

August 25, 2026

Ada City Schools, ISD 19
Attn: Mr. Pat Liticker
324 W. 20th
Ada, OK 74820

Subject: Washinton Grade Center – CD Package

Re: Bids Received 08/13/26 – Guaranteed Maximum Price

Mr. Liticker,

MacHill Construction received bids on the above referenced project as designed by Redland Childers Architects, on August 13th, 2026.

After thorough review of all bids received, we recommend proceeding with a Guaranteed Maximum Price of \$18,602,125. The GMP includes the cost of the early site and demo package that was approved on April 20, 2026

The GMP is based on the attached itemized budget which indicates the dollar amount and contractors that were the low and best qualified bids for the project; as well as budgeted items and contingency.

In 2 cases, the 2nd place bidder was accepted because the low bidder did not include the complete scope.

Please let me know if you have any questions in regards to the above.

Thank You,

Michael Barnes
MacHill Construction Management, LLC

cc: Lashun Huff; Redland Childers Architects



AIA[®] Document A133[™] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Twenty Fifth day of August in the year Twenty Twenty Six, 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 Thirteenth day of December in the year Twenty Twenty one (the “Agreement”)
(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and location or address)

Elementary Grade Centers; Building 1 and Building 2

TBD

GMP is for the Washington Grade Center - Full CD Package.

Documents issued by Redland Childers Architects, dated 6/29/26

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.

THE OWNER:

(Name, legal status, and address)

Ada Public Schools ; ISD #19

324 W. 20th

Ada, OK 74820

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

MacHill Construction Management, LLC

19080 CR 1590

Ada, OK 74820

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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.

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§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eighteen Million, Six Hundred and Two Thousand, One Hundred and Twenty Five Dollars (\$ 18,602,125.00), 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 attached itemized budget.

§ 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
See Itemized Budget	

§ 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
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§ 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)
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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.)



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
the date of commencement of the Work.

() calendar days from



By the following date: To Be Decided

§ 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

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Specifications issued by Redland Childers dated 06/29/26.

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.)

Drawings Issued by Redland Childers dated 06/29/26.

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; 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
See Itemized Budget	

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

§ 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.)

Addendum 1, dated 07.31.26; Addendum 2 dated 08.10.26; preliminary information based on City of Ada Building review comments #1.

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)

Pat Liticker, Superintendent

(Printed name and title)



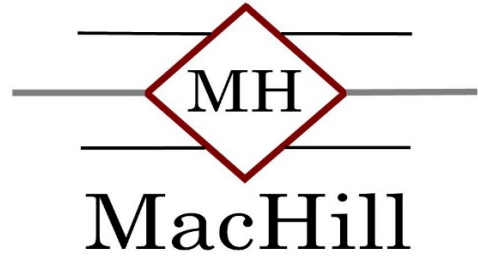
CONSTRUCTION MANAGER (Signature)

Michael Barnes, Member

(Printed name and title)

Init.

**Ada Washington Grade Center
OVERALL BUDGET
08.25.26**



<u>Package</u>	<u>Description</u>	<u>Contractor</u>	<u>Multi Purpose</u>
	Direct Project Expenses/General Conditions	MacHill	\$ 796,743.07
	Testing	Burgess/Standard	\$ 65,000.00
	Misc. Buy out Items	Budget	\$ 150,000.00
	Project Sign, temp signage, traffic Contol signage	Budget	\$ 12,000.00
	Surveying	Budget	\$ 4,500.00
	Misc Equipment Rental	Budget	\$ 18,000.00
	Sod (42,043 sf)	Budget	\$ 27,328.00
	Erosion Control (SWPPP) Entrance Maintenance	Budget	\$ 10,000.00
	Shipping to/from Laydown	Budget	\$ 15,000.00
	Laydown area Regrade / Topsoil	Budget - Woods	\$ 45,000.00
	Grading Revisions per City of Ada	Woods/Budget	\$ 20,000.00
2B	Site Utilities and Storm Drainage	D. Owen	\$ 194,000.00
3A	Building Concrete	WW Builders	\$ 1,006,150.00
3B	Site Concrete	SDS	\$ 942,480.00
	Concrete Revisions per City of Ada	Budget	\$ 17,000.00
	Ramp/Porch Backfill (804 yds)	Budget	\$ 24,120.00
4A	Exterior Masonry	White Eagle	\$ 313,981.00
4B	Interior Stone Masonry	White Eagle	w/above
5A	Structural and Misc Steel	Shawnee Fab	\$ 1,576,500.00
5B	Decorative Railing	Viva Railings	\$ 87,522.00
6A	Architectural Millwork	Stevens	\$ 445,323.00
7A	TPO Roofing and Metal Wall Panels	Next Level Roofing	\$ 1,093,750.00
	Roof Contingency	Roof Contingency	\$ 200,000.00
7B	Waterproofing and Joint Sealants	Tecta	\$ 158,568.00
8A	Aluminum Storefront, Glass, and Glazing	Brady's	\$ 686,900.00
8B	Doors, Frames, Hardware Supply	Woodward	\$ 299,310.00
	Temporary Enclosures	Budget	\$ 15,000.00
8C	Rolling Counter Doors	Tex-Oma OHD	\$ 6,999.63
8D	Installation Labor	MacHill	\$ 89,900.00
9A	Metal Studs, Insulation, Gypsum, and Acoustical Ceilings	Competent	\$ 1,255,581.00
	Expansion Crack cost (Drywall)	Competent	\$ 3,500.00
9B	Painting, Sealed Floors, Wall Coverings	ACP	\$ 235,700.00
	Tape, Bed, Texture	ACP	\$ 119,400.00
	Tape, Bed, Texture Contingency	Budget	\$ 60,000.00
	Wall Covering Material	Budget	\$ 5,000.00
	Expansion Crack cost (Paint)	ACP	\$ 2,400.00

9C	Flooring and Wall Tile	Andeco	\$	507,000.00
9D	Sheet Vinyl Resilient Athletic Flooring	Performance Surf	\$	45,805.00
9E	Architectural Finish Films	Hunter	\$	32,976.00
10A	Visual Display Supply & Glass Marker Boards	YI	\$	39,776.00
10B	Signage	Takeform	\$	176,100.00
10C	Toilet Partitions and Accessories	YTI	\$	36,000.00
	Baby Changing Station	Budget	\$	500.00
10D	Fire Extinguishers and Cabinet Materials	OK Spec Supply	\$	8,200.00
10E	Hanger Rod Supported Canopies	Play By Design	\$	44,080.00
10G	Flagpole (Material and Labor)	SSA	\$	8,047.00
10H	Lockers	Best	\$	3,689.00
	Dock Bumpers (Supply and Install)	Budget	\$	2,500.00
	Knox Box		\$	1,200.00
11A	Basketball Equipment	Arizona Court	\$	20,860.00
11B	Food Service Equipment	Quality	\$	286,124.00
	Stainless Steel Jamb, Header Sill	Budget	\$	5,000.00
12A	Manual Roller Shades	Contract Drapery	\$	32,840.00
14A	Hydraulic Passenger Elevator	Schindler	\$	114,000.00
	Elevator Use During Construction / Contingencies	Budget	\$	7,900.00
21	Fire Suppression System	CFS	\$	194,400.00
22	Plumbing	Elite Piping	\$	1,139,188.00
	Plumbing Revisions	Budget	\$	10,000.00
23	Heating, Vent, and Air Conditioning	WSM MEP	\$	1,359,745.00
	Propane/Diesel Heaters - Winter	Budget	\$	2,500.00
26	Electrical / Fire Alarm	James Crawford	\$	2,050,000.00
	Labor for 10 Exit Lights; 35LF of secondary	Budget	\$	25,000.00
	Access Control (7)	Budget	\$	7,000.00
32	Fences and Gates	Statewide	\$	26,693.00
	Plants and Grasses	Budget	\$	3,500.00
	Final Clean	Budget	\$	35,000.00
	Sweep / Power Wash Parking Lot and roads	Budget	\$	7,500.00
	Contingency (2.5%)	Budget	\$	450,000.86
	Builders Risk	Travelers	\$	45,825.00
	Bond (With Subs)	NA		NA
	CM Fee			\$651,948.14
		Total	\$	17,383,552.70
		Early Demo and Package Approved 04.20.26	\$	1,218,572.30
		with Site	\$	18,602,125.00