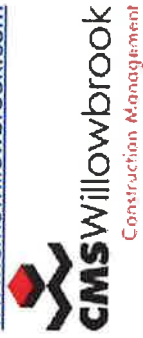
Thank You,

Adam Garrett  
Project Manager

CMSWillowbrook  
1637 S. Boston Ave.  
Tulsa, OK 74119  
918.252.0585 office  
405.213.9186 mobile  
405.224.5995 fax

[adam.garrett@cmswillowbrook.com](mailto:adam.garrett@cmswillowbrook.com)

[www.cmswillowbrook.com](http://www.cmswillowbrook.com)





City of Pryor Creek  
Police / Fire Emergency Center and City Library Additions

BIDDER NAME	BASE BID	ALTERNATE 1:	ALTERNATE 2:	ALTERNATE 3:	ALTERNATE 4:	ALTERNATE 5:	ALTERNATE 6:	ALTERNATE 7:	ALTERNATE 8:	ALTERNATE 9:	TOTAL BID
BPF8 - MILLWORK	\$ 110,044.00	\$ 122,097.00	\$ 138,576.00								\$ 110,044.00
											\$ 114,087.00
											\$ 138,576.00
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Wood Systems, Inc., for a total amount of \$110,044.00.											
BPF9 - ROOFING	\$ -	\$ 449,500.00									\$ 449,500.00
RECOMMENDATION: Reject bid and Rebid. The cost report includes an allowance totalling \$824,500.00 to cover procurement of this bid package.											
BPF10 - HOLLOW METAL DOORS AND FRAMES											\$ -
No Bids Received											
RECOMMENDATION: Rebid. The cost report includes an allowance totalling \$75,500.00 to cover procurement of this bid package.											
BPF11 - FLUSH WOOD DOORS (Mat'l only)	\$ 27,837.00										\$ 27,837.00
											\$ -
RECOMMENDATION: Award the Base Bid to the low responsible bidder, Windsor Supply & Mfg., Inc., for a total amount of \$27,837.00.											
BPF12 - OVERHEAD DOORS	\$ 97,707.60	\$ 8,902.80									\$ 106,610.40
											\$ -
RECOMMENDATION: Award the Base Bid plus Alternate No. 1 to the low responsible bidder, Overhead Door of Tulsa, Inc., for a total amount of \$106,610.40.											
BPF13 - DOOR HARDWARE (Mat'l only)	\$ 176,517.00	\$ 2,298.00									\$ 178,815.00
											\$ -
RECOMMENDATION: Award the Base Bid plus Alternate No. 1 to the low responsible bidder, Murray Womble, Inc., for a total amount of \$178,815.00.											
BPF14 - GLASS & GLAZING	\$ 348,000.00	\$ 45,700.00									\$ 393,700.00
											\$ -
RECOMMENDATION: Reject bid and Rebid. The bid exceeds the Construction Manager's estimate; therefore, we recommend to rebid this bid package. The cost report includes an allowance to cover procurement of this bid package.											
BPF15 - FRAMING, DRYWALL & CEILING	\$ 342,000.00	\$ 485,700.00	\$ (2,700.00)	\$ 29,470.00	\$ 50,800.00	\$ 467.00					\$ 342,000.00
											\$ 482,000.00
											\$ 564,606.00
											\$ 566,742.00
											\$ 605,015.00
											\$ -
RECOMMENDATION: The apparent low bidder has admitted to an error in preparation of their bid and requests their bid be set aside. See attached letter. Therefore, we recommend to award the Base Bid plus Alternate No. 2 to the low responsible bidder, Skguns, LLC, for a total amount of \$482,000.00.											

**Subject:** FW: Pryor bid  
**Date:** Monday, March 29, 2021 at 2:24:12 PM Central Daylight Time  
**From:** Mary Roberts

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**From:** Rafael Estrada <[rafael@orsaprimeinteriors.com](mailto:rafael@orsaprimeinteriors.com)>  
**Date:** Monday, March 29, 2021 at 2:12 PM  
**To:** Adam Garrett <[adam.garrett@cmswillowbrook.com](mailto:adam.garrett@cmswillowbrook.com)>  
**Subject:** Pryor bid

We regret to inform you that we have made an error in preparing our bids for Bid Package 15 Framing & Drywall and Bid Package 17 Painting. We respectfully request to withdraw and ask that our bid be set aside. We appreciate your consideration in this matter.

*Rafael Estrada*  
Project Manager  
**ORSA Prime Interiors**  
918-934-5794 cell  
[rafael@orsaprimeinteriors.com](mailto:rafael@orsaprimeinteriors.com)  
[www.orsaprimeinteriors.com](http://www.orsaprimeinteriors.com)

BIDDER NAME	BASE BID	ALTERNATE 1: Retrofit roof system	ALTERNATE 1: Metal storage building	ALTERNATE 2: Glass walls	ALTERNATE 3: Data Cabling	ALTERNATE 4: Succo tile brick	ALTERNATE 5: No Alternates	ALTERNATE 6: Ceramic tile in corridors	ALTERNATE 7: Concrete parking	ALTERNATE 8: Concrete paving / tile asphalt	ALTERNATE 9: Ceramic tile wainscot in corridors	TOTAL BID
Architectural Flooring, LLC	\$ 136,425.00	\$ 22,890.00	\$ 14,635.00	\$ 173,950.00								
All Commercial Floors, Inc.	\$ 151,640.00	\$ 12,390.00	\$ 28,540.00	\$ 192,570.00								
Floora, Inc.	\$ 184,058.00	\$ 20,160.00	\$ 34,680.00	\$ 238,898.00								
Bryan's Flooring, LLC	\$ 186,700.00	\$ 22,635.00	\$ 33,450.00	\$ 242,785.00								
Apex Flooring, LLC	\$ 202,268.00	\$ 17,878.00	\$ 28,607.00	\$ 248,753.00								
ORSA Prime Interiors, LLC	\$ 106,500.00			\$ 106,500.00								
<b>RECOMMENDATION: The apparent low bidder has admitted to an error in preparation of their bid and requests their bid be set aside. See attached letter. Therefore, we recommend to rebid this bid package. The cost report includes an allowance to cover the procurement of this bid package.</b>												
<b>BP18 - SPECIALTIES (see back page)</b>												
<b>BP19 - SIGNAGE</b>												
J & B Graphics, Inc.	\$ 15,282.49			\$ 15,282.49								
Sign Innovations, LLC	\$ 18,400.00			\$ 18,400.00								
<b>RECOMMENDATION: Award the Base Bid to the low responsible bidder, J &amp; B Graphics, for a total amount of \$15,282.49.</b>												
<b>BP20 - RESIDENTIAL APPLIANCES</b>												
RJ Kool Company of Missouri	\$ 18,128.00			\$ 18,128.00								
<b>RECOMMENDATION: Award the Base Bid to the low responsible bidder, RJ Kool Company of Missouri, for a total amount of \$18,128.00.</b>												
<b>BP21 - SPECIALTY EQUIPMENT AND ACCESSORIES (wash equipment, security furniture &amp; accessories, airvac system/airvac, ready rack)</b>												
No Bids Received												
No Bids Received												
<b>RECOMMENDATION: No bids were received for the Specialty Equipment and Accessories. 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>												
<b>BP22 - CASEWORK</b>												
No Bids Received												
No Bids Received												
<b>BP23 - WINDOW TREATMENTS</b>												
Contract Drapery, Ltd, Inc.	\$ 4,710.00			\$ 4,710.00								
<b>RECOMMENDATION: Award the Base Bid to the low responsible bidder, Contract Drapery &amp; Blind, Inc., for a total amount of \$4,710.00.</b>												

**Subject:** FW: Pryor bid  
**Date:** Monday, March 29, 2021 at 2:24:12 PM Central Daylight Time  
**From:** Mary Roberts

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**From:** Rafael Estrada <[rafael@orsaprimeinteriors.com](mailto:rafael@orsaprimeinteriors.com)>  
**Date:** Monday, March 29, 2021 at 2:12 PM  
**To:** Adam Garrett <[adam.garrett@cmswillowbrook.com](mailto:adam.garrett@cmswillowbrook.com)>  
**Subject:** Pryor bid

**We regret to inform you that we have made an error in preparing our bids for Bid Package 15 Framing & Drywall and Bid Package 17 Painting. We respectfully request to withdraw and ask that our bid be set aside. We appreciate your consideration in this matter.**

*Rafael Estrada*  
Project Manager  
**ORSA Prime Interiors**  
918-934-5794 cell  
[rafael@orsaprimeinteriors.com](mailto:rafael@orsaprimeinteriors.com)  
[www.orsaprimeinteriors.com](http://www.orsaprimeinteriors.com)





March 12, 2021

Mary Roberts  
Preconstruction Manager  
CMS Willowbrook  
620 NE 36<sup>th</sup> Street  
Oklahoma City, OK 73105

Re: Pryor Police & Fire & Library Additions

Dear Mary:

This will confirm our telephone conversation from earlier, in which I gave notice to you and advised you of the existence of a mathematical error of the labor hours contained in our bid submitted on this project yesterday.

In view of the error involved, we hereby respectfully request to immediately withdraw our bid from consideration.

I have spoken to our bonding company as well and notified them of the circumstances for the withdrawal request.

If you have any further questions, I would be happy to discuss them with you.

Regards,

*Daniel J. Stefanoff*

Daniel Stefanoff  
President  
Third Generation Electric, Inc.  
O: 918-446-6626  
M :918-845-1969  
[daniel@tgetulsa.com](mailto:daniel@tgetulsa.com)

cc: Kelly Deer  
Jamie Burris  
Rich & Cartmill



## Unit Prices

### BP 4 - CONCRETE

Unit Price No. 1: Pier Length  
4J Foundation, Inc.

	ADD	DEDUCT
16' Shaft Dia.	\$ 48.94	\$ (7.56)
18" Shaft Dia.	\$ 53.79	\$ (9.28)
24" Shaft Dia.	\$ 69.65	\$ (16.08)
30" Shaft Dia.	\$ 84.89	\$ (24.58)

### Unit Price No. 2: Casings

16' Shaft Dia.	\$ 54.00
18" Shaft Dia.	\$ 60.00
24" Shaft Dia.	\$ 78.00
30" Shaft Dia.	\$ 96.00

### Unit Price No. 1: Pier Length

4G Concrete, Inc.

	ADD	DEDUCT
16' Shaft Dia.	\$ 32.00	\$ (3.00)
18" Shaft Dia.	\$ 38.00	\$ (3.00)
24" Shaft Dia.	\$ 48.00	\$ (4.00)
30" Shaft Dia.	\$ 64.00	\$ (6.00)

### Unit Price No. 2: Casings

16' Shaft Dia.	\$ 78.00
18" Shaft Dia.	\$ 78.00
24" Shaft Dia.	\$ 92.00
30" Shaft Dia.	\$ 118.00

### Unit Price No. 1: Pier Length

Cantera Concrete Company, LLC

	ADD	DEDUCT
16' Shaft Dia.	\$ 59.00	\$ (12.00)
18" Shaft Dia.	\$ 59.00	\$ (12.00)
24" Shaft Dia.	\$ 92.00	\$ (22.00)
30" Shaft Dia.	\$ 134.00	\$ (35.00)

### Unit Price No. 2: Casings

16' Shaft Dia.	\$ 191.00
18" Shaft Dia.	\$ 191.00
24" Shaft Dia.	\$ 208.00
30" Shaft Dia.	\$ 225.00



City of Pryor Creek  
Police / Fire Emergency Center and  
City Library Additions  
Main Phase  
Attachment No. 4

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Bid Qualifications

BP 6 Structural Steel – Green Country Steel, LLC

BP 8 Millwork - Wood Systems, Inc.

BP 11 Flush Wood Doors – Window Supply & Mfg., Inc.

BP 13 Door Hardware – Murray Womble, Inc.

BP 19 Signage – J & B Graphics, Inc.

BP 20 Residential Appliances – RJ Kool Company of Missouri

BP 25 Fencing and Gates – Robinson Fence Company

Green Country Steel, LLC

P.O. Box 157

BP 6 - Structural Steel

# Estimate

Date	Estimate #
3/10/2021	928

<b>Name / Address</b>
CMS Willowbrook PO Box 807 Chickasha, Oklahoma 73023

Description	Qty	Cost	Project	
			Pryor: Police & Fire	Total
Scope of work: Supply & Install beams, columns, joist, metal decking.		753,980.50		753,980.50
Excludes grout, shims, leveling plates, adhesives ect., cold form & or light guage metal framing, installation of anchor bolts, embed plates, pipe bollards, and all lintels that do not weld, simpson components, folding mezz. ladder assembly, trench grating, retro fit roof system, and metal storage building		0.00		0.00
Alternate 7 add Police & fire covered parking B/SI.7		78,765.84		78,765.84
Alternate 10 add Library covered parking B/SI.2		12,444.66		12,444.66
This price is good for 10 days after the 10 days subject to review.		0.00		0.00
<b>Total</b>				<b>\$845,191.00</b>

Customer Signature \_\_\_\_\_

City Of Pryor Police and Fire & City Library Renovations

**Millwork Bid Package 8 Millwork Qualifying Statement**

1. Bid all solid surface on the project Corian Group 1
2. Bid all Plastic laminate surfaces as Wilsonart  
Standard color range with 60Finish

# Winder Supply & Manufacturing, Inc.



6537 EAST 46TH STREET  
 TULSA, OK 74145  
 MAIN #: 918-664-4017  
 FAX #: 918-664-4045  
[WWW.WINDOR.COM](http://WWW.WINDOR.COM)



## QUOTATION

QUOTATION NO. \_\_\_\_\_ DATE Thursday, March 04, 2021 PAGE 1 OF 1

TO: \_\_\_\_\_ PRICING VALID FOR SHIPMENT THROUGH March 4, 2022  
 CUSTOMER CONTACT \_\_\_\_\_

TELEPHONE # \_\_\_\_\_  
 CELL PHONE # \_\_\_\_\_  
 FAX # \_\_\_\_\_  
 E-MAIL \_\_\_\_\_

ESTIMATED SHIPPING DATE 8 TO 9 WEEKS AFTER APPROVALS SALESMAN GARY LITTEER  
 E-MAIL [glitteer@winder.com](mailto:glitteer@winder.com)

PROJECT: PRYOR

QTY	U/M	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
		PRE-FINISHED PLAIN SLICED RED OAK DOORS. PRE-FIT FOR METAL FRAMES. PRE-MACHINED FOR SPECIFIED HARDWARE		
43	EACH	POLICE & FIRE		
6	EACH	3-0 X 7-0 FLUSH		
24	EACH	3-0 X 7-0 FLUSH MAKE AS 3 PAIR		
1	EACH	3-0 X 7-0 W/ NL LITE OPEN FOR 1/4" GLASS BY OTHERS		
		3-0 X 7-0 60 MIN. W/ NL LITE OPEN FOR GLASS BY OTHERS		
		LIBRARY		
1	EACH	3-0 X 7-0 2 LITE OPEN FOR 1/4" GLASS BY OTHERS		
4	EACH	3-2 X 7-0 2 LITE OPEN FOR 1/4" GLASS BY OTHERS		
5	EACH	3-0 X 7-0 60 MIN. FLUSH		
10	EACH	3-0 X7-0 FLUSH		
4	EACH	3-0 X 7-0 60 MIN. FLUSH MAKE AS 2 PAIR		
SUBTOTAL			\$	-
SALES TAX				NOT INCLUDED
TOTAL DELIVERED PRICE			\$	-

We are pleased to submit this quotation for your consideration. We look forward to serving your needs.  
 Thank you

8150 North 116th East Avenue  
 OWASSO, OK 74055  
 Phone: 918-272-6977  
 Fax: 918-272-6122



# SALES QUOTATION

**To:** CMS WILLOWBROOK      **Project:** PRYOR CREEK – POLICE, FIRE,  
 LIBRARY

**Attn:**      **Date:** 10 March 2021

**WE QUOTE AS FOLLOWS:**

CITY OF PRYOR CREEK, OK

**BID PACKAGE 13    SECTION 08 71 00    DOOR HARDWARE**

PROJECT 1904 – POLICE & FIRE EMERGENCY SERVICES CTR.	\$ 142,133.00
PROJECT 1905 – LIBRARY ADDITIONS & RENOVATIONS	\$ 34,384.00
ALTERNATE #L1	\$ 2,296.00

**EXCLUDES:** SALES TAXES & INSTALLATION EXCEPT AUTOMATIC OPERATOR @ LIBRARY

**DELIVERY**      FOB JOBSITE @ PRYOR CREEK, OK

**ACKNOWLEDGE 12 ADDENDA**

Terms: Materials 30 days net. Labor 90% monthly estimate balance on completion. No retainage allowed on materials only sales. Sales and Use Taxes not included unless specifically stated. All orders, contracts, and deliveries subject to credit approval. Quotation is made for acceptance within 30 days of the date of quotation and subject to price changes caused by governmental regulations, or other causes beyond our control. Deliveries are contingent on strikes, accidents, delays of common carriers or other causes beyond our control. Claims for damage or shortage are responsibility of the customer.

**PO/Contract #:** Murray Womble, Inc.

**Accepted by:** *Donn Bewley*      **By:**

**Date:** Donn Bewley, AHC, CDT



**\*Quote valid for 30 days\***

**DR 19 - Signage**

1811 NW 1st Street  
Oklahoma City, OK 73106  
Toll Free: 888-848-7481  
Office: 405-524-7446  
[www.jandbgraphics.net](http://www.jandbgraphics.net)

# PROPOSAL

**DATE:** 3/10/2021  
**TO:** General Contractor  
**FROM:** Zane Woods & Jackie Turner GA-C, WBE  
[zwoods@jandbgraphics.net](mailto:zwoods@jandbgraphics.net) OR [jturner@jandbgraphics.net](mailto:jturner@jandbgraphics.net)  
**RE:** Signage 101416 & 101423.11 & 101423.12 (Addenda acknowledged)

Thank you for the opportunity to bid the upcoming project for City of Pryor - Police Fire Emergency Services and City Library Additions Main Phase. The following is a breakdown of our scope and pricing.

## BID FOR LISTED ITEMS ONLY; CHANGES TO OUR BELOW SCOPE WILL ALTER THE BID TOTAL

### Police & Fire Emergency Services

Interior Signage		
Sign Type	Description	Qty
A	6" x 6" x 1/8" Photopolymer Room ID Sign w/ 3/4" Window	22
B	6" x 6" x 1/8" Photopolymer Room ID Sign	34
C	8" x 8" x 1/8" Photopolymer Restroom Sign	12

**Bid Total for Interior Signage:** \$ 844.80

Exterior Signage		
Sign Type	Description	Qty
Plaque	18" x 24" x 1/2" Aluminum Cast Plaques (Police & Fire Badges)	2
Cast Letters	10" Tall Aluminum Cast Letters "POLICE DEPARTMENT FIRE DEPARTMENT"	1
D	10" x 10" Aluminum Handicapped Access Entrance Sign w/ Duranodic Aluminum Frame & 9" x 9" Insert	2

**Bid Total for Exterior Signage:** \$ 4,221.60

Subtotal \$ 5,066.40  
(1 mobilization; optional) Installation \$ 2,700.00  
Permits & Fees \$ 250.00  
**Bid Total \$ 8,016.40**

**BID FOR LISTED ITEMS ONLY**

*\*Quote valid for 30 days\**

SALES TAX NOT INCLUDED  
CORE DRILLING NOT INCLUDED  
ONLY 1 MOBILIZATION INCLUDED FOR INSTALLATION  
BOLLARDS NOT INCLUDED  
TRAFFIC & PARKING SIGNAGE EXCLUDED

**City Library Additions**

Interior Signage

Sign Type	Description	Qty
A	6" x 6" x 1/8" Photopolymer Room ID Sign w/ 3/4" Window	3
B	6" x 6" x 1/8" Photopolymer Room ID Sign	4
C	8" x 8" x 1/8" Photopolymer Restroom Sign	3

Bid Total for Interior Signage:

\$ 525.90

Exterior Signage

Sign Type	Description	Qty
Cast Letters	6" Tall x 4" Wide Aluminum Cast Letters "THOMAS J. HARRISON PUBLIC LIBRARY"	2
Cut Out Letters	6" Tall Aluminum Flat Cut Out Letters (Helvetica) "City of Pryor Creek"	1
Cut Out Letters	10" Tall Aluminum Flat Cut Out Letters (Helvetica) "PUBLIC LIBRARY"	1

Bid Total for Exterior Signage:

\$ 4,735.19

Subtotal \$ 5,261.09  
(1 mobilization; optional) Installation \$ 1,755.00  
Permits & Fees \$ 250.00  
**Bid Total \$ 7,266.09**

BID FOR LISTED ITEMS ONLY  
SALES TAX NOT INCLUDED  
CORE DRILLING NOT INCLUDED  
ONLY 1 MOBILIZATION INCLUDED FOR INSTALLATION  
BOLLARDS NOT INCLUDED  
TRAFFIC & PARKING SIGNAGE EXCLUDED

**Base Bid Total for Both \$ 15,282.49**

# GRABER & ASSOCIATES, PC

## CONSTRUCTION DOCUMENTS

City of Pryor Creek  
Police and Fire Emergency Services Center  
Pryor Creek, Oklahoma

GA PROJECT NO.: 1904

DATE: February 23, 2021



TULSA, OKLAHOMA

### ADDENDUM NO. SIX

This Addendum is to modify and/or clarify certain items contained in the original Project Manuals and Plans. This Addendum is hereby made a part of those documents and the contract for construction, the same as if bound therein and it shall supersede anything contained in the original Construction Documents with which it might conflict.

### ATTACHMENTS:

1. Electrical Symbols 2600-ES04 in Book 3 of 3, New Electrical Detail 2640-0022.

### SUBSTITUTION APPROVALS:

1. Moderco operable partitions - APPROVED.
2. Manko windows - APPROVED
3. Lincora metal lockers - APPROVED
4. Montel security lockers - APPROVED

### General:

1. Finishes: Use Corian group 1 color range for solid surface and Wilsonart Standard color range with 60 finish color range for Plastic Laminate.
2. Carpet option:
  - a. Shaw - Diffuse on Ecoworx backing
  - b. Milliken - Remox / Remastered
  - c. Mohawk - Learn & Live
  - d. E.F. - Contact Sport

### SPECIFICATIONS:

#### Division 11 11 00 Extractor

Meet meet specified requirements:

1. Dry Weight Capacity: 45 lb (20 kg).
2. Wash Cylinder Volume: 7.21 cu. ft. (204,164 cu cm) minimum.
3. Control: M30 system.
4. Number and Size of Water Inlet Connections: 2 at 3/4 in (19 mm), NH male connectors.
5. Number and Size of Drain Outlets: 1 at 3.0 in (76 mm).
6. Drive Motor: 5 hp (3.7 kW).
7. G Force (M Sp): 27/Very Low, 100/Low, 200/Medium.
8. Electrical Requirements: 208v-240v/60Hz/3 phase.

Provide a compatible drying cabinet and a chemical dispensing unit.

*4999*  
*Unit in Bid price w/ Extractor, Freight & Install*

Division 32 Exterior Improvements



# ROBINSON

Fence Company Inc.

OFFICE COPY

DATE 3.11.21  
W.P. \_\_\_\_\_  
FAX \_\_\_\_\_  
CELL \_\_\_\_\_  
E-MAIL \_\_\_\_\_  
O. C. \_\_\_\_\_



"Professional Fencing by Professional People"



906 W Chestnut St. 830 Hunt Road  
Springfield, MO 65802 Gunter, TX 75058  
Phone: (417) 862-8900 Phone: (469) 773-4669  
Fax: (417) 862-6827 Fax: (817) 764-1994  
[www.robinsonfence.com](http://www.robinsonfence.com)

Name \_\_\_\_\_ INSTRUCTIONS  
Address \_\_\_\_\_ (12) Addenda Acknowledged  
City/State/Zip \_\_\_\_\_ Tax Exempt \_\_\_\_\_

Estimator \_\_\_\_\_

Police and Fire Emergency and City Library Additions  
Pryor, Oklahoma

**Scope of Work:**

Police: Furnish and install approximately 420' of 6' tall ornamental Ameristar Montage II fence with (2) 13' wide cantilever gates for (1) 25' opening and (2) 20' wide cantilever gates with CSL24UL operators with (25) 4 button remotes and all safety equipment to be UL-325 compliant. Free exit loops provided. Furnish and install approximately 470' of 6' tall vinyl coated chainlink fence. Fence to have slats

For the sum of \$120,961.00

Library: Furnish and install approximately 50' of 6' tall ornamental Montage II fence with (1) 4' walk gate.

For the sum of \$9,450.30

**Bld Note:**

Power to and hookup of power to operators by other.

This scope of work is based on (2) mobilization. Additional mobilizations will be \$2,000.00. Finish grade to be established before fence construction. Fence scope of work to be 100% ready before mobilization. If instructed to mobilize with finish grade or scope of work not 100% ready a mobilization fee will be added to the contract. RFC will not be responsible for other underground obstructions not marked by one call network, new or existing, including but not limited to electric, gas, sewer, conduit, geothermal HVAC, septic systems, sprinkler systems, private utilities, etc. RFC will need 15 working days to complete the scope of work.

**PROPOSAL GOOD FOR 10 DAYS**

**EXCLUSIONS:**

Staking/Surveying - Traffic Control - Grounding - Permits - Saw Cutting - Core Drilling - Engineering - Demolition - Concrete Mow Strips  
Solid Rock Excavation - Hand Dig Excavation - Location of Private Utilities - Overtime Work - Bond Premium - Locks/Panic Hardware  
**SPECIAL NOTE:** Above quote includes RFC standard insurance limits for General Liability of \$1,000,000 per occurrence, \$2,000,000 aggregate, \$5,000,000 umbrella with Workers Comp limits of \$1,000,000. Additional insurance requirements are excluded from this quote.

City of Pryor Creek  
Police / Fire Emergency Center and  
City Library Additions  
Main Phase  
Attachment No. 5

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Clarifications and Assumptions

## Clarifications and Assumptions

April 6, 2021

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 Pryor Creek, Police / Fire Emergency Services Center and City Library Additions & Renovations, as prepared by Graber & Associates, PC., dated December 14, 2020, and the following Assumptions and Clarifications.
2. The bids have been solicited on the basis of award within 30 days.
3. The GMP is based on an assumed construction start in April of 2021.
4. All off-site permits are not included and shall be paid by the Owner.
5. Any requirements by City of Pryor Creek, 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.
6. This GMP assumes that Owner furnished items will be on-site in accordance with the Construction Manager's schedule.
7. The costs of construction testing and inspection services are not included in this GMP proposal.
8. 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.
9. The schedule format to be used is Fast Track.
10. 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.
11. This GMP is based on all awarded low bidders entering and executing a contract with CM upon GMP approval.
12. This GMP is based on Design team will provide necessary CAD files to CM for various shop drawings and submittals at no additional costs.
13. 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.
14. An Owner or Design contingency is not included in the GMP.
15. 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 April 6, 2021.
  - c. Agreement between Owner and Construction Manager.
  - d. Addenda as issued by the Architect.
  - e. Contract drawings and specifications, as prepared by the Architect.
16. General Conditions and Requirements amount is a lump sum and shall be billed on an equivalent monthly basis throughout project duration, beginning in April of 2021.
17. The following items are **NOT INCLUDED** in the GMP: A/E fees, CM Pre-Construction Fee, Owners contingency, Building Permit, Furniture, Fixtures and Equipment, Audio/Visual, Sales Tax, Construction Material Testing, Test and Balance of Mechanical System, Items provided by Owner, and 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, testing and occupying the building, and Construction Managers Payment and Performance Bonds (as directed by the Owner).
18. Preconstruction services are not part of the GMP and will be billed separately.
19. The Owner will provide temporary and permanent utility cost during construction for start-up, testing and occupying the new building.
20. The GMP includes allowances for costs not fully determined at time of GMP issue. The following allowances are incorporated in the GMP.
- a. Site Utilities
  - b. Roofing
  - c. Hollow Metal Doors & Frames
  - d. Glass and Glazing
  - e. Painting
  - f. Toilet Partitions
  - g. Fire Extinguishers
  - h. Appliances
  - i. Specialty Equipment & Accessories
  - j. Landscaping

- k. MEP
- l. Sealants and Waterproofing
- m. Misc. Metals
- n. Protect Existing
- o. Misc. Patching/Painting
- p. Patch/Repair Paving
- q. Testing
- r. Pier/Casing Depth
- s. Steel